



EXHIBITION PARK MASTER PLAN

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ACKNOWLEDGEMENTS

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P.G. Horse Society
Interior Pony Racing Association
P.G. Rodeo Association
P.G. Iceman Society
P.G. Gymnastics
P.G. Youth Soccer Association
North Cariboo Senior Soccer League
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EXECUTIVE SUMMARY



Exhibition Park consists of about 60 hectares (150 acres) of parkland. In 1964 the City took ownership of the land and assets and agreed to make the site available to the agricultural association for a few weeks each year to host the Prince George Fall Exhibition. Since that time, numerous city-wide facilities have been established on the site, including the Kin arenas, CN Centre, Aquatic Centre, agricultural facilities and soccer fields.

Several plans for Exhibition Park have been prepared in the past, the most recent in 1993. Since that time, new facilities have been added and other park improvements have been made. The Recreation Place Relocation Plan identified Exhibition Park as a potential location for athletic sports facilities. It was considered inappropriate to add new facilities to the park without conducting an overall planning process. That triggered the initiation of a Master Plan process for Exhibition Park.

This document summarizes the master planning process and describes the Exhibition Park Master Plan. The planning process occurred over several years and included extensive consultation with City staff, park user groups, and the public.¹

Exhibition Park contains a number of buildings, extensive areas of paving, and some gravel, forested and scrub areas. The topography of the Exhibition Park site is generally flat, and the soils are mostly well draining sands and gravels. Much of the Exhibition Park site is unvegetated, except for some patches of Lodgepole pine forest which have been decimated by the mountain pine beetle. The Exhibition Park site is visually confusing. It is dominated by pavement, and has no particular visual features or character.



Many detailed issues have been identified for this park. The following are the major issues:

- Park is unattractive, lacks pedestrian use areas, is dominated by paving
- No sense of entry to the park
- Pedestrian safety is an issue throughout Exhibition Park
- Speeding, through traffic, and pedestrian drop-off are concerns
- CN Centre has some functional needs not being met
- Agricultural area requires rejuvenation

¹ Quotes in the left margin of this report are from the public.



The following is a summary of the overall park objectives:

- Improve the attractiveness of the site
- Unify the site through more consistency in design, for an identifiable character
- Serve the needs and interests of the diverse users of the park
- Respect the agricultural history of this site and ongoing agricultural uses
- Provide space for new athletic and recreational facilities
- Provide opportunities for social and informal activities
- Improve the pedestrian and vehicular circulation system

The following have been identified as new facilities to be located within the park:

- Permanent ice oval
- Play area
- Mountain biking trials facility
- Expanded and revitalized agriculture area



The following have been identified as new open space elements to be located within the park:

- Retain existing trees and enhance forested areas
- New road network with clear routes, park-like in character
- Wide boulevards with grass, trees and sidewalks along all major roads
- Clearly defined, landscaped parking lots
- Green open space distributed throughout the park
- Identified park entries with character
- Plaza space at Kin arenas/CN Centre entries
- Trail system, with provision for bikes and horses
- Grass area for informal play and special events

The proposed Master Plan identifies a layout plan, design criteria, a phasing approach, and management policies. The plan meets the diverse needs of the existing users of this park, including parking and access to recreation facilities. It also adds important new facilities that will expand the population served, and it brings the “park” back into Exhibition Park. This is accomplished by the approach to landscape treatment, the extent of green open space, and the trail network.

In managing this park over time, it will be critical to remain faithful to the objectives developed and supported by the interest groups and the public. Often, large parks are looked at as potential sites for new facilities. If Exhibition Park is to have a park-like character, it cannot receive any new facilities that would occupy the precious little green space that is included in the Master Plan.

1.0 INTRODUCTION

1.1 Context



Exhibition Park consists of about 60 hectares (150 acres) of parkland. The site was established as the annual fair grounds for the Prince George Agricultural and Industrial Association in the mid 1940s. Prior to that time the site was owned and operated by the Department of National Defense as a training camp and airstrip. The Sports Centre was originally used as an army drill hall.

In 1964 the City took ownership of the land and assets and agreed to make the site available to the agricultural association for a few weeks each year to host the Prince George Fall Exhibition. During the late 1950s and 1960s, a number of agricultural buildings were constructed, including a “pedestrian mall” built in 1959. It ran east-west just south of the Sports Centre.

Since that time, numerous city-wide facilities have been established on the site, including the Kin arenas, CN Centre (previously known as the Multiplex), Aquatic Centre, and soccer fields. The central location west of the downtown core makes Exhibition Park an ideal location for a recreational focus for Prince George residents.

The site is easily accessible along the north, east and west sides of the park on main arterial thoroughfares. Infrastructure services are in good repair and readily available for any future needs. The long-term goal is to expand the park boundaries to include the majority of the lands south of 15th Avenue, north of 22nd Avenue, west of Ospika Boulevard, and east of the Foothills Boulevard extension.

It seems that maybe we are forgetting that P.G. is in the middle of a lot of country... that is home to many country people.

Several plans for Exhibition Park have been prepared in the past. A plan in 1977 recommended relocation of the race track and siting of sports facilities in this area (not undertaken), relocation of the city storage yards (completed), and location of a campground to the forest on the west side of the site (not undertaken). A municipal campground was located north of 18th Avenue until the 1980s.

In 1983, a long range conceptual plan for the park was adopted by Council. The next plan for Exhibition Park was a more detailed development plan prepared in 1986. Its key recommendations included a new entry off Ospika Boulevard, relocation or rebuilding of the race track grandstands, shortening of the race track to allow for midway expansion, changes to fences, tree planting, a proposed pedestrian rest area, new curbs or bollards, improved signage, a pedestrian gateway entrance, an equestrian trail, and expansion of livestock

facilities. Some of the recommendations were implemented and others were not.

Another plan for Exhibition Park was prepared in 1993. It investigated options for placement of a 5,000 seat arena, an aquatic centre with 50 metre pool, and a fieldhouse. Those facilities have since been built.

In the City's Official Community Plan, Exhibition Park is considered a Special Purpose Park. This includes areas that are developed for a singular use, and are often sponsored by a club or group.



Over 10 years have passed since the last plan was prepared for Exhibition Park. Since that time, new facilities have been added and other park improvements have been made, however a complete review of the park has not been conducted. The Recreation Place Relocation Plan identified Exhibition Park as a potential location for athletic sports facilities. It was considered inappropriate to add new facilities to the park without conducting an overall planning process. That triggered the initiation of a Master Plan process for Exhibition Park. Planning for Exhibition Park involves the unique challenge of balancing typical park design approaches with the need to accommodate heavy traffic and parking demand from major events.

This document summarizes the master planning process and describes the Exhibition Park Master Plan.

1.2 Study Process

The master planning process was lengthy; several interruptions in the process occurred while the City undertook related studies and resolved related parks and recreation issues. The following is a summary of the primary steps:

Phase 1

The first phase of planning occurred between September and December of 2002, and involved the following tasks:

- An inventory of the site and review of background material,
- Survey of interest groups to collect detailed information on their needs, ideas and concerns (see Appendix A),
- Meetings with interest groups in mid-September 2002,
- An analysis of the opportunities and constraints of the site in relation to future park use,
- Preparation of optional park plans (see Appendix B for description),
- A meeting with stakeholders to select a preferred option on November 27, 2002.

The primary variations among the 3 parks options related to: the transportation network, the future of the Sports Centre, and options for youth baseball fields in the race track area. The City determined that it needed to resolve these items before proceeding with the park Master Plan. After much consideration, the City resolved to help meet the future needs of Youth Baseball outside of Exhibition Park as required

Phase 2

The second phase occurred between December 2002 and February 2005, and involved the following tasks:

- Preparation of a Transportation Study that investigated: traffic access and internal vehicle and pedestrian traffic circulation for the park; adequacy of the existing parking supply; and future role of the 18th Avenue road connection through the park,
- Internal City staff meetings that provided direction on park facilities and design, including the following key decisions: improve agricultural facilities as proposed by PG Horse Society, include permanent ice oval west of Kin arenas, improve and expand Kin arenas in future, remove race track and rodeo grounds, remove Sports Centre building, eliminate need for youth baseball fields.

Phase 3



The third phase occurred between February and November 2005, and involved the following tasks:

- Preparation of 2 park option sketches (April 2005) (see Appendix C),
- An Information Report to Council (May 2005) which included information on the Master Plan progress, timelines, 2 park options and the public consultation process (see Appendix D),
- Meetings with City Staff to review and discuss the 2 park options (May 2005); direction was provided for trail linkages; Kin arenas/Ice Oval facility requirements; storm water management and plan implementation (see Appendix E),
- Meetings with Exhibition Park user groups to review and discuss the 2 park options (May 2005); key findings include the need to replace/build new facilities before removing old facilities; user group contributions; agricultural area expansion needs; directional signage; 18th Avenue concerns and need for agricultural groups to work together towards an expansion plan (see Appendix F),
- Public Open House (May 2005) to present the 2 park options and gather input (see Appendix G); a survey of meeting participants (see Appendix H) helped to confirm the main issues and indicated a very strong support for Option A for its overall layout, rounded internal ring road and agricultural expansion area,

- Staff Meetings with various Equine & Agricultural groups (June 2005) to discuss potential expansion plans (see Appendix I),
- Development of a new transportation design for the park featuring an internal ring road, diverted 18th Avenue and round-about; traffic modelling of the design was also conducted by Bunt and Associates,
- Preparation of draft Master Plan,
- Completion of Master Plan following review and input by City staff.

2.0 INVENTORY AND ANALYSIS

2.1 Site Inventory

Biophysical Characteristics

Exhibition Park contains a number of buildings, extensive areas of paving, and some gravel and scrub areas (see Map 1: Air Photo). Some of the gravel areas are used for snow dumping in winter; other portions of the site are not used to any significant extent.



The topography of the Exhibition Park site is generally flat. The only significant grade within the site itself is the slope adjacent to the CN Centre service road, adjacent to the loading zone on the lower level. West of the site, Cranbrook Hill rises up, shading the southwest portion of the park site in the late afternoons, particularly from fall to spring.

The site's soils are mostly well draining sands and gravels. The undeveloped portions of the site around the race track and within the snow dump areas have minimal to no topsoil or organic matter. The park site has no natural drainage channels, and it is fully serviced by storm sewer in the developed areas.

Much of the Exhibition Park site is unvegetated. There is a large stand of Lodgepole pine forest on the west side of site, another small patch of forest on the southeast corner, and several attractive clumps of pines near Ospika Boulevard and 18th Avenue. Unfortunately, most of the pines are in severe decline or they died and have been removed as a result of the mountain pine beetle. There are some new ornamental tree and shrub plantings near the Aquatic Centre and the CN Centre.

Wildlife use of the property is low. There are likely some deer and small birds and mammals in the main forested area, with minimal wildlife within the developed portion of the park.

The Exhibition Park site is visually confusing. It is dominated by pavement, and has no particular visual features or character. Cranbrook Hill is a pleasant backdrop to the west.

The land uses surrounding Exhibition Park include:

- Large commercial buildings to the east, e.g., offices, small industrial buildings,
- Mixed residential to the north, mostly multi-family, with some commercial/institutional uses,
- Forested open space to the west,

- Single family residential to the south, with a multi-family complex on the corner of 22nd Avenue and Ospika Boulevard.

Major Facilities and Circulation

The following table provides a description of the primary facilities on the Exhibition Park site (see Map 2):



Facility	Comments
Aquatic Centre	Aquatic facility built in 1998, with proposed long-term expansion to the east
Soccer Fields	Large complex of soccer fields with support field houses for Youth Rotary, Senior Men's, and Women's fields
Agriplex (Livestock Arena)	Large indoor agriculture building with sheet metal siding used year-round by Horse Society for exercise/show ring for horses, built 1976
PG Ex Barn and smaller barns	Complex of small barns, some quite old, not efficient in their use of space, construction from late 1950s through to 1973
Paddocks and Box Stalls	Animal stalls built 1967 – 1972, recent addition in last 5 years
Show Ring	Outdoor ring (75m by 75m) with footing and access problems
Logger Sports Area	Outdoor facility used 4 days per year, otherwise for storage of bleachers
Sports Centre	Old (pre 1945) large unattractive building in central portion of site, supporting PG Gymnastics and related uses; some improvements have been made (roof) and others are required (heating and lighting)
CN Centre (formerly called Prince George Multiplex)	6,000 seat arena built in 1995 that supports Cougars Hockey games (~40/year), concerts and special events (12-15/year), trade shows (2/year), and community use (ice and dry floor)
Kin arenas	3 arenas used for ice activities in winter, dry floor in summer (e.g. trade shows, roller hockey, lacrosse); built: Kin I - 1972, Kin II - 1976, Kin III - half built in 1976 with remainder in 1985
Horse track	Track built 1945-50 used for pony racing, has uncovered bleachers, covered outdoor animal stalls, space is used for Forest Expo and PG Ex, size was shortened on the north end from the original track length



Ice Oval facility	Temporary facility with lights inside horse track
Large parking lots	Paved and gravel – very large expanses, no vegetation within, mostly with wood bollards for delineation (some have painted lines)
Fencing	Variety of fencing, including chain link and old board fences; discontinuous and inadequate for special events
Snow dump facilities	Large gravel areas

Vehicular circulation gains access to the site by two main entries off Ospika Boulevard, and one entry from Foothills Boulevard to 18th Avenue. The collector road 18th Avenue bisects the site and is being used as a through route. There are two entries into the park south off 18th Ave, one of which is only opened during large events, and two separate entries north off 18th into the aquatic and soccer area (one primary entry and a secondary entry into the service parking lot). There is no vehicular or pedestrian access into the park site off 22nd Avenue. The proposed Foothills extension includes a connection into the park.

Pedestrian circulation on the Exhibition Park site is not well accommodated. Sidewalks are only available around the Aquatic Centre and Multiplex. Otherwise, circulation is through parking lots and on the gravel edges of internal vehicular routes. There are existing trails through the forested area on the west side of the site; these are used for walking, jogging, and horse riding. There is also an existing informal trail at the southeast corner of the site.

Utilities

Sanitary and Storm Sewer Trunk Mains

Major storm and sanitary sewer trunk mains traverse the Exhibition Park site in roughly a northwesterly direction from Ospika Boulevard, south of the Ospika Access, to Jarvis Street. These mains are deep and, for the most part, lie under existing paved parking lots. The realignment of 18th Avenue east of the round-about and the upgrading of parking lot southwest of Ospika/Ceremonial Drive may require that existing manhole tops to be adjusted to suit the new surface grading, but otherwise there should be no impact on the major storm and sanitary trunks.

The Department of Development Services is considering a westward extension of both sanitary and storm sewers from where the trunk mains cross 18th Avenue to Foothills Boulevard. However, this will depend on the development servicing requirements for properties on the north side of 18th Avenue, west of the newly developed women's soccer fields. Depending on the type of development that is proposed

for these properties, there may be limited demand for servicing or servicing for sanitary servicing may be accommodated from Foothills Boulevard and site drainage may be accommodated by favourable onsite subsurface recharge systems.

From the existing trunk mains, branch lines extend west to service the existing CN Centre, Kin arenas, Sports Centre and Agriplex. The removal of the existing Sports Centre building will require that the existing storm and sanitary services be capped, but the sanitary sewer main will need to remain intact to service the Agriplex. The changes to road access at the CN Centre and the construction of parking lot east of the Agriplex may require adjustments to the elevations of existing manhole tops.

Water Servicing

There is an existing 400 mm watermain along 18th Avenue between Ospika and a point just east of the Aquatic Centre where the main loops northward to 15th Avenue across the youth soccer fields. A 150 mm service watermain extends from 18th Avenue to service the Agriplex, Sports Centre, Kin arenas, CN Centre and several surrounding fire hydrants. This main is connected to a 200mm loop main that extends back to 18th Avenue and connects to the 400mm main at the existing access road to Exhibition Park.

Development Services may require a westward extension of a watermain loop from the existing 400mm watermain along 18th Avenue to Foothills Boulevard depending on the type of development that is proposed for the lands on the north side of 18th Avenue at Foothills and west of the women's soccer fields.

There is an existing 400 mm watermain along 18th Avenue connected to a 150 mm main servicing the Agriplex, Sports Centre, Kin arenas, CN Center and several surrounding fire hydrants. The existing water service to the Sports Centre will need to be decommissioned when this building is removed. An existing fire hydrant on the north side of the existing Sports Centre will become redundant when this building is removed. This fire hydrant will need to be removed and a dead-end portion of watermain leading to it will need to be capped.

The development of the proposed inner ring road and parking lots north of the CN Centre and east of the Agriplex will result in a different configuration of curbs and pavement. Existing fire hydrants may conflict with proposed roadways and parking areas or become poorly accessible in their present locations. Fire hydrants may therefore need to be relocated.

Other Utilities

Other underground public utilities are currently located within the 18th Avenue road allowance including City fibre-optic lines, BC Hydro concrete encased 25 kV feeder power lines, Telus and Shaw communication lines, and a Terasen gas main. These utilities will likely be able to remain in place with the proposed Exhibition Park re-development plans, however if the proposed work requires earthworks (cut or fill), the utilities would need to be identified in the design process so that the depths of the services are maintained and access is maintained. Rights-of-way may be required if portions of 18th Avenue are closed and title raised for the lands created by the road closures.

The City fibre-optic lines are located along the north side of 18th Avenue from Ospika Boulevard to Foothills Boulevard and service the Aquatic Centre and CN Centre. The concrete-encased BC Hydro feeder is located on the south side of 18th Avenue as are the Telus, Shaw and Terasen lines. A BC Hydro switch facility is located on the south side of 18th Avenue across from the Aquatic Centre and will remain in place.

Servicing to Proposed New Facilities

The proposed new Multi-Purpose Facility is some distance away from other serviced buildings at Exhibition Park and is not easily serviced by existing sanitary and storm sewer lines and water services.

Alternatives for servicing this building are:

- Connect to existing storm, water and sanitary mains in the vicinity of parking lot east of Agriplex and extend west along proposed ring road to building location.
- Connect to future main lines in 18th Avenue to the north, however, as noted above it is possible that water, sanitary and storm sewer servicing may not be available along 18th Avenue.

2.2 Issues

This section identifies issues related to the current design and functioning of the park, based on input from interest groups, and an analysis of the park.

Overall Issues



- Park lacks seating areas, benches, sidewalks, easy access to utilities (i.e. water and power hook-up), coordinated fencing, and trees
- Park is highly unattractive, dominated by paving
- No real “theme” to area – piecemeal development over time
- No sense of entry to the park
- Need continuous fencing for trade shows and other major events - wood fence around the race track is insufficient
- Dust from gravel areas and horse track is bothersome
- Horse track gets minimal use

Transportation



- Pedestrian safety is an issue throughout Exhibition Park
- Speeding is a concern, particularly along 18th Avenue
- Drop-off area in front of the Kin Center has no designated area for people to be dropped off or picked up
- Inner lot has become a cut-through area. Inner road east side of Sports Centre is hazardous to pedestrians exiting the building.
- Entering, exiting and parking during CN Centre events is a concern for other Exhibition Park user groups.

CN Centre



- Need extensive space at arena level at southwest corner for garbage removal, seat storage, loading, bus parking
- Need more space for load-ins at southeast corner
- Need to accommodate 6000 people exiting at one time
- Need staff and exhibitor parking in southwest corner of park

Livestock Barns



- Proximity of agricultural barns to the parking lot is a safety concern (especially exit on south side). Damages occur due to snow ploughing and no actual walkway for people. No lights.
- Barns have various uses, are not an efficient use of space. Replacing the existing three barns with a more functional agricultural barn is supported. Use should be predominantly for agricultural purposes.
- More storage space in and around agricultural buildings is required.

Outdoor Arena (in front of the Agriplex)



- Facility has numerous problems, some of which are listed below. Relocation and replacement with a new facility is the primary desire of the user groups.
- Space is not well organized
- Do not require 2 outdoor arenas
- Footing not currently suitable as coarse gravel is migrating upwards; particularly unsuitable for competitions.
- Insufficient seating for horse shows
- Need for a service area to unload cattle, horses and hay in a safe manner
- Close proximity of barns to the outdoor arena is important
- Storage sharing with the Horse Society is needed and supported
- If it was renovated, the tractor pull and heavy horse pull would need to be relocated

Logger Sports Arena (adjacent to Outdoor Arena)



- Used only 4 days a year. Remaining time PGX stores portable bleachers in this area.
- Could be relocated
- Natural amphitheatre and burly pond unique to logger sports
- Logger cabin behind fence needs clean-up



4H Office

- Log cabin near shavings bin adjacent to Livestock Barns becomes office during the Exhibition. Building was given to the X by the forefathers. Kids use it and it is a focus of sentimental value.
- 4H building was relocated to its existing location less than five years ago
- Location in relationship to other agricultural functions is good



Sports Centre

- Sports Centre is placed in the middle of the parking lot, very unattractive building
- Building is very old – could these uses be relocated elsewhere?



Ice Oval

- Temporary facility maintained by volunteers on a dirt surface
- Natural ice surface is difficult to maintain with temperature fluctuations and short, mild winter conditions
- Does not meet the standards required for officially sanctioned events
- Fencing requires continual repairs

Land Acquisition

- Lands west of the park are required for park expansion, but are not city-owned
- Lands would need to be acquired, at a premium

2.3 Opportunities and Constraints

This section provides a summary of the opportunities and constraints related to the future development of Exhibition Park. Some of these are illustrated on Map 2.

Opportunities

- Park is central in the city and readily accessible to most residents and visitors.
- Soccer complex is well developed and does not need major changes
- Aquatic facility, site development around it, and its proposed expansion area are well established
- Adjacent forested area with trails on the west side and wooded area in southeast corner provide some green space and informal outdoor opportunities
- Connection to Cranbrook Hill trails and proposed Foothills Boulevard trails
- Old gravel pit area in southeast corner has high potential for park development
- Space in and around horse track has potential for upgrading of existing uses or new uses due to large size with few constraints

We must make sure to keep as many uses as possible in this area. It is the heart of our city and will only continue to grow. As we strive to keep fit this place will be it.

Constraints

- Walkway from Aquatic area to 15th Avenue is not very attractive
- 18th Avenue bisects site and has fast, through traffic, conflicting with pedestrian crossings, particularly soccer players
- Drop-off area on 18th Avenue does not function well
- Traffic congestion is an issue during large events
- CN Centre needs to accommodate up to 6,000 people exiting at once
- CN Centre lacks loading area at southeast corner
- Sports Centre is unattractive and poorly located in centre of parking lot
- Lack of dedicated parking for Kin arenas is a concern for users
- Snow dump areas are utilized for a single, non-recreational purpose only

The project is well overdue. We are a big city and need to clean up our act when it comes to general overall appearance to (out of town public) visiting our city.

I really haven't heard anything that would indicate to me that the city is aware of how many visitors to the city are brought here by the agricultural facility.



- The Rodeo Grounds and Horse track area are seldom used, facilities are ageing
- Current park boundary does not include additional lands required for park expansion
- No dedicated funds in place for park development or acquisition

Opportunity and Constraint

- Agricultural area is well established on the site and has some proposed additions (show ring and hunt field) and improvements (new barn), however the area lacks identification as an agricultural precinct within the park and doesn't have the requirements for hosting large events
- Show Ring does not meet the needs of user groups; has the opportunity to be converted to another use
- Logger sports area is under-utilized; has the opportunity to be converted to another use
- Cranbrook Hill shading in southwest portion of park is a constraint for field uses; opportunity for ice oval
- The municipal snow storage areas can be relocated but the plan must allow for storage of snow removed from the site itself
- Foothills Boulevard extension will provide new connections to the park, but may limit pedestrian access to existing and future trails west of the boulevard extension.

2.4 Transportation Study

A Transportation Study of Exhibition Park was completed by Bunt & Associates in 2003. The following are the primary observations and conclusions from that study.

Existing traffic conditions in the vicinity of Exhibition Park are generally quite good with key intersections operating well within capacity at all times of the day. The 18th Avenue intersection with Ospika Boulevard does however become congested for a short time during the "post event" period for large attendance events at the Park. As well, the 22nd Avenue intersection with Ospika Boulevard has restricted vehicle sight lines and limited capacity on the 22nd Avenue stop sign controlled approaches during peak traffic periods and should be considered for future traffic signal control to improve capacity and safety.

Traffic congestion on the internal driveway system during the post event period is perceived to be a serious operational issue with long

Traffic needs to be slowed down on 18th. Does not need to be a freeway shortcut to Foothills or University Way. Lots of children in the area for soccer.

queues and delay creating frustration for drivers and possible safety conflicts for pedestrians crossing driveways. The safety issue is very real as pedestrians are often required to walk directly alongside moving vehicles, including during the winter months in the dark and with slippery surfaces. The vehicle queuing and delay is more of a perceived problem since in fact the post event congestion is limited to 15-20 minutes at worst with most traffic clear of the site in less than 5-10 minutes.

Exhibition Park has presently about 3,245 parking spaces including 545 north of 18th Avenue and 2,700 south of 18th Avenue. For design purposes, including a 5,000+ person event at the multiplex, the peak parking demand for uses south of 18th Avenue is estimated at approximately 2,400 vehicles (see table below). Future planning for Exhibition Park should include provision for approximately 2,500 stalls of parking south of 18th Avenue.

Facility	# of Vehicles
CN Centre	2200
Kin Arenas	160
Agriculture Facilities	30
Ice Oval	10
Total	2400

Parking Needs for Large Attendance Winter Evening Event

Assumptions: Automobile mode split 95%, Average occupancy 2.2 persons/vehicle, estimates based on existing facilities

To better manage existing and future traffic conditions on the area street system, it is recommended that a separate left-turn lane be constructed on the eastbound 18th Avenue approach to the Ospika Boulevard intersection (minimum 50m storage length) and that the 22nd Avenue/Ospika Boulevard intersection be upgraded to full traffic signal control.

Reconfiguration of the internal driveways at Exhibition Park to a ring road system could potentially reduce vehicle delays during the post event traffic period by as much as 20% and provide for better delineated and safer pedestrian routes. A future driveway connection between Exhibition Park and 22nd Avenue would improve the accessibility of the site, but is considered to have a social impact to the residents to the south.



Existing traffic patterns suggest that approximately one-half of the 5,000 to 6,000 vehicles/day presently using 18th Avenue is "non-local" traffic cutting through Exhibition Park between Foothills Boulevard and Ospika Boulevard. Analysis confirms that sufficient capacity is available on nearby 15th Avenue to handle all of this "non-local" traffic in the event 18th Avenue was reconfigured to service primarily traffic generated by Exhibition Park. Pedestrian and cyclist safety issues on 18th Avenue are significant, particularly during soccer season.

3.0 MASTER PLAN

3.1 Objectives



The objectives of the Exhibition Park Master Plan are to:

- Improve the attractiveness of the site so that it becomes a pleasant place to spend recreational time,
- Unify the site through more consistency in design so that the park has an identifiable character,
- Serve the needs and interests of the diverse users of the park,
- Respect the agricultural history of this site and ongoing agricultural uses,
- Provide space for recreation facilities, to be determined by the City based on needs,
- Provide opportunities for social and informal activities such as walking, eating, seating and gathering, in addition to recreation facilities, and
- Improve the pedestrian and vehicular circulation system to reduce conflicts, increase efficiency and address safety considerations.

3.2 Program

Potential program elements (facilities) were identified during the master planning process. The following are the ones selected for inclusion in the Master Plan, along with relevant design criteria.

Vehicular Network²

- Entry points to park to include (as 2-way 2-lane roads unless otherwise noted): 18th Avenue/Foothills Blvd., 18th Avenue/Ospika, Ceremonial Drive (one way in only), south of

² A traffic model was run (using Synchro) to analyze post-event flows for the proposed transportation and parking plan. The model is based on a large event (over 2,000 vehicles parked south of 18th Avenue) with exiting traffic distributing out over a 30-40 minute period. The model shows that there is likely to be heavy queueing back from the 18th Avenue traffic signal on Ospika, all the way to and through the proposed new traffic circle, plus heavy vehicle queues out from the two exit driveways serving the NE corner parking lot. On a positive note, the proposed "four way stop" control intersection at the NE corner of the new ring road in effect functions as a "throttle" and regulates the flow of traffic north towards the traffic circle. As a result, the queueing between the traffic circle and this four way stop is only moderate and doesn't impede traffic seeking to access 18th Avenue to the west (and then north). As well, the two-lane configuration of the ring road facility enables traffic on the inner lane to move quite freely around the park even with some queueing in the outer lane.

Ceremonial Drive (one way out only), and Foothills/South Corner – 4 metres/lane (once Foothills Boulevard is extended south of 18th Avenue)

- Major bend in 18th Avenue, with round-about on Ospika side
- Two-lane, one-way counter-clockwise inner ring road 8 metres wide (site access and circulation, not traffic capacity, are the reason for keeping some degree of continuous road links through the park)
- Central short-term parking near Kin arenas/CN Centre entries
- Dedicated drop-off area for Kin arenas/CN Centre
- Larger loading area at south-west corner of CN Centre, with separate access road
- Stop signs to be located at the intersection of the inner ring road and the road to the round-about (4-way) and at most other ring road intersections (2-way)
- All roads to be curbed
- Transit route to follow 18th Avenue

Parking

- Parking lots to have large islands at ends of long rows, with illumination and sufficient space for 4 trees (typical) – minimum 6 by 11 metres, ground surface in islands to be ground cover if possible, otherwise granular or wood fibre material (parking capacity per the proposed plan, not including parking within the agriculture precinct, is 3,248)
- Parking lots separated into smaller pods, with landscape areas between
- All parking lots to be paved, with painted lines
- Parking lots to have exit areas capable of holding several vehicles waiting to exit, where possible

Pedestrian Network

- Interconnected set of sidewalks and paths internal and external to the park, widths from 1.8 m (low use sidewalk) to 3 m wide paved (City multi-use trail)
- Pathways to be set off from road, within open space, where space permits – smooth, but not excessive, curves
- Crosswalks to be parallel lines for stop conditions, zebra stripes for free flow locations; raised crosswalks for critical locations, e.g. near Kin arenas/CN Centre entries
- Multi-use trail underpass crossing Foothills Blvd.

Existing Buildings

- Existing buildings to remain include: Aquatic Centre, Agriplex, Kin arenas, CN Centre, Millennium Barn
- Aquatic Centre has future plans for expanded spectator seating in the area along the eastern side of the building
- Accommodate a new loading zone at the southwest corner of the CN Centre
- Horse Track, Rodeo Grounds, Sports Centre and Logger Sports facilities plus 4 barns (PG Ex., Beef, Dairy and Rabbit) are to be removed
- Allow for expansion of Kin arenas that will include change room expansion in Kin 1, Lounge expansion and seating expansion in Kin 2. Parking lot shown north of Kin arenas allows for the proposed expansion. Kin Connector is currently under construction in 2005.

Agriculture Precinct

- Area to be consolidated (no road crossings), expanded and redesigned. New facilities to include: new show ring (76 m square), new multi-purpose facility (43 by 76 m), relocated paddocks (115 by 60 m), caretaker residence (double mobile home), new barn with stall, new livestock barn, new hay stalls, new parking and unloading areas, overflow and overnight parking area, perimeter equestrian trail through trees
- Vehicular access into agriculture precinct off inner ring road
- Retain significant areas of forest within the agricultural precinct
- Use cleared area for temporary parking/overnight use

Recreational Facilities



- Permanent competition-size ice oval with the potential for an artificial surface, clubhouse, close proximity to Kin arenas in order to potentially share existing ice plant, concrete surfacing and surrounding landscape berm; off-season uses in-line skating and wheelchair use (see Appendix J)
- Play area close to soccer complex, in park-like setting
- Open grass area for informal play and special events such as exhibitions
- Mountain-biking facility including trials (structures such as ramps and ladders, dirt jumps) and different levels of trails through forest
- Youth Soccer complex has expansion plans that include new mini-field development in the southeast area of the soccer complex

Landscape

- Park-like areas distributed throughout site, with mowed grass and trees, flowing paths, benches – large park-like areas surrounding play area and in south-east corner of site
- Grass boulevards minimum 2 metres wide between roads and sidewalks
- Entry plaza with special paving, planting, benches, other furniture at Kin arenas/CN Centre drop-off area; extension east along Ceremonial Drive
- Continuous street tree planting along roads, within boulevards
- Clumps of deciduous and coniferous trees throughout park
- New berm along most of south boundary, approximately 2.5 metres tall, planted with trees and shrubs
- Enhancement/replanting of diseased forested areas

Fences



- Existing fences around soccer complex to remain, with additions, relocations, and new gates as required
- Fenced storage compound, tall chainlink fence
- Fence around agriculture precinct to be 1.8 m high, should have as much wood as possible to reflect agricultural character, with forms reminiscent of typical farm fences, should be visually permeable
- Permanent fence to enclose exhibition space to be 1.8 m high, gates at roads as required; type of fence to blend with surroundings to the degree possible, e.g., if it must be chainlink, coat with black vinyl

Infrastructure

- Drainage area in natural low point near south-west corner of park, could have a combination of retention and detention functions
- Servicing for the new multi-purpose facility in the agriculture precinct and the ice oval, but no major servicing to be added west of Munroe on 18th Avenue
- Power and water available in all parking lots

Other

- Drainage area in natural low point near south-west corner of park, could have a combination of retention and detention functions; could serve as snow dump until another location is found
- Consistent entry features at all major park entries, including 3 entries off of Ospika and 2 off of Foothills; could be a series of flag

poles, banner poles, ornamental lights, special signs, or some other vertical sculptural element that reflects the uses within this park; envisioned as vertical features on each side of the entries, but could be on one side only

- Special feature to be located in round-about, e.g. public art; ground surface could be planting and/or special paving
- All non-city-owned lands within the area east of Foothills Boulevard, south of 18th Avenue, and north of 22nd Avenue (except the parcel at the northwest corner of 22nd Avenue) to be incorporated into the Exhibition Park boundary

3.3 Plan Features

The Master Plan is described according to the character of each portion of the park (see Map 3, Sheets 4 to 7). The Master Plan is conceptual and implementation of the plan will require an extensive preliminary and detailed site design exercise.

Aquatics & Soccer Complex

The soccer complex will be subject to the least change. All soccer and aquatic facilities will remain as they are. Some improvements will include a new sidewalk along 15th Avenue, landscape improvements to the parking lot west of the Aquatic Centre, and the addition of a connecting path east of the Aquatic Centre.

18th Avenue

This route will change completely in character. The “new and improved” 18th Avenue will be a narrow road edged with grass boulevards and continuous street trees. Sweeping curves will allow this road to penetrate slightly into the park, changing the experience of the road from a wide, straight thoroughfare to a park-like meandering route. The highlights of the 18th Avenue experience will be the Exhibition Park entry features at either end, the park/play area that will be the focal point of those travelling from both directions, and the round-about containing a landscape or artistic feature. A large drop-off area on the north side of the road and a variety of pedestrian crossings along 18th Avenue will provide safe access into the soccer complex for the many youth soccer players.

Agriculture Precinct

The agriculture precinct will be completely reorganized, upgraded and expanded, integrating some existing buildings. This area, with its own entry, will offer a unique experience, reflecting the agriculture history of this site and the dynamic interest groups who continue to be passionate about horses and other livestock. The new show ring, with covered benches, and multi-purpose facility will accommodate many uses. The equestrian trail through a forested setting, along with connections to the Cranbrook Hill trails, will bring a hint of the country into this urban location.

Circulation within the agriculture precinct will be carefully designed to provide the visiting public with interesting view opportunities, while protecting the animals from hazards. A fence will likely be required around the agriculture precinct for safety and security. This fence should allow for views into the site, and it should reflect an agricultural style.

The Inner Ring

The core of the site will change dramatically and will be surrounded by an inner ring road. This road, like 18th Avenue, will be a narrow road with smooth curves, edged with grass boulevards and continuous street trees. One major intersection will connect the inner ring road with 18th Avenue. Other intersections will lead to parking lots, and out to Foothills Boulevard.

The core of the site will include 3 major facilities: Kin arenas, CN Centre, and the new ice oval. The inner ring will be bounded by forest on the west side, blending with the forested portion of the agriculture precinct. On the other 3 sides, the major facilities will be surrounded by landscaped parking lots. A large pedestrian plaza space will allow for circulation and gathering opportunities near the Kin arenas and CN Centre entries. The paving of the plaza should extend north to the inner ring road, and east to Ospika.

North-east Parking

The area north-east of the inner ring road will accommodate large parking lots for visitors to the facilities. In addition to the landscaped islands within these parking lots, wide landscaped buffer areas will be located along Ospika, and along all of the roads. Well defined pathways, within the landscaped areas where possible, will provide easy and attractive access from the parking lots to the recreation facilities.

South Park



The south portion of Exhibition Park will be completely new. A large park space with meandering paths, trees, grass and benches will be located on the east, anchoring this corner of the park and clearly identifying it to passing motorists as parkland. West of the park, a large open grass area will support informal sports play and exhibitions. This will be the primary open space within the fenced “exhibition” area. On the west side of the park, south of the inner ring road, there will be a new mountain bike facility, with trials course and trails within the forest.

Along most of the south park boundary, there will be a new landscaped berm. This will help to buffer the residential neighbourhood from park activities; it will also enhance the landscape character along 22nd Avenue.

3.4 Recommended Policies

The following are recommended management policies for Exhibition Park:

Environmental



- Conduct vegetation removal (diseased pines and invasive species) and revegetation with native species as required to obtain a healthy forest in the portions of the site where forest is identified.
- Develop and apply vegetation management practices for the forested area that will address: approach to succession, potential fuel management and response to fire, and approach to fallen trees (old trees and blowdown).
- Initiate habitat restoration and enhancement projects within the forested area, recognizing that this is part of a wildlife corridor. Potential options might include: removal of non-native species, addition of organic matter, special plantings.
- Utilize plant material in landscaped areas that is well adapted to the climate and site conditions, while providing multi-season interest.
- Reduce stormwater runoff through the use of subsurface groundwater systems when constructing the large paved (impervious) parking lot surfaces.
- Install recharge systems in the existing parking lots.
- Look for alternatives for the snow disposal site by investigating sustainable methods of removal, storage and possibly melting facilities within Exhibition Park.
- Develop new park facilities to showcase innovative approaches and technologies where possible, such as infiltration of stormwater,

storage and reuse of stormwater, alternate energy sources, and snowmelting by using waste on-site heat sources or community energy systems.

Arts and Culture



- Provide opportunities for City artists to participate in the design and provision of special elements on the park site, e.g. round-about public art, entry features.
- Provide opportunities for programming of more cultural events within Exhibition Park as a result of the enhanced facilities and park character.

Park Use

- Develop a hierarchy for the pedestrian network (e.g. major multi-use path, major plaza/promenade, sidewalk, forested path), develop typical standards for each type of path/trail, and identify which routes are to comply with each standard.
- Develop a coordinated signage system for the entire park to include: major entry signs, directional signs for vehicles and pedestrians, informational signs, and facility identification signs
- Posting “Playground 30 km/hour” signs along 18th Avenue near the park and play area.
- Monitor the park for inappropriate uses, and work to manage these in keeping with overall park objectives.
- Continue to work with park users to identify park use issues and ways to resolve these. Consider the involvement of regular park users in informal surveillance and reporting.
- Support volunteer groups interested in environmental stewardship activities.
- Continue to review and revise, as necessary, the zoning to permit special uses and events as appropriate to the site.

Operations and Maintenance

- Ensure that there is an operations and maintenance program for the site that reflects the different levels of maintenance appropriate for each area, e.g., most formal areas including sports fields and ornamental plantings in plazas, boulevards, south open grass area, and forested areas (listed in order from most to least maintenance required).
- Operations and maintenance for paths should also vary from high to lower levels depending on type of path and amount of use.
- Consider adding the park to the late night dimming program, as appropriate, to conserve resources.

User Groups

- Relocate Sports Centre user groups prior to removing existing facilities.
- Accommodate the logger sports groups within the exhibition grounds during the PG Exhibition and/or Forest Expo as required.
- Work with the Horse Track user groups to relocate them to another site and/or to meet their needs within the upgraded agriculture facilities.
- Continue to foster partnerships with user groups to develop, expand and improve upon their facilities.

Other

- Consider renaming another road, potentially in the park, after Rolf Pedersen. (The present road is outside of the park at the northwest corner along Foothills Blvd. in the snow dump area.)
- Any new ancillary commercial uses within the park, e.g., restaurant, are to be located within the footprints of existing buildings and their immediate surroundings, i.e., not penetrating into landscape areas.

3.5 Phasing

The following items would be required to occur in sequence, as follows:

1. Acquire land west of the existing park boundary
2. Relocate Show Ring
3. Remove the logger sports area
4. 18th Avenue improvements with potential phasing as follows:
 - Phase 1- Ospika/18th Ave intersection improvements
 - Phase 2 - realignment of 18th from Ospika to Aquatic Centre including the round-about
 - Phase 3 - improvements from Munroe to Foothills
5. Relocate the Sports Centre user groups and remove the Sports Centre Building
6. Develop park/play area north of 18th Avenue
7. Replace Beef, Dairy, Rabbit and PG Ex Barns with New Multi-Purpose Facility
8. Develop Inner Ring Road (coinciding with the Foothills extension), landscaping & Ceremonial in and southern out access
9. Develop parking areas

The following items could occur independent of the sequenced items above, and will depend on City priorities and funding opportunities:

- Conduct a snow disposal relocation study, in order to remove the snow dumps at Ospika /22nd and at 15th and Foothills
- Ospika Gravel Parking Lot Upgrades
- Storage Area development
- Ice Oval relocation and development
- Race Track & Rodeo Grounds removal
- South alignment of park with fencing & beautification efforts
- CN Loading Zone upgrade in southwest building corner
- Kin arenas upgrading plans

3.6 Preliminary Cost Estimate

The plan will require preliminary and detailed design work in order to develop cost estimates. Map 8 illustrates potential phases of construction in relation to park areas. These would form the basis for the cost estimates. The following are some of the assumptions that would be used to generate the cost estimates:

Site Preparation and Demolition

- Mobilization and Demobilization involves setting up of site office and equipment staging and storage area. Lump sum estimate based on amount of construction and length of construction period.
- Demolition and Clearing includes clearing and grubbing of forest, removal of existing buildings, and removal of large areas of paving.
- Sawcut and removal of asphalt is specific to the removal of small paved areas to accommodate parking lot islands or boulevards.

Paving and Fencing

- Fence – Exhibition is based on 1.8 m high black-coated chain link fence, with gates.
- Fence – Agriculture is based on 1.8 m high wood and wire mesh fence, with gates.
- Road Base applies to new road locations, 100 mm depth.
- Road Paving (Asphalt) applies to new road locations, 50 to 75 mm depth as required.
- Parking Lot Base applies to new parking locations, 100 mm depth. Existing gravel parking lots are assumed to be a suitable base for paving.

- Parking Lot Paving (Asphalt) applies to new parking lot locations, 50 mm depth.
- Asphalt resurfacing applies to existing paved parking lots that are to be reconfigured.
- Line painting applies to parking lot and road lane painting.
- Curb assumes standard concrete curb and gutter.
- Sidewalks may be asphalt or concrete, depending on the location, standard construction, widths as specified. Assumed costs \$25/ sq m asphalt and \$40/ sq m concrete.
- Horse trail to be granular or wood chip trail 1 m wide.

Landscape

- Street tree, parking lot and open space trees to be 7 cm calliper, estimate includes growing medium and installation.
- Parking Lot Island Landscape includes 300 mm depth growing medium and planting with either 4 ground cover or 1 shrub per square metre.
- Other Landscape is a lump sum estimate for shrub and/or herbaceous plantings for areas where there should be special landscape treatments.
- Growing Medium for Grass Areas assumed to be 150 mm depth.
- Seed for Grass Areas assumed to be hydroseeding, typical Prince George standard.
- Irrigation lump sum estimates include all boulevards, parking lot islands, and grass areas; do not include agriculture area or forested areas.
- Forest restoration is an allowance for interplanting with seedlings and small trees; no provision for growing medium.
- Site furniture includes benches, bicycle racks, and special waste receptacles.
- Landscape Maintenance is an allowance for a 1-year establishment maintenance period, assuming installation by a Contractor. Estimate is based on 15% of the value of landscape work.

Utilities

- Removal and relocation of fire hydrants, new fire hydrants, adjustment and decommissioning of storm/sanitary manholes, water main extension, sewer main extension as itemized.
 - 18th Avenue water and sanitary extensions are not included.
 - Agriculture Area assumes no impact on underground services.

- Inner Ring Road assumes storm sewer and catch basins along road, water and sanitary sewer extensions to multi-purpose facility.
- Inner Ring assumes storm sewer and catch basins for new paved parking lot.
- South assumes storm sewer and catch basins for new paved parking lot. Water and sanitary services, if needed in future, could be taken from 22nd Avenue.
- Electrical services and lighting as itemized. New parking lot lighting to be davit arm cobra head fixtures with City Standard flat glass luminaries. Decorative luminaries along internal roads to be similar to those used at the Fort George Park entrance roadway.
 - Soccer Area has lighting, older style sag glass luminaries – to be replaced with newer style as they require maintenance.
 - 18th Avenue to have decorative luminaries from the Aquatic Centre to Ospika, with cobra head luminaries from the Aquatic Centre to Foothills. Cobra heads could be powered from the existing service pole near the Aquatic Centre; new decorative fixtures would be fed from a new Exhibition Park service or from the existing Hydro transformer on 18th Avenue.
 - New Agriculture buildings could be fed from the existing distribution room near the Agriplex. Estimate includes underground hydro and telephone building feeder and transformation, but not building electrical. Minimal street lighting, buildings would have exterior lighting. Extreme caution required during construction to avoid damaging high voltage underground conduits from existing high voltage switchgear to electrical kiosk near the Agriplex, and from there to CN Centre. There is also a 600 volt underground feed from the Agriplex to the electrical kiosk building near the existing Sports Centre.
 - North-east Parking allows for relocation of existing parking lot lights, including trenching and new conduit, and replacement with new flat glass luminaries. Electrical kiosk near Sports Centre to be replaced with a new kiosk in the parking lot to service lights and temporary events. Some equipment to be reused.
 - Inner Ring Road lights to be powered from two new kiosks. Lights to be decorative, 30 m spacing, staggered on both sides of road.
 - Inner Ring to have new and relocated light fixtures in parking lots; decorative lighting in Kin arenas/CN Centre drop-off area. New electrical service for ice oval, likely fed from CN Centre distribution; estimate does not include a refrigeration plant.
 - South Area to have decorative luminaries along walkway, similar to those located on the pedestrian walkway from the Aquatic Centre to 15th Avenue.

Special

- Agriculture Facilities – very rough lump sum estimate (not confirmed)
- Play Area – lump sum based on one large play structure, and several smaller structures, plus play surface
- Plaza Paving – allows for pavers
- Mountain Bike Facility – allows for grading of jumps and construction of some structures, plus a sign kiosk with roof; does not include washrooms
- Ice Oval – high end of ballpark estimate provided by City
- Signs – ballpark estimate for directional and facility identification signs; assumes major facilities already include identification signs
- Public Art – ballpark estimate
- Entry Features – ballpark estimate

3.7 Conclusion



The proposed Master Plan meets the diverse needs of the existing users of this park, including parking and access to recreation facilities. It also adds important new facilities that will expand the population served, and it brings the “park” back into Exhibition Park. This is accomplished by the approach to landscape treatment, the extent of green open space, and the trail network.

In managing this park over time, it will be critical to remain faithful to the objectives developed and supported by the interest groups and the public. Often, large parks are looked at as potential sites for new facilities. If Exhibition Park is to have a park-like character, it cannot receive any new facilities that would occupy the precious little green space that is included in the Master Plan.

APPENDIX A: INPUT FROM USER GROUPS 2002

This section contains a summary of information received in the fall of 2002 from the primary Exhibition Park interest groups, including potential user groups identified at that time. All user groups were contacted and invited to provide information.

Outdoor Ice Oval Society

- 400 m ice oval for long track skating, and hockey on the infield
- Had 18,000 user visits in 2002 – participation is increasing, used by schools too
- Would like a heated equipment storage facility, change room, washrooms, improved lighting, concession and fenced enclosure
- Need parking and access to an outside hydrant, space for snow clearing, parking
- Ultimate desire – refrigerated concrete surface
- Preferred location farther west, within the shadow of Cranbrook Hill, with a tree buffer to minimize wind
- Preferred orientation north-south

Forest Expo

- International trade show held every 2 years on the even years, - changed date from first weekend in May to first weekend in June
- They use the Multiplex, Kin arenas, paved parking lot and race track area

PG Horse Society

- Composed of 9 separate clubs – activities include school program, summer camp, pony club, instruction, competitions, horse boarding, dog events
- Use Agriplex indoors and outdoors, barns, track, trails, parking lots
- Proposed expansion west of existing facilities – for a second indoor riding arena, concession, eating area, washrooms with showers, warm-up area, shop and equipment storage building, riding oval with grass infield, portable bleachers - would emphasize the development of this area, rather than rehabilitating the east, outdoor arena.
- Open to partnering with other users.
- Need overflow parking, special event parking for RVs and horse trailers, portable paddocks.

Interior Pony Racing Association

- 2 pony races per month from May to August for one hour, practice every weekend (when available)
- special show during PGX – use track and pony horse barns – only track available
- 35 members – decreasing membership
- If relocated, they would prefer a ½ to 5/8 mile oval
- Require parking for around 20 RVs and 30 horse trailers
- Require close proximity to horse barns and stalls

- Would like improved seating area, possibly covered stands and an announcer's booth
- Could share track with schools, walking groups

PG Exhibition

- Annual agricultural and industrial exhibition – 2nd weekend of August for 4 days
- Over 40,000 visitors in 2002 – increasing
- Use entire park except Multiplex and the paddocks – need more space in barn area
- Need access to the Agriplex and barns for loading/unloading of livestock to ensure safety for animals and people, access to horse stalls, upgraded barns or a new barn facility, improved fencing around the front outdoor show area, paving of west access road (near horse paddocks), improved lighting for Sports Centre building, parking for midway vehicles

Prince George Rodeo Association

- Weekly roping and barrel racing from November to April indoors
- Annual rodeo – outdoors and this year at the Multiplex
- Use the PGX Dairy Barn, Agriplex, outdoor rodeo grounds (race track?), and Multiplex
- Have 550 members, expanding
- Would like to see a covered grandstand, new timer's and official's booth, new perimeter fencing, increased parking with more exits.

Multiplex

- Support special events and community use
- Cougars Hockey Games are the largest regular event
- Concert and hockey attendance is down, working to increase the number of smaller events (1500 to 2000)

Kin Arenas

- Have ice programs Sept to May – participation is decreasing
- Dry floor programs April to August – participation is increasing
- special events all year

Youth Baseball

Although not a current park user, Youth Baseball had been proposed as a potential park user.

- Youth baseball (5 to 12 yrs.) is co-ed, total members are down from previous years – 525 players in 2001, number participating in 2002 was 400.
- 2 local tournaments per year, perhaps 4 in the future with out-of-town teams.
- T-ball could be played on any sports field because a pitching machine is used.
- Fields used for league and tournament games include: 4 plex at Volunteer Park, Gyro Park, Joe Martin Park and Dinsmore Park. The remaining fields (Peterson field, Heather Road Diamond, Centennial Field & Harry Loder) are primarily utilized for practices.
- 4 plex at Volunteer Park is primarily limited to 6 weeks (Mid-May to end of June). Late start is a reflection of longer winter and fields not being ready for use. High demand for use of fields at

beginning of the season. As season starts in beginning of May, fields in the bowl area are utilized until Volunteer Park is playable.

- Full integration of players and teams throughout the city will commence in 2003.
- Looking into the feasibility of amalgamating 'Youth Baseball' with 'Babe Ruth' (ages 13-16).
- If this occurs, a complex that could support the needs of the various age groups and their requirement of different field dimensions would be advantageous for major tournaments (i.e. one quality stadium with minimum duplication).
- There would still exist the need for the existing facilities/fields for league games, if consolidation of the two baseball organizations were to take place.
- Would like office with meeting room, washer/dryer, electronic score boards, storage, public and private washrooms

APPENDIX B: PARK PLAN OPTIONS 2002

The park plan options that were prepared in 2002 looked at the park from a broad perspective, focusing on transportation and new uses. The following is a summary of the options that were presented. They are not illustrated in this plan because they are no longer relevant. They are available from City staff upon request.

Item	Option 1	Option 2	Option 3
Access from 15 th Ave	Enhance walkway with more planting, widen walkway landscape area	Enhance walkway with more planting, widen walkway landscape area	Enhance walkway with more planting, widen walkway landscape area
Parking for Aquatic/Soccer	Eliminate 2 eastern access roads to reduce amount of paving, could add another access to main parking lot	Parking as is. Improve landscape character along Munro St. with more planting.	Parking as is. Improve landscape character along Munro St. with more planting.
18 th Avenue	Close road from main aquatic access to main parking lot access. Treat closed area as pedestrian path through a park. Improve landscape along open portions of road.	Close road from secondary aquatic access to main parking lot access. Treat closed area as pedestrian path through a park. Improve landscape along open portions of road.	Bend road north of show ring area. Use other treatments to improve character and reduce speed on road (e.g, intense planting, boulevards, sidewalks, special paving, speed bumps).
Agriculture Area	Provide definition around this area, e.g. log fence. Allow agricultural groups to improve and design the area as required. Encourage some planting and agricultural character. Separate access off 18 th Ave. Connect to parking to south.	Provide definition around this area, e.g. log fence. Allow agricultural groups to improve and design the area as required. Encourage some planting and agricultural character. Separate access off 18 th Ave. Connect to parking to south.	Provide definition around this area, e.g. log fence. Allow agricultural groups to improve and design the area as required. Encourage some planting and agricultural character. Separate access off 18 th Ave. Connect to parking to south.
Show Ring/Logger Sports Area	Upgrade area to public "park" uses, e.g., seating, picnic area, display area, plaza, with green attractive landscape character. Relocate logger sports function to the race track area.	Upgrade area to public "park" uses, e.g., seating, picnic area, display area, plaza, with green attractive landscape character. Relocate logger sports function to the race track area.	Upgrade area to public "park" uses, e.g., seating, picnic area, display area, plaza, with green attractive landscape character. Relocate logger sports function to the race track area.
Area west of Sports Centre	Convert entire area to park-like pedestrian spine with plantings, seating, plaza space, and grass.	Improve area to serve as a park-like pedestrian spine while allowing the access road to remain. Use road only during large events as required.	Retain access road and parking generally as is, with minor improvements.
Sports Centre	Designate parking for	Designate parking for	Relocate Sports Centre

	Sports Centre as a priority north and east of the building.	Sports Centre as a priority north and west of the building.	uses elsewhere (corner of Foothills and 18 th ?). Convert area to a park-like pedestrian spine with plantings, seating, and grass.
Entry from Ospika to Kin	Retain generally as is, with minor improvements.	Add plantings and sidewalks to enhance character and safety.	Add plantings and sidewalks to enhance character and safety.
South of Agriculture Area	Convert entire area to park-like pedestrian spine with plantings and grass.	Improve area to serve as a pedestrian spine while allowing the access road to remain.	Improve area to serve as a pedestrian spine while allowing the access road to remain.
West of Kin arenass	Add large parking lot.	Add large parking lot.	Add large parking lot.
West access into park	Use Foothills Extension and proposed future connection.	Provide access along dedicated Albert Street.	Use Foothills Extension and proposed future connection.
South of Multiplex	Regrade and add loading area. Provide access road across site with sidewalks and planting to also serve as pedestrian spine.	Regrade and add loading area. Provide pedestrian spine across site between Multiplex and race track.	Regrade and add loading area. Provide pedestrian spine across site between Multiplex and race track
Ice Oval	Locate in old gravel pit area in shadow of hill with north-south orientation.	Locate in old gravel pit area in shadow of hill with north-south orientation.	Locate in old gravel pit area in shadow of hill with north-south orientation.
Race track	Relocate race track elsewhere. Extend pedestrian spine through area. Future athletic facilities on either side of spine.	New pedestrian spine with attractive landscape around both sides of race track. Future athletic facilities on inside of and east of race track.	New pedestrian spine with attractive landscape through centre of race track. Monument or attractive structure along spine. Future athletic facilities east of race track
Site perimeter	South boundary park-like and open to street. Jogging/walking route with attractive landscape around south 2/3 of site.	South boundary partially park-like with openings to street. Jogging/walking route with attractive landscape around south 2/3 of site.	South boundary partially park-like with openings to street. Jogging/walking route with attractive landscape around entire site.

APPENDIX C: PARK PLAN OPTIONS 2005



Exhibition Park Master Plan 2005 Preliminary Option Development

SCALE: 1:2000



- Legend:**
- "Park like" pedestrian - oriented areas
 - Major road network
 - Major walkways
 - Park boundary
 - Existing trees and forest to be retained

P Parking

OPTION B

April 25, 2005

CATHERINE BERRIS ASSOCIATES / INC. 1200 22ND AVENUE, PRINCE GEORGE, BC V2Y 1A1
 ARCHITECTURE



APPENDIX D: REPORT TO COUNCIL



TO: MAYOR AND COUNCIL

STAFF REPORT TO COUNCIL

Date: April 22, 2005

To: George Paul, City Manager

From: Laurie-Ann Kosec, Parks and Open Space Planner

Subject: **Exhibition Park Master Plan**

RECOMMENDATION:

Development Services Department recommends THAT:

This report be received for information.

DISCUSSION:

Background

In June of 2002, a Request for Proposal was awarded to Catherine Berris and Associates to develop a master plan for Exhibition Park. The most recent master plan for the park was completed in 1993. A revised master plan was required as part of the Recreation Place Relocation Plan, in the consideration of the site for relocation of user groups while incorporating other current or future uses for the site.

As the Recreation Place Relocation Plan proceeded, it was determined that Exhibition Park would not however, be utilized as a relocation site. The master plan revision was then put on hold in order to allow staff to focus on the relocation plans for other sites. As construction of the relocated facilities is now underway, staff are able to focus their attention on the completion of the Exhibition Park Master Plan.

Exhibition Park

Exhibition Park is a 60-hectare site located south of 15th Avenue and west of Ospika Boulevard (see Exhibit A attached). The park is classified in the OCP as a ‘Special Purpose Area’, that is “*developed for a singular use and is often sponsored by a club or group*”. The park was originally established in the mid 1940s as an annual agricultural fairgrounds location.

Agricultural uses continue today with the equestrian and livestock facilities, rodeos and the annual Prince George Exhibition. Some of the major facilities in the park include the CN Centre (formerly known as the Multiplex), Kin Centres, Aquatic Centre, Ice Oval, and Soccer facilities. The park is also home to the bi-annual Forest Exposition, horse race track facility, two snow disposal locations and large parking facilities. The long-term goal for the site is to expand the park boundaries to include the majority of the lands south of 15th Avenue, north of 22nd Avenue, west of Ospika Boulevard and east of the proposed Foothills Boulevard extension.

Master Plan

The intent of the Exhibition Park Master Plan is to provide a “*comprehensive land-use plan to guide the long-term planning, development and management of the overall park site*”. The master plan process began in the fall of 2002 with site inventories, stakeholder meetings, and a review of opportunities and constraints at the site. This was followed by the development of a set of options for the park, based upon site analysis and input received from staff and stakeholders. The major concepts for the options included new transportation networks, parking areas, major facilities, park-like pedestrian-orientated areas, and future development areas.

These options were reviewed by staff and stakeholders, who determined that a more detailed transportation planning exercise would be required in order to address both the post event traffic from the CN Centre, as well as the safety concerns associated with thru traffic along 18th Avenue. A Transportation Plan was then completed in 2003 by Bunt and Associates. The plan included a number of transportation options for the site, which were reviewed and discussed by staff. It was concluded that a redirection of 18th Avenue would be required and was supported by the majority, although continuous access would need to be accommodated in order to provide access to the major facilities on the site. A new road access to the Foothills Boulevard extension would also be required, in addition to the re-configuration of internal roads and accesses onto Ospika Boulevard.

Exhibition Park Options

Earlier this year, the Master Plan project was revisited with the review and discussion of previously gathered input from staff and stakeholders. This resulted in the development of 2 new options for the park (see Exhibit “B” and “C”). These options consist of the following components:

- A new internal ring road with accesses to the Foothills Boulevard extension and Ospika Boulevard
- Expanded agricultural areas, also to include the relocated show ring and logger sports facility

- New park areas located south of the soccer facilities and at the corner of 22nd Avenue and Ospika Boulevard
- Removal of the Sports Centre and relocation of the user groups off-site
- Removal of the Race Track facility to allow for informal exhibition areas
- Relocation of the Ice Oval west of the Kin Centres
- Landscaped roadways, new trail systems, and a pedestrian underpass at the Foothills Boulevard extension
- Relocation of snow disposal facilities off-site
- Storm water management ponds
- Field expansion areas west of the new Women's Soccer facility
- Retention of existing trees and forested areas where possible

The majority of the park components, such as the removal of the Race Track and Sports Centre facilities, would be phased as long-term developments subject to available opportunities and funding. The Race Track facility is proposed for removal as it is currently underutilized, in need of repair, will once again be shortened this year to accommodate fencing improvements along 22nd Avenue. Although there is not a land base or funding available for the relocation of the facility, Administration would continue to work with the Race Track user groups as required.

Master Plan Completion

The master plan is moving into a public review stage, with the 2 park options ready for review and comment by staff and stakeholders in early May. A public open house is also scheduled for Thursday May 12th, between 6:00 and 9:00 p.m. at the Northwood Room in the Aquatic Centre. The input received from this consultation process will guide the development of a preferred option for the park. A phased development plan and draft master plan for the site would then be developed, followed by a finalized master plan for Council review and possible adoption, as appropriate, in the summer of 2005.

Conclusion

The expressed needs and demands for the Exhibition Park site has resulted in a required park master plan that would guide the current and future development within the park. The expansion or relocation of facilities, new transportation/pedestrian networks, and green spaces, must all be balanced in order to meet the needs of users groups within a more park-like setting, so critical in the development of Exhibition Park. A strong public consultation process must be followed to ensure that the stakeholders needs and concerns are addressed as appropriate. Lands required for park expansion will require an acquisition plan, while future developments will require resources

in the form of funding and/or partnerships. Long-term phasing of developments will ultimately be required to minimize impacts to existing site uses while working towards an enhanced park environment.

Respectfully submitted,

Laurie-Ann Kosec
Parks and Open Space Planner

Attached: Exhibit "A": Exhibition Park Site Area & Proposed Park Expansion

Exhibit "B": Exhibition Park – Option 1

Exhibit "C": Exhibition Park – Option 2

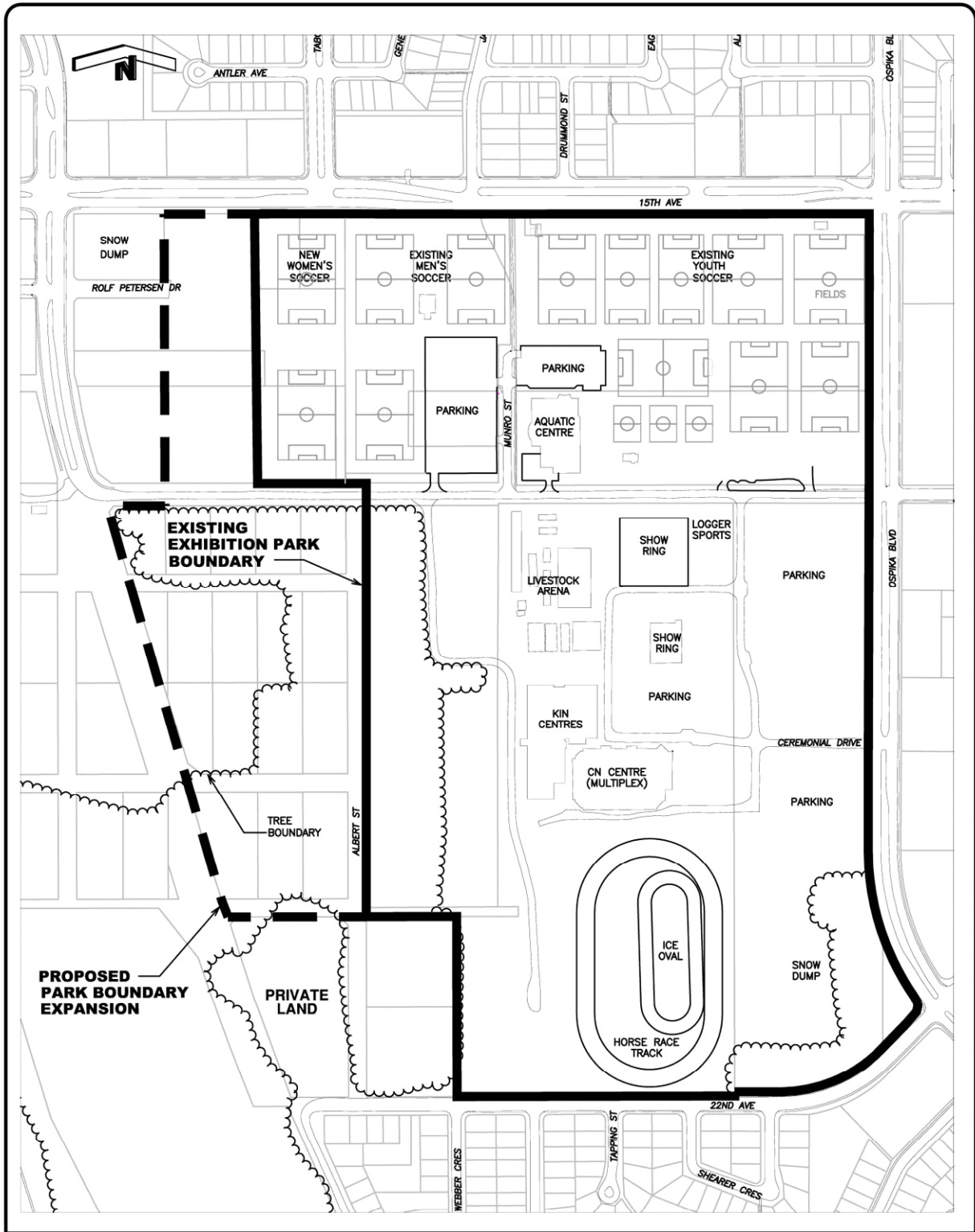


EXHIBIT "A"

Exhibition Park Site Area & Proposed Expansion

SCALE: NTS
 Date: 2005 04 21
 Drawn: MAB

APPENDIX E: STAFF MEETING NOTES

Meeting Notes – May 10, 2005

In Attendance:

City Staff – Laurie Kosec, Diane Rogers, Glenn Stanker, Grant Bain, Frank Blues, Brett Apolczer, Colleen Van Mook, Lisa Shaw-Maclaren, Brad Beckett, Phil Beaulieu, Lana Keim, Dan Milburn
Consultant - Catherine Berris

- Catherine Berris provided an overview of the process to date, issues, analysis, and park plan options. The following comments were provided by staff.
- In order to share the ice plant, the ice oval needs to be quite close to Kin. This will likely preclude the option of having a road between Kin and the ice oval. [Note after meeting: can the maximum distance be provided?]
- The perimeter trail may not be possible everywhere due to security, e.g. soccer. This can be a sidewalk outside of a fence where necessary, or there may be sections with no perimeter trail.
- There is a need to consider trail connections beyond the property, e.g. for mountain biking.
- A number of temporary uses take place in the park, e.g., car and RV sales, driver training. These could likely continue to occur in the smaller south parking lot off Ospika, but the City should be clear on whether these uses are permitted or not.
- A question was raised about commercial recreation uses, which are currently indicated as occurring adjacent to the park. A hotel with restaurant as part of the CN Centre/Kin Centre complex would add to the tourism potential and help with peak parking exit demands after major events.
- Ideally, the parking lot north of Kin should have space for 12 hockey teams, but that area is likely too small. Other new parking can also help with this demand.
- The ice oval will be available for running and rollerblading, and will have grass inside, with potential summer uses including special events.
- A pedestrian link will be required through the Kin Centres to the ice oval.
- Access to the Aquatic Centre used to be off 15th. Users adapted quickly to the change. Clear directional signs will be needed along with a new road network.
- Option A is better for soccer because of the additional parking south of the park/play area. About 1/3 of the large east parking lot is filled for soccer on Saturdays.
- The transportation system needs to be a hybrid system with continuity; this is a park, but it also has large facilities. There is a concern that the plans could require more traffic control, not less. Stop signs may not be warranted, except for safety reasons. A small sub-group should work out the details.
- A one-way traffic system will tell people that this is a park.

- A new road access should be provided to 22nd or the south part of Ospika; not both.
- The horse groups have concerns about a pond near the horses.
- The east pond option is along a major stormwater pipe. The west pond would only be able to receive water from the park and Cranberry Hill. Either pond would likely be dry most of the year.
- Implementation of this plan will require: rezoning, OCP amendment, subdivision for road closure and realignment, lot consolidation, paved parking lots (or an acceptable alternative), land purchase, moving existing road names, e.g., Rolf Peterson Road.

APPENDIX F: USER GROUP MEETING NOTES

Meeting Notes – May 10, 2005

In Attendance:

City Staff – Laurie Kosec, Diane Rogers

User groups – approximately 30 people, many representing horse interests

Consultant - Catherine Berris

- Catherine Berris provided an overview of the process to date, site opportunities and constraints, issues, analysis, and park plan options. The following comments were provided by those attending.
- The rodeo is an important use. We have major concerns about the loss of the horse track, and would like a covered grandstand. The Rodeo Association contributed materials and labour to the existing facilities. Agriculture is important to this community and general education about agriculture has been declining. People attending agriculture events should be able to camp on the site.
- Soccer contributed major dollars to the new soccer fields.
- PG Ex also made major contributions to facilities on site.
- Make sure the show ring is replaced before removing the existing one.
- Make sure gymnastics has a new location before removing the Sports Centre.
- The City makes great efforts to be fair to user groups. Relocated facilities are replaced by the City at least to the existing standards. If the user groups want more facilities or a higher standard, they often contribute to that.
- The agriculture groups would like a larger area if possible, e.g., the entire “L” portion of Option A, with the pond on the other side of the road. Agriculture facilities must be fenced.
- Option A is better at separating bikes and horses.
- The livestock arena will stay because it is a large, expensive building.
- Concerns were raised about the lack of detail shown in the agriculture area. It was noted that this plan is at a broad level. The first step in planning is deciding where uses are to be located. Planning for each use happens later.
- The greatest hurdle will be acquiring the land. Just the portion required for agriculture is valued at \$1 million.
- Consider moving the ring road closer to the ice oval to provide more space for agriculture.

- A watermain will be built down Foothills to Ferry next year. A 3 metre wide gravel service road will be constructed above the watermain. This will serve as a trail until the road is built.
- Could the grandstand for the ice oval be used for horse events in summer? [Note: the ice oval will not have a grandstand.]
- This plan solves the fact that 18th is extremely dangerous during soccer season.
- A drop-off for soccer could be located on the east portion of 18th.
- McArthur Park in Kamloops has excellent directional signs.
- The Horse groups and PG Ex need to work out a site plan for their facilities with City staff, including parking for trailers within their area.
- Fencing on the site requires detailed consideration to address permanent facilities and temporary events.
- The ice oval will accommodate inline speed skating in summer. This is a fast-growing sport. There will be a 2 storey building next to the oval with service uses below and viewing area above.
- The stormwater pond may not work on this site due to the gravel base.
- This is a very positive plan and the City should adopt it so that things can move forward towards implementation.
- Consider a design charrette for a later phase of the work, maybe for the agriculture area.

APPENDIX G: OPEN HOUSE AD

Exhibition Park Master Plan Public Open House



Public Open House

Where:

**Aquatic Centre
Northwood Room**

When:

**May 12th
Thursday
6:00 - 9:00 p.m.**

Exhibition Park encompasses the lands between 15th Avenue, Ospika, 22nd, and Foothills. Major facilities on the site include the:

- CN Centre (Multiplex)
- Aquatic Centre
- Kin Centres
- Ice Oval
- Horse Facilities
- Exhibition Areas
- Horse Race Track
- Soccer Fields

The City is preparing a NEW Master Plan for Exhibition Park, to help guide the park's development into the future. Come join us to find out more about the proposed green spaces, roadways, and other new developments that are planned for the park.

**Your input will help create a park
for both you and the community to
enjoy for future generations.**

For more information, please contact :

Laurie-Ann Kosec, Parks & Open Space Planner
Tel. 561-7619 Email: lkosec@city.pg.bc.ca



APPENDIX H: OPEN HOUSE SURVEY



EXHIBITION PARK MASTER PLAN

Questionnaire – May 12, 2005

1. For which of the following do you mainly use Exhibition Park (check as many as apply)?

- | | | |
|--|--|--|
| <input type="checkbox"/> <i>Cougars Games</i> | <input type="checkbox"/> <i>Kin Ice Arenas</i> | <input type="checkbox"/> <i>Aquatic Centre</i> |
| <input type="checkbox"/> <i>Equine Facilities</i> | <input type="checkbox"/> <i>Gymnastics</i> | <input type="checkbox"/> <i>Youth Soccer Fields</i> |
| <input type="checkbox"/> <i>Mens Soccer Fields</i> | <input type="checkbox"/> <i>Ice Oval</i> | <input type="checkbox"/> <i>Walking in Forested Trails</i> |
| <input type="checkbox"/> <i>PG Ex</i> | <input type="checkbox"/> <i>Forest Expo</i> | <input type="checkbox"/> |
- Other* _____

2. What do you feel are the major issues to be addressed at Exhibition Park?

3. Which option do you prefer, if either?

- Option A* *Option B* *Please explain.*

4. For the following specific items, please indicate which option you prefer, or provide comments.

Item			Other/Comment
West Entry	<input type="checkbox"/> Entry west of Kin Centres per Option A	<input type="checkbox"/> Entry farther north per Option B	
Internal Ring Road	<input type="checkbox"/> Rounded corners per Option A	<input type="checkbox"/> Squared corners per Option B	
Ice Oval	<input type="checkbox"/> West of Kin Centres per Option A	<input type="checkbox"/> Slightly north of Option A location	
Stormwater Pond	<input type="checkbox"/> Near west entry to site along Foothills Blvd.	<input type="checkbox"/> Corner of Ospika and 22nd Ave.	
Ceremonial Drive Entry	<input type="checkbox"/> One-way traffic in to site only	<input type="checkbox"/> Two-way traffic	
Mountain Bike Area	<input type="checkbox"/> Located at southwest corner of the site	<input type="checkbox"/> Located north of the private property	
Open Grass Area	<input type="checkbox"/> Space for informal play and exhibitions in south portion of site per Option A	<input type="checkbox"/> Space for informal play and exhibitions in south portion of site, larger area than Option A	
South-east Corner	<input type="checkbox"/> Informal park area with grass and trees per Option A	<input type="checkbox"/> Informal park area with pond, grass and trees per Option B	
North Park	<input type="checkbox"/> Small active park with play area central to the site per Option A	<input type="checkbox"/> Provide a larger active park with play area per Option B	
Agriculture Area	<input type="checkbox"/> Provide a large agricultural area per Option A	<input type="checkbox"/> Provide a smaller agricultural area per Option B	
Access to 22 nd Avenue	<input type="checkbox"/> Provide access road to 22nd Avenue	<input type="checkbox"/> Do not provide access road to 22nd Avenue	
Underpass at Foothills	<input type="checkbox"/> Provide underpass for pedestrians, bikes and equestrians	<input type="checkbox"/> Do not provide underpass at Foothills	
Equestrian Trails	<input type="checkbox"/> Equestrian trails shared with pedestrians	<input type="checkbox"/> Provide separate equestrian trails	
Bike Trails	<input type="checkbox"/> Bike trails share with pedestrians	<input type="checkbox"/> Provide separate bike trails	

5. Do you have any other comments relating to the Exhibition Park Master Plan?

6. Are you a member of a user group that uses a facility at Exhibition Park? If so, please indicate the user group name

7. Where do you live?

Lakewood *Pinewood* *Foothills*

Other _____

If you wish to be included in our mailing list for updates to the Exhibition Park Master Plan, including the preferred option for the park, please fill out the following:

Name _____ Address _____

Email (if preferred) _____

If you would like to submit the survey after the meeting, please either:

- Drop it off @ City Hall
- Mail to: **City of Prince George, 1100 Patricia Boulevard, Prince George, B.C. V2L 3V9**
- FAX to: **250 561-7721.**

Please submit by May 20, 2005.

Thank you very much for your participation and comments. Your input will help to create a park for you and our community to enjoy for many generations.



EXHIBITION PARK MASTER PLAN

EXHIBITION PARK SURVEY SUMMARY

May 2005 Survey



CITY OF
PRINCE GEORGE



1. For which of the following do you mainly use Exhibition Park (check as many as apply)?

Ex. Park Use	# Responses	% of 51 total Respondents
Aquatic Centre	26	51%
Cougars Games	21	41%
Equine Facilities	19	37%
PG Ex	19	37%
Walk in Forested Trails	19	37%
Ice Oval	15	29%
Youth Soccer Fields	13	25%
Kin Ice Arenas	8	16%
Gymnastics	6	12%
Forest Expo	6	12%
Cycling/Mt. Biking	5	10%
Men's Soccer	2	4%
Live Entertainment	1	2%

2. What do you feel are the major issues to be addressed at Exhibition Park?

Aesthetics/Green Spaces

- Make the area more visually appealing (9).
- Address winter wind & summer sun with appropriate tree types & placement, eg. Lakeland Sawmill Berm.
- Also make more park-like settings, i.e. ponds, trails & natural setting (10).
- Mt. Pine Beetle management (2).

Agricultural Area

- Expansion & Upgrades of new competition, riding arenas & stables for larger shows/events (12).
- Horses need an enclosed area for safety/health (6).
- Tearing down of existing agricultural buildings before building new ones (3).
- Improve traffic flow & parking for horse trailers up to 50' long (2).
- Continued support of the Equine Facilities.
- Add green space.
- Separate horse use from bike use.
- Camping facilities.
- Location of "outdoor" show ring – a safety issue.

Ice Oval

- Development of the oval project (2).
- No hockey permitted at the skating oval (2).
- Moving the ice oval to a permanent site of the west of the Kin Center.
- Permanent facility for ice oval/refrigeration to extend season.

Park Use

- Preserve and encourage a diversity of recreational opportunities (8).
- Interpret & enhance the agricultural history of the site
- Poor facilities & old buildings.
- Define exact areas for each group.
- All user groups are replaced.
- Litter Control.
- Do something productive with the southwest section.
- Secure all land required for expansion.
- Retain the gymnastics facility within Exhibition Park.
- The bike park would be awesome.

Snow Dump

- Remove the snow dump because of noise/pollution (2).
- Retain the snow dump due to high costs of off-site disposal.

Transportation

- Pedestrian/Cyclist safety & access throughout the park (10).
- Traffic flow/access (9).
- Parking when more than one event occurs (5).
- Traffic issues on 18th (2).
- Bypass on 18th Ave will slow down traffic, making it safer for soccer children (2).
- Do not extend Foothills Blvd to Ferry Avenue (2).
- Lack of clear entries/exits.
- Impacts to residential areas.

22nd Avenue

- Traffic impacts on neighbourhood with proposed access from the park (5).
- Noise issues (3).
- Sound barrier on 22nd Ave.
- Beautify the green section along 22nd Ave.

3. Which option do you prefer, if either?

Options	# Responses	% of total Responses (48)
Option A	37	80%
Option B	9	20%

OPTION A

- Support for the overall plan in Option A (15)
- Preference for rounded corners in the internal ring road (14)
- Large Agricultural Expansion Area (7)
- Pond location (4)
- More open/green space than Option B (3)
- Separate areas for Mt. Biking & Equine uses (3)
- Mt. Bike Area
- More parking areas

OPTION B

- Pond location (4)
- Squared internal roads (2)
- Mt. Bike Area w/ trails together in one area
- More attractive option

BOTH OPTIONS

- Either has good or bad points (5)
- Neither option is preferred

4. For the following specific items, please indicate which option you prefer, or provide comments.

Item	OPTION A			OPTION B		
	Option Item	#	%	Option Item	#	%
West Entry	Entry west of Kin Centres	30	81%	Entry farther north	7	19%
Internal Ring Road	Rounded corners	40	89%	Squared corners	5	11%
Ice Oval	West of Kin Centres	39	100%	Slightly north of Option A	0	0%
Storm Water Pond	Near west entry to site along Foothills Blvd.	27	63%	Corner of Ospika and 22nd Ave	16	37%
Ceremonial Drive Entry	One-way traffic in to site only	22	65%	Two-way traffic	12	35%
Mountain Bike Area	Located at southwest corner of the site	30	77%	Located north of the private property	9	23%
Open Grass Area	Space for informal play and exhibitions in south portion of site	28	70%	Space for informal play and exhibitions in south portion of site, larger area than Option A	12	30%
South-east Corner	Informal park area with grass and trees	24	62%	Informal park area with pond, grass and trees	15	38%
North Park	Small active park with play area central to the site	26	67%	Provide a larger active park with play area	13	33%
Agriculture Area	Provide a large agricultural area	36	82%	Provide a smaller agricultural area	8	18%
Access to 22nd Avenue	Provide access road to 22nd Avenue	23	61%	Do not provide access road to 22nd Avenue	15	39%
Underpass at Foothills	Provide underpass for pedestrians, bikes and equestrians	37	84%	Do not provide underpass at Foothills	7	16%
Equestrian Trails	Equestrian trails shared with pedestrians	13	13%	Provide separate equestrian trails	34	72%
Bike Trails	Bike trails shared with pedestrians	16	16%	Provide separate bike trails	29	64%

Comments on the specific items:

West Entry

- Visual focal point on entering; doesn't break up agricultural area.
- Plan B gives too much straight away for motorbike racing, where it already takes place on Ceremonial Drive.
- Option B leaves the 18th Ave entrance too close to the entrance off Foothills Ext.
- Neither is desired.
- Prefer larger area for trails for horses. Need to cross roads to get to other trail networks.
- Option A is a more direct route.
- This should be determined by traffic experts. Safety, Safety, Safety.
- Don't break up the green space.

Internal Ring Road

- Better traffic flow: intersections = collisions + annoying stop & go traffic.
- With rounded corners, people might see it as a race track for motorcycles or pocket rockets.
- One-way traffic for ring road only possible?
- Slower traffic is more attractive.
- Better flow with circular.
- Option A is easiest to drive.
- No internal access roads for thru traffic to circle the Equine Area.

Ice Oval

- More green buffer to the north.
- Adjacent to Kin Centres for facility use/training, equipment, etc.
- Almost identical, but A offers more surrounding trees.
- Not much difference.
- Option A is further from traffic.
- There's very little difference.

Storm Water Pond

- Visual anchor for that part of part; improve view on Ospika.
- Plan B possible liability with too many children in the area.
- Site assessment may direct the location choice.
- Either location (4)
- Hide it out of the way. A park area on Ospika would be a lot nicer.
- No need for pond in agricultural area - in fact, it is a hazard because it will attract the general public to horse riding areas.
- Move pond for safety reasons to 22nd corner.
- None desired, seems like a major hazard for children.
- Locate back in woods.
- Option A is away from traffic & garbage.

Ceremonial Drive Entry

- Is this necessary?
- Safer; more efficient, also draws people through park.
- 1 or 2 way depends on the rest of the traffic plan.
- 1 way preferred - safety.
- Easier access both ways.

Mt. Bike Area

- The further from agriculture area, the better.
- Option A provides more forested areas to buffer winds for the oval.
- Both are good.
- Not safe near horses.
- Please separate from equestrian use.
- Doesn't matter where, both are nice.

Open Grass Area

- Is this necessary? There are lots of parks for playing in the city.
- Would receive relatively less use, so smaller is better. Also, this is a fairly windy area, so breaking up open areas would improve that aspect.
- Keep more treed/garden areas.
- Restrict exhibitions or restrict the use of loud speakers.
- Concerned about noise from exhibitions.
- Smaller area is better.
- Are you having a buffer for loud speakers - very close to houses.
- Are you considering the neighbours in the subdivision.

South-east Corner

- Is this necessary? What is with turning this area into playground?
- Better view from Ospika/22nd. Also, pond & forest = mosquitoes!!
- Water risk with play area. Don't want to have to fence the pond.
- Pond will get higher utility & exposure at the Option B site.
- Incorporate as one space.
- Leave out the pond.

North Park

- Is this necessary?
- Larger area not necessary because there are so many spaces for play & gathering. Supervision better in small area.
- Increased parking.
- Provides additional needed parking.
- With exhibitions.
- Neither. Use this area for agriculture, PGEX, presentation area & enlarge the parking lot.
- Forget the park & have an overpass.

- Why not leave parking & have an overpass to fields.

Agriculture Area

- Indeed! Absolutely! This is a wonderful venue the city offers. It is attractive to such a facility in the city!
- This is recreationally a huge element of the current site. Users come from far & wide, bringing visitors to PG!
- Large area needed to support competition.
- Smaller area means inability to host horse shows. There is a minimum area at present. Parking is difficult- Barely enough stalls & not enough arena space. At present, the 'warm-up' ring north of the indoor arena is much too inadequate.
- The horse clubs could host larger events & have better spectator stands with a larger area.
- Must work with PG Ex & other events.
- Option A includes pond here.

Access to 22nd Avenue

- Would be nice for people in that area to access from that side of the park. Or pedestrian - activated crossing lights. In the city of London, England they have lights activated by buttons!
- Access to 22nd without a connector to Foothills is redundant.
- Not sure of the access, would like to see the traffic study.
- No, it is residential and we can barely get out onto Ospika with existing traffic.
- Do not provide access - this would still empty immediately onto Ospika or worse yet, send traffic through the residential areas.
- Conflicts with neighbourhood - parking.
- Providing this access assists traffic flow.
- Not gaining much re: access & dumps traffic into the neighbourhood.
- Absolutely not. Not necessary (2).
- That is already a bad corner at 22nd & Ospika

Underpass

- Keep horses and bikes apart, they do not mix.
- Overpass option? Like Riverside Park in Kamloops.
- Needs to be safe and appealing.
- Not sure - safety for crossing is important but not convinced it should be an underpass.
- Do not want Foothills to continue.
- Provide if need demonstrated.
- As long as it is safe.
- Highly necessary- needs to be big/tall/wide to ensure it is not scary to horses.
- Must be at least 10ft height.
- Could be good with future trail.
- Or overpass.

Equestrian Trails

- Keep horses and bikes apart, they do not mix.
- Separate equestrian trails is safer.
- Dogs & people do not mix too well with horses.

- Equestrians do well with pedestrians unless in high volume, then it's not safe for the pedestrians.
- Parallel trails with bike/ped, but not on the same path.
- Separate trails needed b/c of horse droppings.
- Designate shared trails with pedestrian as walk/trot only.
- May be safer for pedestrians to be separated.
- Actually either combination would work, just keep bikes separate from horses - that's most important. If there's room, separate equestrian trails would be great!
- Separated obviously for safety reasons.
- Share with bikes.
- Horses & people are a good mix.

Bike Trails

- Separate horses & bikes for safety reasons (4)
- Could be twinned.
- Either shared or separate is good.
- Divide with line or parallel but different material if shared.
- No reason to separate as riders would be mellow-type (2).
- Divided trails - pedestrian on one side, cyclists on the other side.
- If shared, put a limit on speed at which bikes can travel.

5. Do you have any other comments relating to the Exhibition Park Master Plan?

- Looks Good! Let's keep working together.
- If you take down the pens and barns so you can put up new ones you should have temporary pens for the horses. You should also have the input before you start construction, from agricultural people.
- It seems that maybe we are forgetting that P.G. is in the middle of a lot of country... that is home to many country people. The facility for horses/cows is a wonderfully attractive option/venue. It says something about how inclusive the city is about varied interests/abilities. To dismiss the agricultural aspect seems to be forgetting what it is that surrounds Prince George. I have been thrilled that this equine facility is right here, it has meant our daughter can enjoy country things & live in the city - Extraordinary!
- I really haven't heard anything that would indicated to me that the city is aware of how many visitors to the city are brought here by the agricultural facility. I get the feeling that it's looked at as a liability or, at best, a nuisance. But the economic benefits are considerable. May warrant further study to quantify if necessary. At the agricultural facility, there needs to be provision for horse trailer parking, including humans staying one or more nights. People who bring horses to town for horse shows and other equestrian events very much prefer to stay onsite because they must care for & supervise their animals, in addition to the primary activity. This goes hand in hand with the economic considerations noted above.
- I would like to see plans for the agricultural area put together by a group of people representing the users of the area, I.e. Rodeo Club, Pony Club, PG Horse Assoc., PG Ex., etc. It is also very important to build new facilities before old ones are removed.
- We must make sure to keep as many uses as possible in this area. It is the heart of our city and will only continue to grow. As we strive to keep fit this place will be it.
- Sooner the better. The PG economy would benefit
- This is a special plan, only there is no consideration given to athletes. The elimination of the building PG Gymnastics uses displaces 650 athletes in the building 36 weeks of the year, 1-1/2 hours per week, another 80 competitive athletes 6 hours per week, 40 weeks per year.
- Need to include a gymnastics building in the Options. We could work out some way to fund it with help from the city.

- I do think that a horse track & rodeo grounds should still be in the area. It may be under used at this time, but other events will come if the facility is there.
- I do not like the idea of expanding Foothills Boulevard because mixing fast moving cars with kids and horses is too great a danger.
- I'm in favour, especially the oval's new locations. The sooner the better - let's get going on the excavation this summer.
- Looks great (both options). Lots of thought put in.
- Sidewalks need to be wide and of good material for all access. Shade trees in parking lots. Manage forest & provide for replacement. Address security - use of woods as shelter is not good.
- Moving this forward is a good thing for our city. Thank you for working with us.
- There is a lot of road access that will increase traffic in areas that there will be a lot of people/animals. I feel there needs to be extra caution to protect all from the increased traffic danger. Also, the road dust is really bad from the gravel road. It would be nice to have the roads paved.
- Fences in the barns for equestrian.
- Traffic needs to be slowed down on 18th. Does not need to be a freeway shortcut to Foothills or University Way. Lots of children in the area for soccer. Also, the ice oval is for speed skating or skating only. Hockey should be separate and there are enough outdoor rinks to accommodate these hockey users.
- Great to see this area slated for development. This is potentially a wonderful resource, let's do it up well. I'd like to see a berm around the Ice Oval to reduce wind.
- I am a certified mountain bike instructor and I would like to see some very bigger level obstacles in the Mt Bike Park, fit for lessons for all skill levels.
- Mt. Bike Trials Park to include technical features in addition to berms & jumps. Concrete/logs, to encourage people to use the area rather than urban locations. Small covered area for year-round use.
- I would like to see a Mt. Bike Trials area with obstacles & covered area.
- This is great progress. Safety around the soccer fields has to be a priority in the development of the phased plan. The overall plan is aesthetically very inspiring, and the functionality will follow.
- Good work. While the Options A & B aren't radically different, there are some good thought provoking options. I like your feedback process and willingness to discuss.
- Glad to hear that the snow dump will be moved! Tailgate slamming is louder further away than at the actual site.
- The biggest thing is to not continue Foothills Blvd. Ospika is 2 lanes each direction and only 30 seconds away from Foothills. It would be nice to have the snow dump moved by winter.
- I appreciate the planning effort. Please start with cleaning up 22nd Ave and getting rid of the race track & snow dump. Doing the fence is an absolute must.
- Be considerate of residential areas - the 22nd Ave access and/or noise programs off 22nd are not considerate. Please put the snow dump relocation on fast track.
- If executed, this would be a great thing for the city.
- Need improved communication tool to convey transportation benefits of selected option.
- Each user group to draw up a realistic wish list for the area designated to their use.
- I am pleased that you are asking user groups for their input. Please continue to invite user groups to give input so we end up with a productive and useful facility park.
- My concerns would be additional parking for horse trailers, camping for out of town guests, showers (pay?), & clean washrooms, Livestock showers (heated - pay?), covered grandstands, rodeo grounds, race track moved to 'Agricultural Expansion Area". Must have more & new stabling additional outdoor arenas (Smithers) close to 18th Ave a great idea. Something to consider - bikes, balloons & kites don't mix. Huge safety issue. Let's make the grounds improved, but think of the required facilities before the trees & grass.
- I strongly agree with getting moving on this and iron out the smaller details. Thank you for taking the time to present.

- Very impressed with this plan and I look forward to seeing it come to life. The PG Bike Club will gladly work with the City to help develop the Bike Trail Area.
- Too bad there is no plan for a municipal campsite as many out of town people use these facilities. On the whole, it is an excellent plan with just that one oversight.
- Plans for the agricultural area should include an outdoor racetrack with internal outdoor riding ring. The racetrack would serve multiple uses for multiple user groups at the Agriplex & allow for hosting of higher caliber equestrian/agricultural events (similar to the KOA grounds in Kamloops). Please keep our indoor arena - it is an excellent building although it could do with a facelift.
- I am concerned about the riding arena area that has been converted to park/play. The road definitely should be closed to through traffic regardless, but an outdoor riding arena is very important. I am not so sure that area as park would be used as well as the park area at the 22nd corner of the park.
- Prince George has grown into a more urban centre, however, it should not lose the rural atmosphere. The agricultural park is a wonderful place for people to see, at least, horses. I have seen families on Sunday afternoons taking children in hand to see the horses & watch events. The park area at the north could also become a presentation area for awards for horse shows. Trees and flowers are much nicer to look at than the side of a barn.
- I have a real concern with the 22nd St. access. This will create a lot more traffic through the subdivision. This is a family/school area. 22nd & Ospika is a very busy corner, so far no fatalities, but it is one waiting to happen. Also, the exhibition area so close to 22nd with noise, speakers, etc.
- Do not have a 22nd Ave exit and think of some sort of buffer for the noise from the exhibitions.
- Internal ring roads should not circle the Agriculture area, kin centre Ice Oval & trail areas. 18th should run off Ospika to future Foothills Blvd. 22nd the same, service type roads to come off 18th & 22nd to access recreation facilities for all users & parking. The fewer roads the safer the park will be. Park means foot traffic, children, add horses, more children & youth, bikes & vehicles, the potential for accidents increases. Thru traffic should pass straight thru and not circle any facilities. Traffic routing is for the experts. The above is only a suggestion.
- The project is well overdue. We are a big city and need to clean up our act when it comes to general overall appearance to (out of town public) visiting our city.
- Since CN Centre was built, the street I live on (Olds) has become an exit speedway after events at this venue. Everyone races out along our residential streets, it is unsafe to walk at night, not to mention the noise. The litter left behind is unsightly & unsanitary. People don't utilize the parking lots, choosing instead to clog up 22nd & our streets. Do not provide more access to 22nd Ave.
- What have the chuck wagon/chariot race clubs said about losing the racetrack? With Option A, if you omit the pond and make the proposed ring road smaller in circumference (move the west end east toward the ice oval) there might be room for the racetrack. You could put training & show rings in the middle, and/or a hunt/jumping course. Although the PGX buildings/barns are old, they are quite functional in their current location. People can walk easily between these buildings and the Kin Centre when the Exhibition is on. Also, during the winter the roping club keeps cows there and its close/easy to move the cows into the indoor riding arena. Unless of course, the City will help fund a second indoor riding arena near the new PGX facilities (& keep the existing indoor riding arena too)! Good to see the City taking steps to improve Exhibition Park. We need to dream big and create an Equestrian Sports Centre that can host major events & attract competitors & spectators to PG, and with them their dollars spent here just like other sports. Also, for all major events, i.e. concerts, hockey games, Forest Expo, etc., the City should have transit buses to Exhibition Park from other major points like shopping centres, to alleviate the need for more parking in the future, air pollution, greenhouse gases & traffic.
- As an original president of the PG Horse Society & member of your planning committee in the 1990's, I see many of the great ideas considered then to be important in this present plan. I like it but reiterate that space cannot be reduced for Equine use, or Horse Shows will not be viable.

6. Do you represent a user group that uses a facility at Exhibition Park? If so, please indicate the user group name.

User Groups	# Responses	% of total Responses (33)
Bridle wood Pony Club	7	21%
P.G. Horse Society	6	18%
P.G. Youth Soccer	6	18%
Outdoor Ice Oval Society	5	15%
P.G. Gymnastics	4	12%
Central Int. Arabian Horse	3	9%
P.G. Boarders Assoc.	3	9%
Blizzard Speed Skating Club	2	6%
P.G. Exhibition Society	2	6%
Various Equine Organizations	6	18%
Other	7	21%

7. Where do you live?

Location	# Responses	% of total Responses (41)
Lakewood	2	5%
Pinewood	10	24%
Foothills	5	12%
Other	24	59%

APPENDIX I: AGRICULTURE GROUP MEETING NOTES

Meeting Notes – June 7, 2005, PG Ex Boardroom, 6:00 p.m.

In Attendance:

City Staff:	Laurie Kosec (Parks & Open Space Planner)	
	Diane Rogers (Mgr. Multiplex, Comm. Arenas & Aquatics)	
	Brad Beckett (Supervisor Comm. Arenas)	
User Groups:	Cindy Thiele (Cadora)	Joan Chess (PG Horse)
	Lisa Dahlstrom (SR Pony Club)	Max Schultz (Rodeo)
	Margith Dahlstrom (PG Horse)	Nancy Loreth (PG Ex)
	Verne Kaiser (NC Cow Horse)	Kelly Morris (PG Ex)
	Steven Dubas (Horse Council BC)	
Not in Attendance:	Coral Leigh Mann (Pony Club)	Darren Beattie (PG Horse)
	Kristine Taylor (Top Dog Agility)	Rob Kershaw (PG Reiners)
	Nancy Thompson (Bridlewood Pony Club)	

Laurie provided an overview of the Exhibition Park Survey Summary, which included the following:

- 51 total survey respondents, with roughly a 50/50 split of neighbourhood residents vs. Ex. Park user groups.
- Option A is preferred 80%, due to general layout, rounded internal ring road & larger agricultural expansion area.
- Major issues to be addressed include making it more aesthetic/park-like, expanding/upgrading the agricultural areas, safety/health of horses, provide diversity of recreational uses, safe pedestrian/cyclist access, traffic flow/access.
- Separated trails desired (72% for equestrian & 64% for cycling)
-

Laurie advised that the majority of items for option A would become the 'Preferred Option' for Exhibition Park. A pond would need to be located in the location shown on Option A. It would accommodate a large storm event (1 in 50 years), and would therefore be a dry pond facility. Discussions then took place and were focussed on the various issues of existing facilities and the limitations currently affecting the ability of groups to host larger events like the BC Summer Games. Facilities from other communities were suggested as premiere facilities, as follows:

- Chilliwack Heritage Park – best multi-purpose facility
- Calgary Spruce Meadows – overall layout & interior green spaces
- Grand Prairie – good show ring
- Kamloops KXA - good race track/perimeter riding area

- Vancouver Southlands – good show ring
-

From this a list of desired facilities was developed for the existing and/or expanded agricultural area, which would include the following items:

FACILITY	NOTES
New Outdoor Riding Arena	<ul style="list-style-type: none"> - min. 250' x 250' size - to replace existing Show Ring - stands required for spectators - set up for dressage as well
Multi-Purpose Building	<ul style="list-style-type: none"> - larger than the Agriplex - possible concrete or dirt footing - moveable wall desired
More Indoor Winter Riding Space	<ul style="list-style-type: none"> - may be accommodated with new Multi-Purpose Building
Warm-Up Area	<ul style="list-style-type: none"> - requirements to be determined
Show Stabling for special events	<ul style="list-style-type: none"> - >200 stalls needed for BC Summer Games - may be a combination of temporary and/or permanent stalls - designated area required
Perimeter Riding Trail/Ring	<ul style="list-style-type: none"> - perimeter riding trail - may or may not be a large enough area to accommodate a 5/8 mile chariot race track - race track would require no activity/facilities located in the interior area during events
Seating	<ul style="list-style-type: none"> - covered area is preferred - required around the riding arena
Wash Rack/Washrooms	<ul style="list-style-type: none"> - wash area required for animals (no trailers) - washroom w/ showers (for people) accessible on-site
Storage	<ul style="list-style-type: none"> - required for temporary stalls, etc.
Parking for Truck Trailer Combinations	<ul style="list-style-type: none"> - parking must accommodate up to 50' length of truck/trailer - require >20 stalls for everyday or small event parking, >60 stalls required for large events - retain parking on east side of Agriplex

Loading/Unloading Zone	<ul style="list-style-type: none"> - preferably a drive thru one-way format with entry/exit at opposite ends - area south of livestock arena suggested (requires elimination & relocation of 4 barns)
Fencing	<ul style="list-style-type: none"> - around the perimeter of the existing & proposed expansion area - chain-link suggested (wood is too high maintenance)
Beautification	<ul style="list-style-type: none"> - grass, trees & planted areas within & around the existing/proposed agri. Area

Meeting Conclusion:

- Laurie will conduct research on other communities and provide the information to the group via email.
- Laurie to provide the Exhibition Park Survey Summary results to the group via email.
- Group participants are to draw out proposed layouts of the desired facilities (listed in the previous table) - Laurie will provide maps to the group by email, illustrating the existing/proposed agricultural area.
- A follow-up meeting will be required in approx. 2 weeks. Laurie to advise of meeting date, time & location, via email.
- At the meeting, Laurie will provide a large map of the area with large shapes of the facilities on paper (to scale where possible), to be movable for the group discussion to create a preferred layout for the agricultural area.

Meeting convened at 8:00 p.m.

**Exhibition Park Master Plan
Agricultural Groups Meeting
June 21, 2005 PGX Board Room**

Comments:

General

- paved drop off area for livestock close to indoor arena is desirable
- offloading area is required with temporary paddocks so animals can be dropped off briefly and owner can go park their vehicle and trailer.
- Require an outdoor warm-up ring near the main livestock arena perhaps to the north of the existing one. You could then clear out the old green barns for more vehicle access and parking
- Need up to 200 temporary stall to host BC Games events.
- No room for pond on equine area
- Not sure if there really is a huge need for an actual racetrack on this site

Vern Kaiser

- presented a draft plan that would be suitable for horse boarders and the PGX needs.
- Leave the millennium barns and put in a multifunctional barn between the existing livestock arena and the millennium barns. Need approx 100' a 300' min.
- 8 bay wash rack to be located off southwest corner of livestock arena (by existing shavings bin)
- 120 stalls between livestock arena and millennium barns. (3 new small barns)
- to the west of the existing paddocks place boarders hay stalls. These need to be close to the paddock area.
- Replace PGX barn – enclose new structure and provide indoor heating.
- Paddocks should run east to west rather than the current north and south to assist with snow removal.
- Require a 150 x 350 ft. outdoor riding area with covered grandstand like Massey Place.
- No room for a pond on equine area.
- Plan could fit a 5/8-race track or an outdoor riding trail by foothills blvd side of grounds. Further outdoor riding and events could occur in the infield of this track.

Max

- need a fence for cattle so they can be herded to the livestock arena

Steven

- submitted an uncompleted draft to meet Horse needs.
- Plan would call for the replacement of barns in “tin can alley” with a new arena and barn to the north of the livestock arena.
- New haystalls would be located to the west of the livestock arena
- Extra covered stalls would be located to the west of the existing paddock area
- A new warm up ring would be just south of the new covered stalls
- An outdoor dressage area would be just west of the new stalls and warm up ring.
- This dressage area would include a covered grandstand to the scale of Massey Place stadium.
- Parking could be to the south of the dressage and warm up ring areas.

Final Comments

- could move existing paddocks west and move outdoor ring to where the existing paddocks are located as the City currently owns this land already.
- Vern’s plan seemed to get more positive response from the majority as it dealt with more of the groups interests including PGX and cattle side of things.

APPENDIX J: ICE OVAL



prince george
speed skating oval

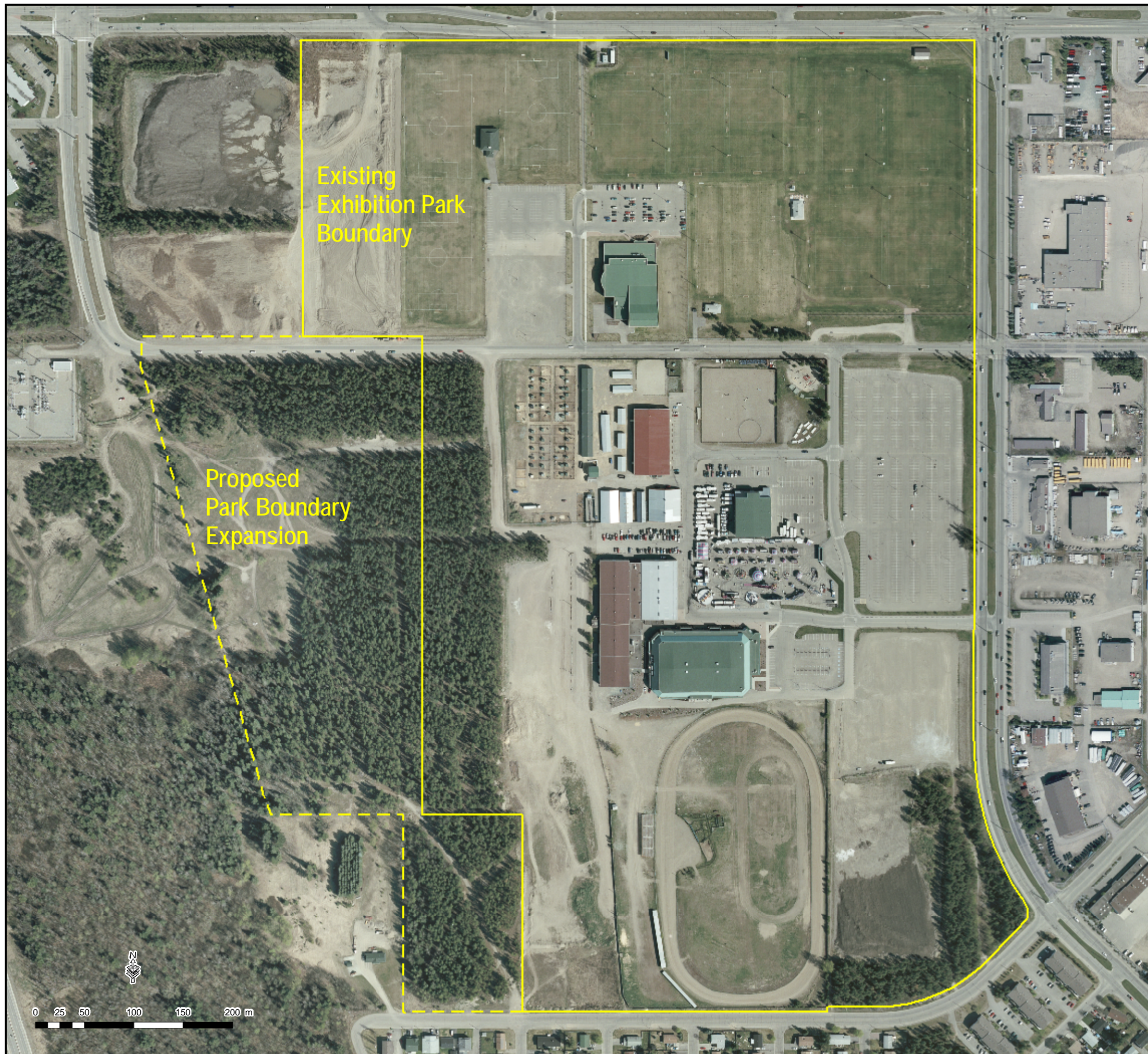
location plan

scale 1:2000

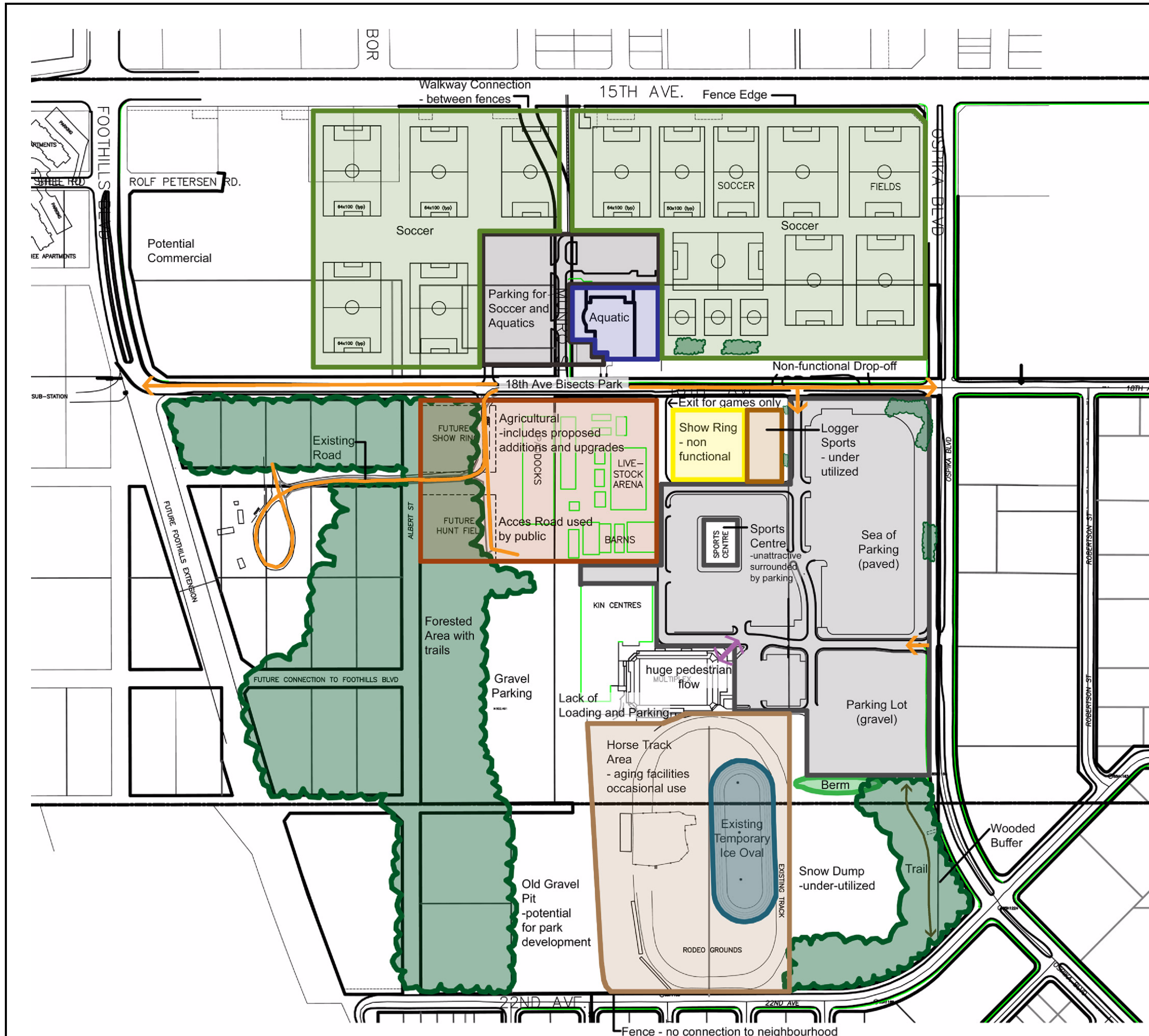
october 12, 2005

1 of 1
drawing

Map 1: Site Air Photo




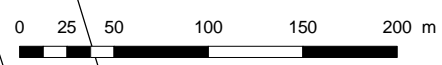
Map 2: Opportunities & Constraints

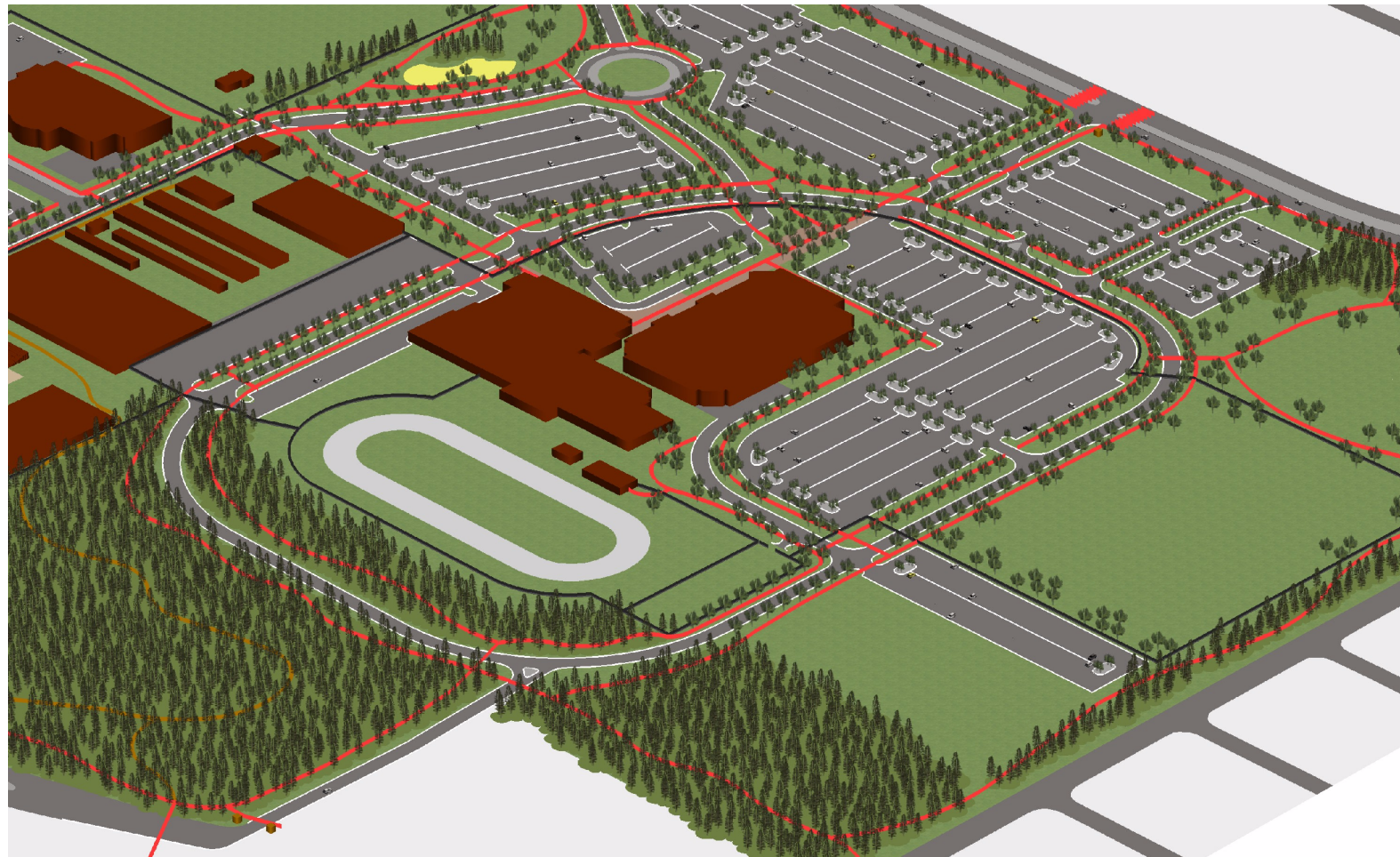


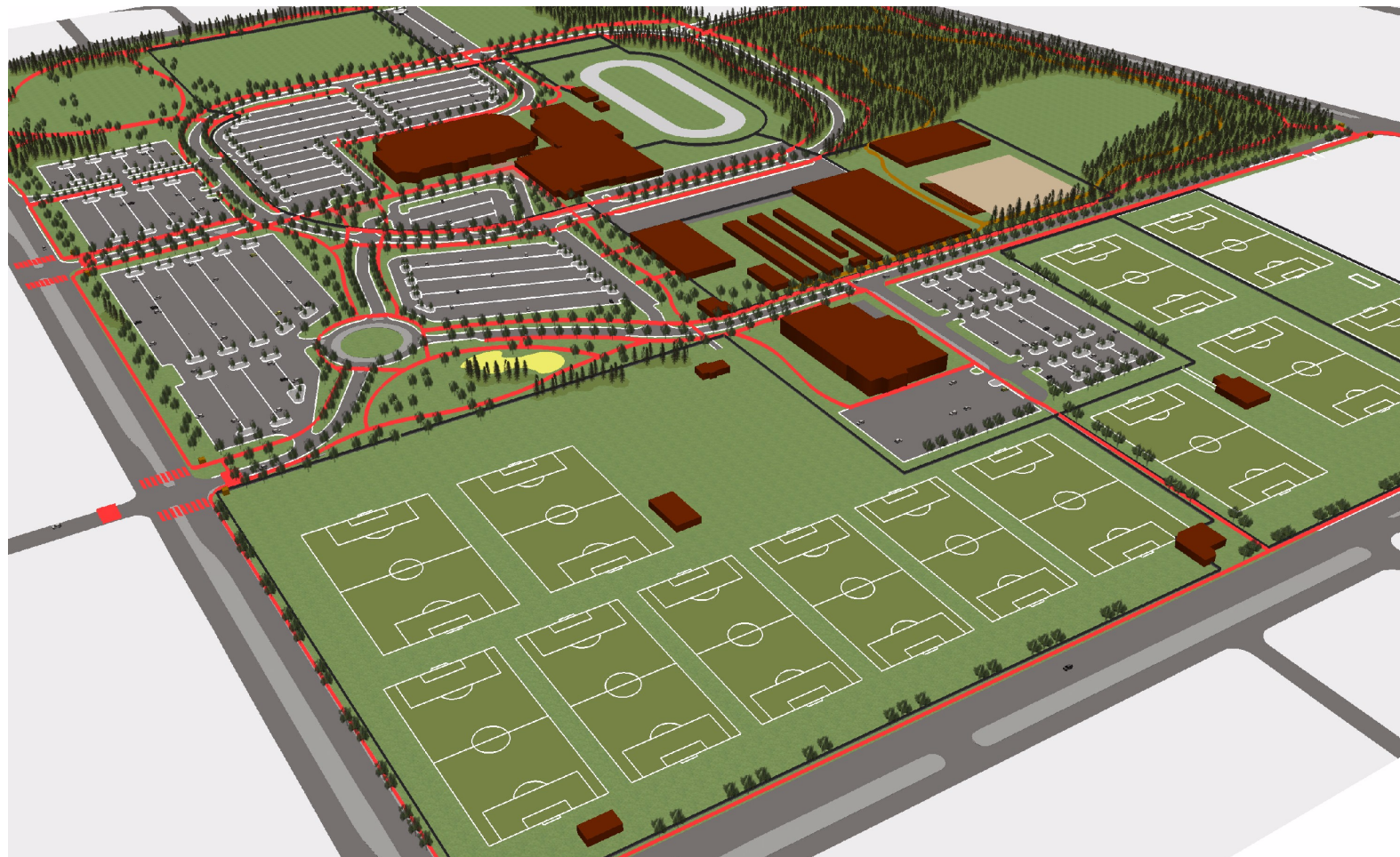
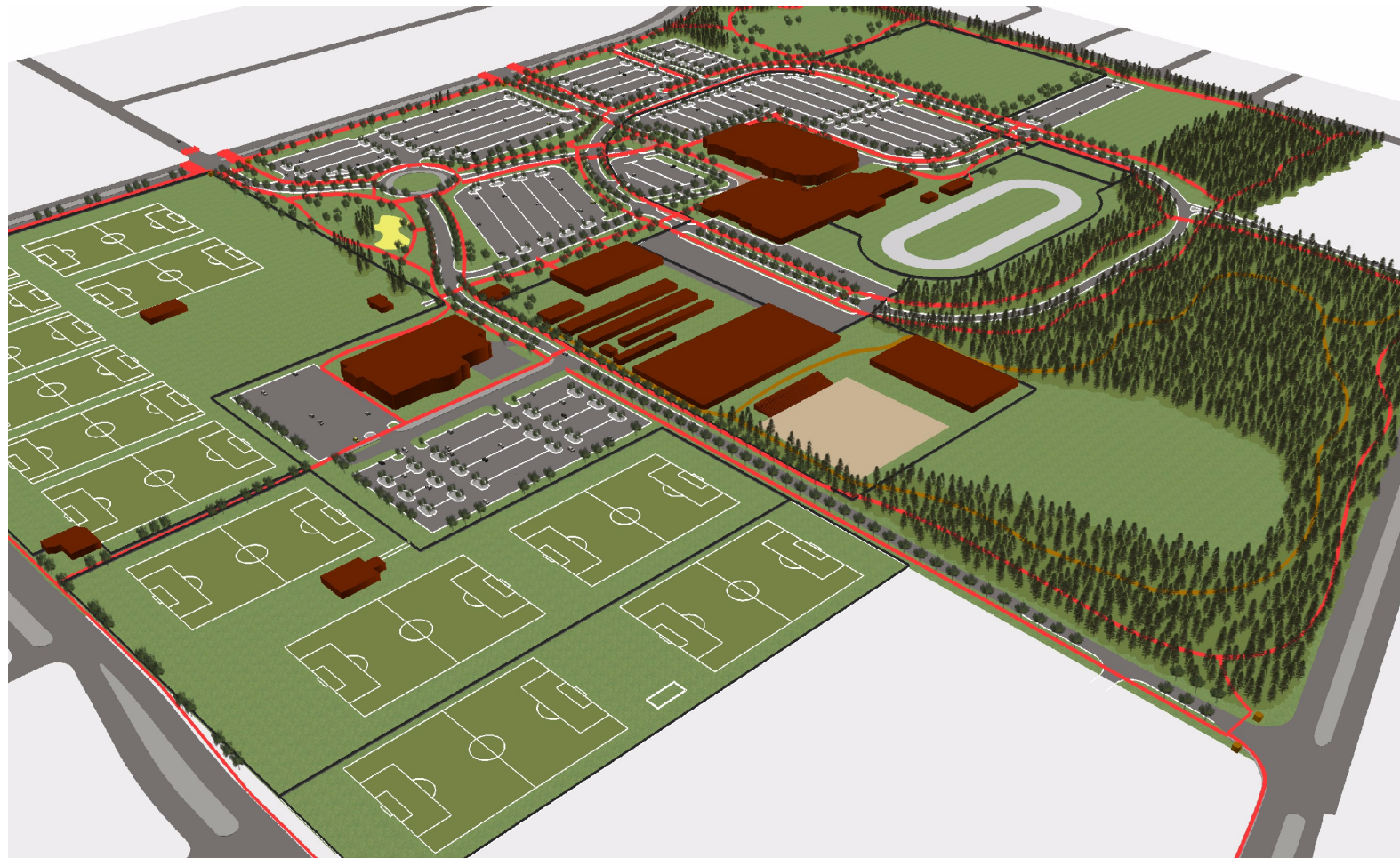
Map 3: Master Plan

Legend

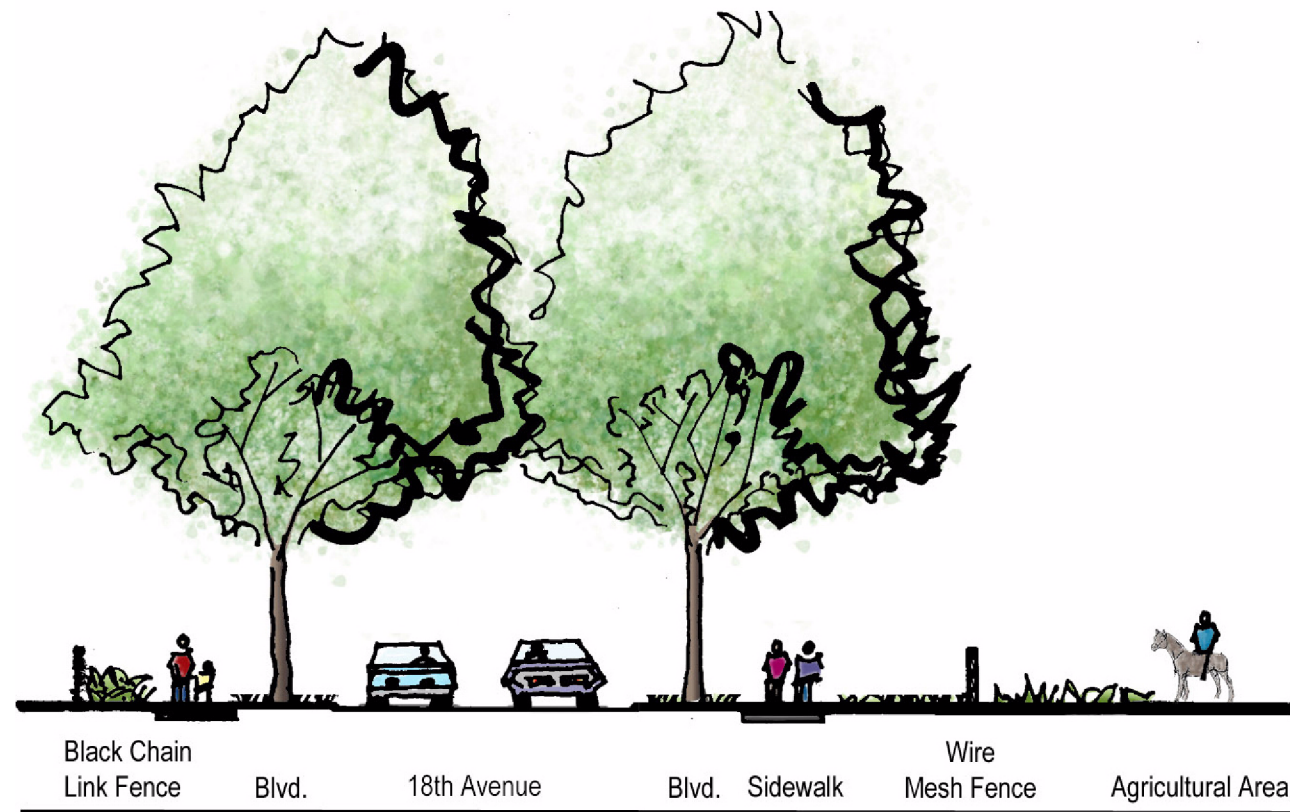
-  Proposed Street Tree
-  Proposed Parking Lot Tree
-  Existing Fences
-  Proposed Fences
-  Proposed Equestrian Trail
-  Proposed Multi-use Sidewalk / Path
-  Proposed Transit Routing
-  Proposed Berm
-  Forest





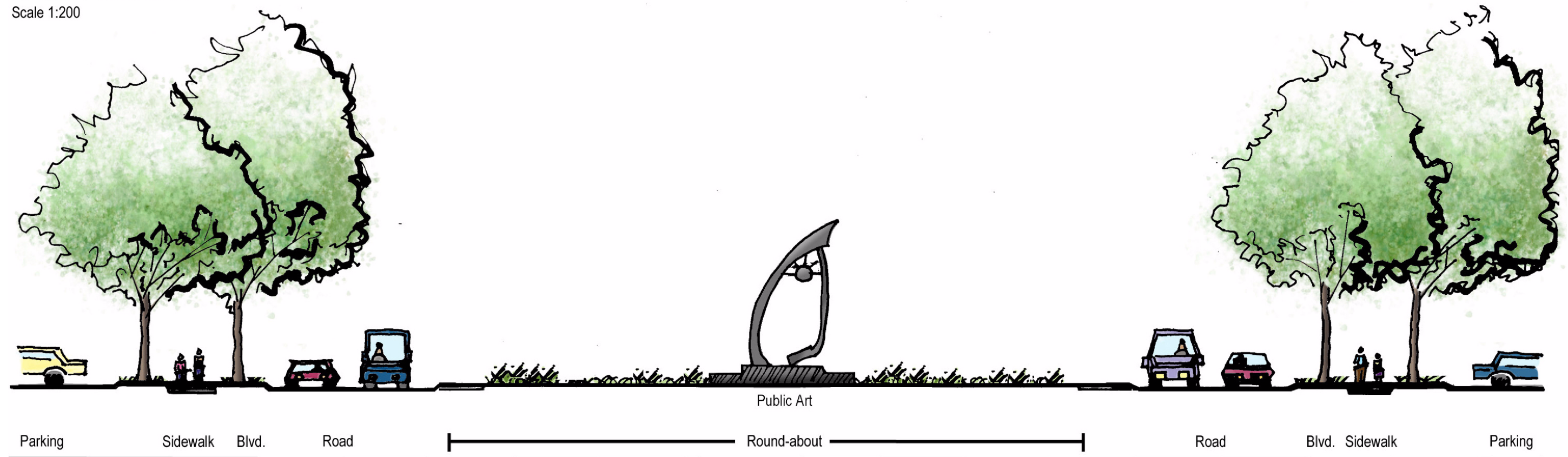


Sheet 6: Cross-Sections A & C



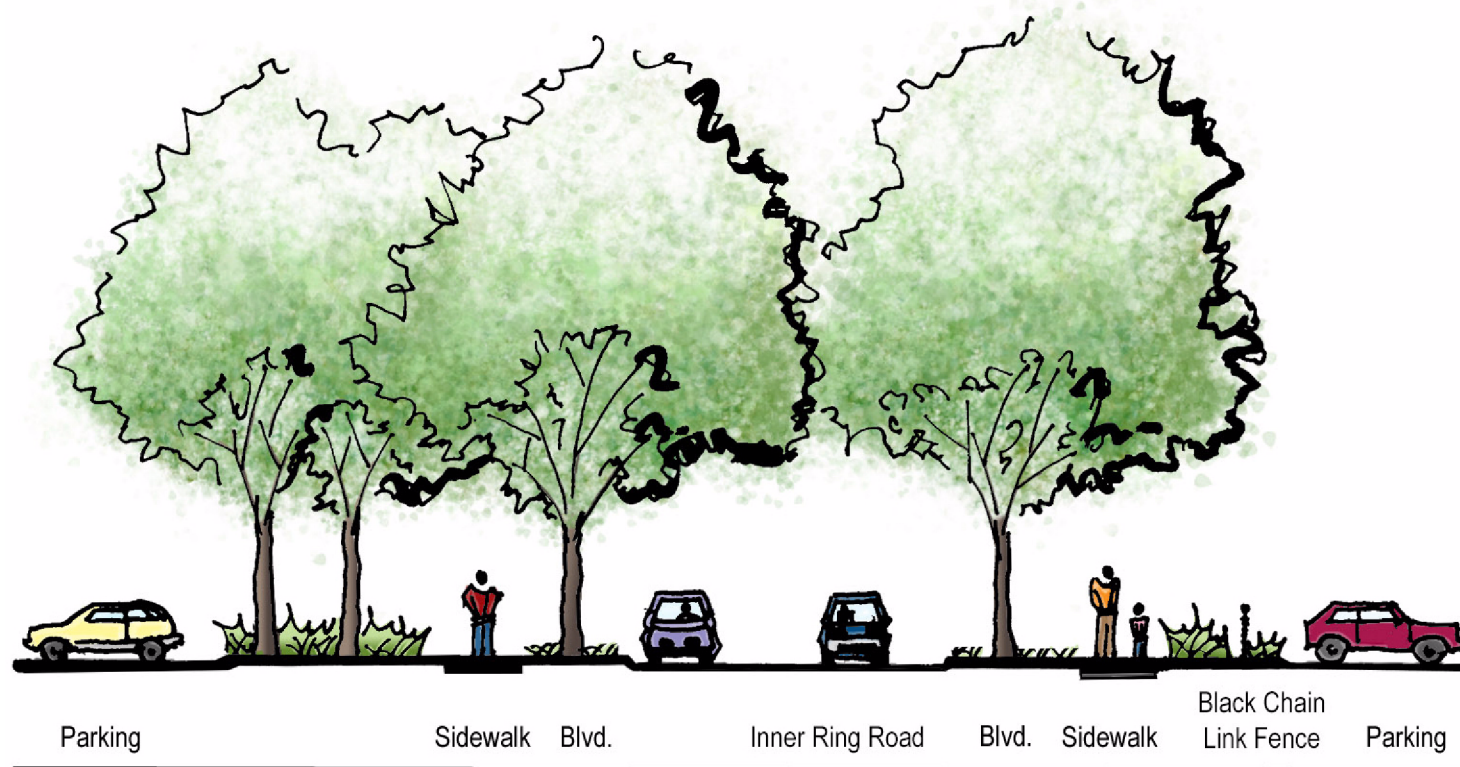
Section A: 18th Avenue

Scale 1:200

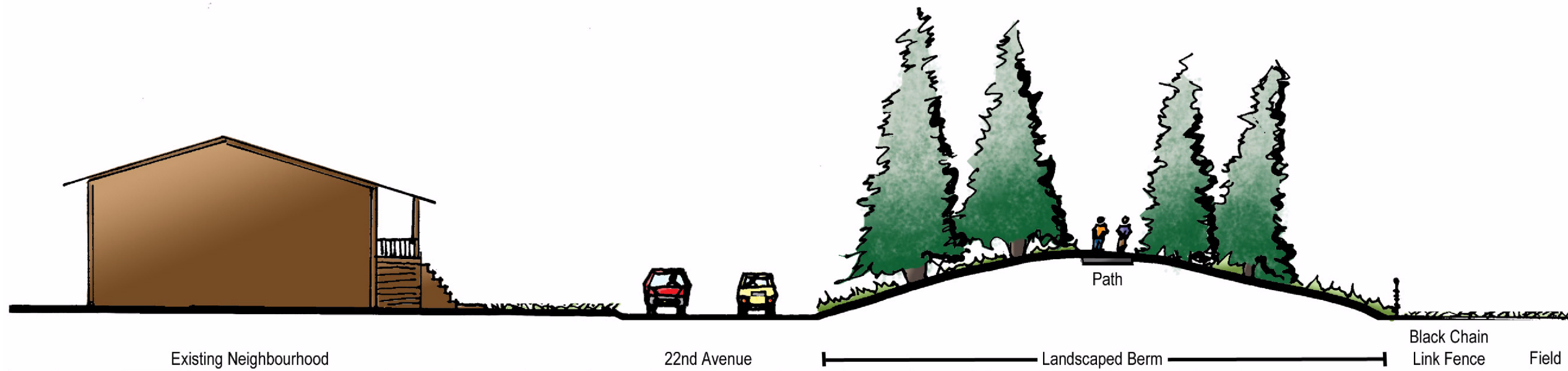


Section C: Round-about

Scale 1:200



Section B: Inner Ring Road
Scale 1:200



Section D: 22nd Avenue
Scale 1:200

Map 8: Construction Phases

