

# Beban Park Master Plan Update 2015



# Table of Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
1.1	Overview	2
1.2	Brief History of Beban Park	2
1.3	Exhibition History	3
<b>2</b>	<b>Plan Overview, Context and Process</b>	<b>5</b>
2.1	Plan Background	6
2.2	Policy Context	6
2.3	Planning Process	10
2.4	Community Consultation and Public Input	11
<b>3</b>	<b>Understanding The Site - Beban Park Today</b>	<b>17</b>
3.1	Location and Zoning	18
3.2	1997 Beban Park Master Plan Accomplishments	18
3.3	Existing Site Uses and Facilities	20
3.4	Existing Use Agreements and Lease Areas	24
3.5	Park and Facility Use	28
3.6	Topography and Surface Hydrology	28
3.7	Utilities	28
3.8	Vegetation, Vegetation Management and Urban Forestry	29
3.9	Park Access and Transit	29
3.10	Pedestrian and Cycling Circulation	30
3.11	Parking	30
3.12	Emerging Opportunities	31
3.13	Site Analysis, Issues and Opportunities	31
<b>4</b>	<b>Master Plan Concept - Beban Park Tomorrow</b>	<b>33</b>
4.1	Vision for the Park	34
4.2	Site Planning Goals and Principles	35
4.3	Site Plans	36
<b>5</b>	<b>Indoor Facility Planning Directions</b>	<b>45</b>
5.1	Overview	46
5.2	Facility Redevelopment Plan Background	46
5.3	Facility Redevelopment Options and Recommendations	48
5.4	New Flexible Facility Spaces	50
<b>6</b>	<b>Open Space Planning Directions</b>	<b>53</b>
6.1	Overview	54
6.2	Site Access	54
6.3	Pedestrian and Bike Circulation	54
6.4	Vehicular Circulation and Parking	55
6.5	Festivals and Events	56

## 6 Open Space Planning Directions (cont'd...)

6.6	Organized Outdoor Recreation	56
6.7	Park Operations	57
6.8	Plantings and Vegetation Management	58
6.9	Green Spaces	58
6.10	Sustainable Design	58
6.11	Heritage and Art	59
6.12	Site Servicing	60

## 7 Plan Implementation 61

7.1	Overview	62
7.2	Partnerships and Use Agreements	62
7.3	Early Implementation	63
7.4	Longer Term Actions	65

## 8 Appendices 67

A	Beban Park Master Plan Survey Input and Comments, Open Houses 2013	69
B	Beban Park Master Plan Survey Input and Comments, Open Houses 2014	103
C	Participark Survey Input and Comments	108
D	Staff Workshop Summaries	117
E	Stakeholder Interview Summaries	118
F	Beban Park Booking Statistics	137
G	Beban Park Trail Counter Statistics	138
H	Vendor Opportunities-Central Facility Development Area	139
I	Future Agricultural Options-Central Facility Development Area	141
J	Relevant Trends and Precedent Studies (Arbutus Meadows-Nanoose, Chilliwack Heritage Park, Cowichan Exhibition Grounds, Hastings Park, Terra Nova Park)	142

## List of Maps

MAP 1a	Existing Park Uses and Facilities
MAP 1b	Existing Park Uses and Facilities Amenity Assessment
MAP 2	Existing Long Term Use Agreements
MAP 3	Current Parking Conditions
MAP 4	Opportunities for Open Spaces and Facilities
MAP 5	Schematic Site Vision for Beban Park
MAP 6	Illustrative Site Vision for Beban Park
MAP 7	Central Facility Development Opportunity Area Concept Plan
MAP 7b	Central Facility Development Opportunity Area Detail
MAP 8	Facility Redevelopment Plan Details





Entrance to destination playground Altrusa at Beban Park

# 1 Introduction

- 1.1 Overview
- 1.2 Brief History of Beban Park
- 1.3 Exhibition History

## 1.1 Overview



The pool at Beban Park is a popular destination.

Nanaimo's Beban Park is the community's largest, city-owned recreation campus. At just under 130 acres, it features key indoor recreational facilities, more than twenty outdoor amenities, and large open spaces.

The sixty year old site continues to be considered a potential site for additional and enhanced recreation facilities. It serves a local and regional focus and must continue to evolve and adapt with the changing community. With eyes on tomorrow, and to ensure the park preserves its role in local and regional recreation, Beban Park must continue to keep pace with the community.

The Beban Park Master Plan proposes to transform the park of today into an integrated, year-round destination and recreation campus for park use, culture, sport, pleasure and fun. The work contained within the Master Plan document represents one year of public outreach, stakeholder and user consultation, and cross-departmental input and review. From the start of the project in early 2013, it was clear that a thorough understanding of the complexities and diversity and this unique park flexible approach was necessary to develop a plan moving forward.

## 1.2 Brief History of Beban Park

Beban Park has been a part of Nanaimo since 1953, when the City of Nanaimo purchased the estate of the Beban family to replace the former Central Sports Grounds (now the site of Port Place Mall). At the time of purchase, the property consisted of 163 acres of fields and woodland, a large garage, root house, barn, greenhouse, cinder racing track, several small cottages, and numerous outbuildings.

Since the land was outside the city limits at the time, the purchase of the parkland did raise some concern within the community. After a referendum, which resulted in an indication of support, the land was purchased for \$50,000, and paid for by the revenue generated by the sale of the Central Sports Grounds (Nanaimo Community Archives). This purchase showed vision as the property remained outside of the City of Nanaimo limits until 1975 when the City of Nanaimo amalgamated with several improvement areas and Beban a central park in the new Nanaimo.

In the early days the park was known as Exhibition Park and was the site of the Vancouver Island Exhibition Association's fall fair, as it is today. In the late 1950's the Grandview Bowl race track was developed. At the time it was considered one of the most up to date stock car racing tracks in Canada. The stands of the bowl could accommodate almost 2,000 spectators.

## 1.2 Brief History of Beban Park (cont'd...)

Prior to the infield being developed as a sports field, Grandview Bowl also served as a gathering space for major community events such as Queen Elizabeth II's visit in 1959. The infield was developed in 1961 and provided a site for major field events, including baseball, softball, soccer and football. In 1972, the passing of a referendum let the Regional District of Nanaimo assume the operation of what was then known as Exhibition Park. They purchased the land from the City of Nanaimo for a cost of \$260,000.

In 1973, a proposal to build a "Multi-Use Social Recreation Complex" at Exhibition Park was put forth by the Regional District which, at the time, was the body responsible for the grounds. In 1976, the current Beban Pool, Frank Crane Arena, and Social Centre, opened to the public and the facilities were named "Beban Park". Over time, the entire park became referred to as "Beban Park" and the name "Exhibition Park" fell out of use.

In December 1985, the Regional District of Nanaimo and the City of Nanaimo entered into the "Beban Park Master Agreement" which allowed the transfer of ownership of the recreation complex from the RDN to the City. This was a term agreement that allowed for a gradual transfer of responsibility with the City of Nanaimo assuming all rights and obligations for the Beban Park Complex on December 31, 1991.

For nearly 60 years, Beban Park has served this community as a gathering space. Over time it has evolved, as it responds to a growing population, changing recreation activities and emerging community characteristics.

## 1.3 Exhibition History

Nanaimo as a city was only 20 years old when the first exhibition was held on Saturday, October 6, 1894. It was put on by the Nanaimo Agriculture and Horticultural Society. In 1949, the exhibition was held in the Civic Arena and continued there until 1955. The 1956 Exhibition was held on the then, recently purchased, 130 acre Beban Estate property (now Beban Park).

In May 1953, the Society had been reorganized and was registered under the BC Societies Act as the "Vancouver Island Exhibition Association" (VIEX). A 20-year lease on the Exhibition Park was granted to the VIEX on July 31, 1955 by the City of Nanaimo.

In 1958, the VIEX built the Centennial Building, the Grandview Bowl and the livestock barns, however, the VIEX could not pay for them so the City of Nanaimo, under section 258 of the municipal act, paid the debt and assumed the capital improvements (Reference 1959 Bylaw). The 20-year lease was surrendered on June 2, 1959 and the City of Nanaimo assumed control of the park and its amenities. In the early 1970's, the original barns were replaced with nine new barns.



VIEX festivities have been a fixture at Beban Park during August for 60 years.

## Beban Park...

### 60 Years Young, Timeline of development



Photos showing construction of Beban Park in the 1970s.

BEBAN CHRONOLOGY	DECADE	PARKS, RECREATION AND CULTURE CHRONOLOGY
1953 - Beban Estate acquired 1958 - Centennial Building and livestock barns opens	1950	
	-	1964 - Kinsmen Pool opens 1967 - Bowen Complex opens
1976 - Livestock barns rebuilt Pool, Social Centre, Frank Crane Arena open	1970	1975-City Amalgamation--Beban Park now within City limits 1977 - Bowen Complex additions
1987 - Construction of the Agriplex	1980	
1991 - City assumes ownership of Beban facilities from RDN 1991 - BMX Park opens 1994 - Cliff McNabb Arena opens 1997 - Beban Park master plan 1999 - Altrusa Playground refurbished 1999 - Pitch and Putt Golf Course opens 1999 - Leisure Pool opens and pool is renovated	1990	1998 - Port Theatre opens
2001 - Lawn Bowling Green opens 2002 - Lions Field House opens 2003 - Dog off Leash Park opens 2005 - 1st Artificial Turf Field (Merle Logan) opens 2009 - Centennial Building upgraded	2000	2001 - Nanaimo Aquatic Centre opens 2006 - Nanaimo Ice Centre opens 2008 - Oliver Woods Community Centre opens 2008 - Nanaimo District Museum opens in new location 2009 - Maffeo-Sutton Sutton Park Spirit Square opens
2010 - Beban Park Community Garden opens 2010 - Altrusa Park improvements 2010 and 2011 - Facilities Redevelopment Plan completed. Improvements included: Social Centre Entrance reconfigured, enhanced building accessibility from the parking lot, and replacement of flat roof sections. Frank Crane Arena improvements included: office restructuring, dasher board improvements, box office construction, lower roof repairs, concrete slab floor replacement, and elevator installation. 2011 - 2nd Artificial Turf Field opens 2011 - BMX Park renamed 'Marie Davidson BMX Park' 2011 - Dog Off Leash Park expanded and improved 2011 - Pitch and Putt improved and expanded (Driving Range) 2012 - Cliff McNabb Arena refurbished 2013-15 - Update Beban Master Plan	2010	2013 - Department renamed Parks, Recreation and Environment  A separate Culture Department is established to promote culture





2012 aerial photo of Beban Park

## 2 Plan Overview, Context and Process

- 2.1 Plan Background
- 2.2 Policy Context
- 2.3 Planning Process
- 2.4 Public Consultation and Input

## 2.1 Plan Background



Stalls and barns in the centre of Beban Park are in poor condition.

A number of requests have initiated this master plan updating process.

In 2012, Council received a feasibility report for a multiuse agricultural complex from the Vancouver Island Exhibition (VIE). The report identified the following options: 1) replacing four of the existing barns on the VIE grounds with one consolidated barn structure with the addition of washrooms and heat to meet year-round programming needs; 2) working with city staff on a long-term lease agreement with the VIE; and 3) providing up to \$300,000 towards the \$1.8 million dollar project when all financing is in place. This report was not supported by Council. Instead, a motion was passed directing staff to prepare a report outlining options for proceeding with a Beban Park Master Plan update.

More recently, in April 2013, the Nanaimo Community Gardens Society approached the Parks, Recreation and Culture Commission (PRCC) requesting support for a greenhouse proposal for Beban Park and that it be funded in part through Volunteers in Parks (VIP) Program. The Parks, Recreation and Culture Commission decided to approve the project “in principle” and to include the concept in the upcoming Beban Park Master Plan process as an improvement option. \$25,000 has been held in abeyance for the project until an updated Beban Park Master Plan has been approved by Council.

The updated Beban Park Master Plan will provide guidance for the future development of the park. The document will serve as a reference tool for the Parks, Recreation and Environment department when working with the various user groups, and facility and event planners. It will help establish priorities and implementation plans for various projects. It will provide the community documentation of a shared vision for the park.

## 2.2 Policy Context

Several current policy documents guide planning and corporate decision-making within the City of Nanaimo.

### *Corporate Strategic Plan*

The updated Beban Park Master Plan was drafted with the four pillars identified in the Corporate Strategic Plan in mind. The pillars include: Economic Health, Environmental Responsibility, Social Equity and Cultural Vitality in consideration. In order to be sustainable in the future, all of these elements must be considered. The updated Master Plan will help city staff in managing this important public asset for years to come. The nature of the various management structures in place within the park with various user groups, license holders and stakeholders dictates that the fostering of community partnerships is imperative. Growing these relationships will help us to achieve successful implementation of the community’s plan for the park.

## 2.2 Policy Context (cont'd...)

### ***The Parks, Recreation and Culture Master Plan***

The last master plan for the department was completed in 2005. Within the plan, the following mandate regarding the provision of recreation, cultural and parks services was established: “City Council will use public leisure services as a vehicle for achieving certain socially worthwhile goals and objectives, where such achievement clearly results in indirect benefit to all citizens.”

Nine years later, many of the trends identified in the master plan remain. The population is still aging and there is a widening gap between those who have and those who have not. A focus on the need to foster healthy leisure habits was noted in the plan and is still relevant. The document also highlights that access to safe and convenient facilities will be an important factor in increasing activity levels within our community.

Perhaps the most applicable trend identified in the 2005 plan was the need for local governments to foster relationships and focus on partnership building. With a number of existing license holders and multiple user groups identified over the course of the updating of the Beban Park Master Plan, it is clear that this approach to recreation services is alive and well in Nanaimo.

Many of the goals identified in the 2005 plan, such as the addition of dog parks, public art, and the building of Oliver Woods Community Centre, have been achieved.

### ***1997 Beban Park Master Plan***

A Beban Park Master Plan was adopted in 1997 with the goal of creating a comprehensive land use plan that would guide the long-term planning, development and management of the park. However, popular park amenities that exist today such as the golf course, artificial turf fields and dog off-leash park were not identified in the 1997 document and have been developed to keep pace with community needs. The plan did establish policies that were intended to guide future development: such as allowances to road access, pedestrian and bicycle circulation, and informal/naturalized open space areas. However, it did not take into account changing community needs, and was not a feasible document.

### ***Beban Park Facilities Redevelopment Plan***

A Beban Park facility redevelopment project was initiated in 2009 to examine the potential redevelopment priorities and approaches. The focus of this report from a facilities standpoint was limited to city-managed recreation facilities within the greater Beban Park campus (Beban Pool, Frank Crane Arena and the Beban Social Centre). A consulting team of recreation and design professionals gathered input and feedback from stakeholders, the general public and facility users. Three redevelopment options were presented to the public at an open house in February 2010. The final report was received by Council in April 2010 to act as a guide for facility improvements at Beban Park.



Open spaces (like the Beban Park Golf Centre) and sports fields are valued by the public at Beban Park.

## 2.2 Policy Context (cont'd...)



Gathering place developed in the Social Centre as part of the 2010 Redevelopment Plan.

The plan identified the following three phase redevelopment. Each is detailed further in Chapter 5.

While the plan was in process in 2010, the City of Nanaimo received \$1 million dollars in a Federal Government RinC funding which allowed the City of Nanaimo to proceed immediately with some of the infrastructure improvements identified as "Option 1" within the plan and were completed that same year. These improvements have been well received, but a desire to do more still exists. Continuing to implement Options 2 and/or 3 will be presented further in this report.

### ***Food Strategy***

The City of Nanaimo is currently working on a food strategy. The goal of the Food Strategy is to focus on the specific needs, assets, and desires of the community in achieving a healthy, prosperous and sustainable food system. The established ties and current uses of parcels of Beban Park campus that have direct ties to agriculture lend themselves to future inclusion within the Strategy and its implementation.

### ***Urban Forestry Management Strategy***

The vision of the Urban Forestry Management Strategy is for a community that strives to balance human, natural, and economic priorities in maintaining and enhancing its urban forest. The urban forest is seen as a fundamental utility which provides wildlife habitat, clean air and water, economic prosperity, and a physically attractive setting for residents and visitors. While much of Beban Park is developed, there are also areas of treed land that need careful consideration. Firesmart protection, succession planting, habitat conservation, and invasive species management, all apply to the landscape of Beban Park.

### ***Official Community Plan***

The 2008 Official Community Plan included the goal of improving mobility throughout the city. The intent is to create greater accessibility and more opportunity for safe and convenient movement around the city by transit, cycle and on foot. It also includes maintaining an effective road network for moving goods and people by vehicle, and providing for transit and emergency services, while working to reduce our reliance on the automobile over time. In both the 1997 and the current Beban Park Master Plan, mobility was again identified as a key area of focus for future park improvement.

## 2.2 Policy Context (cont'd...)

### ***Trail Implementation Plan***

The Trail Implementation Plan created in 2007 built on the above two goals identified within the Plan Nanaimo document. The Trail Implementation Plan outlines the purpose, methods, locations, priorities, design guidelines, and construction and maintenance practices, for developing and maintaining a comprehensive trail system. The goal is to develop a trail system that provides a variety of recreational and alternative transportation options to the residents and visitors of Nanaimo. Ultimately, trails will provide connections to all areas of the city. Beban Park has a significant trail network and can be a major location link between the E&N and Parkway Trails.

### ***Agricultural Area Plan***

The Regional District of Nanaimo (RDN) developed an Agricultural Area Plan in 2011 to enhance local food production in the RDN. Beban Park is noted in this strategy as a potential central farmers' market site for the region (especially a year-round indoor farmers' market). The idea of promoting agricultural and aquaculture events and festivals at Beban Park is also supported by this plan.

### ***A Cultural Plan for a Creative Nanaimo***

The City of Nanaimo has established cultural vitality as a pillar of sustainability in the Corporate Strategic Plan. It is understood that cultural vitality is a major driver in building prosperous and successful cities. To this end, a new "Cultural Plan for a Creative Nanaimo" was adopted by City Council in 2014.

The plan identifies a number of future cultural facilities including the need for an outdoor performance space. The plan also identifies the importance of food, recreation, trails, and park spaces in the creation of a high quality city.

### ***Community Plan for Public Art***

Nanaimo's Community Plan for Public Art began in 2008 as a Legacy Project under the Cultural Capital of Canada Program and was adopted by City Council in May 2010. The plan was developed through a community planning process involving a number of artists, art managers, neighborhood representatives and members of the public. It identifies the benefits of public art in the urban fabric, Nanaimo's vision for public art, and goals for implementing public art projects in the future.



Fitness facilities & the urban forest of the Beban Participark are important park features.

## 2.3 Planning Process



Farmers' Markets are popular events to support local food (at Beban and throughout the region).



The Master Plan for Beban Park examines the entire property including open spaces and facilities. Public input was more focused on open spaces and outdoor facilities since the indoor facility redevelopment plan was prepared recently (2010). The process to update the 1997 Beban Park Master Plan was completed in four stages as follows:

### **Stage 1: Background and Project Start-Up (Spring 2013)**

- Reviewed 1997 Master Plan (accomplishments, weaknesses, strengths).
- Reviewed the 2010 Beban Park Facilities Redevelopment Plan (accomplishments, weaknesses, strengths).
- Reviewed the Beban Park Barn Replacement Facility Feasibility Report.
- Collected base survey information.
- Collected use information and booking data.

### **Stage 2: Assess Park Vision and Priorities (Spring 2013)**

- Interviewed park license holders, user groups, department staff teams, and special event groups to assess successes of the development to date and future needs and vision for the park and facilities.
- Conducted a public survey regarding overall Beban Park strengths, weaknesses and future directions. A second survey was conducted specific to the Participark as well.
- Used a portion of the City of Nanaimo website as a communications forum for planning documents and surveys. In addition, information was shared on the radio, social media, newspaper, local TV coverage and on-site signage to communicate about the process and invite input.
- Held two community input sessions to gather comments and input regarding the public's vision for the park.
- Conducted site visits during peak event times to monitor traffic and pedestrian movement.
- Conducted numerous site tours to get a good sense of the current park conditions and uses.

### **Stage 3: Plan Preparation (Fall 2013 - Fall 2014)**

- Compiled survey results and stakeholder input.
- Drafted park vision and master plan options based on input and site opportunities and constraints.
- Presented draft plan to the Parks, Recreation and Culture Commission for review and approval to have the draft plan reviewed by the public.

### **Stage 4: Draft Plan Review and Adoption (Fall 2014 - Spring 2015)**

- Draft park vision, master plan concept and management policies and present them to public and stakeholders for review and input at input sessions.
- From public review, modify the draft plan and summary of public input obtained.
- Present the final Master Plan and summary of input to Parks & Recreation Commission and City Council for review and adoption.

## 2.4 Community Consultation and Public Input

Throughout 2013 and 2014, the Beban Park Master Plan was prepared with significant public input and community consultation.

In spring and summer 2013, the public, staff, user groups and stakeholders, were asked about their needs, desires, preferences, and values for the park. The plan development team met with twenty stakeholder/user groups, held two public open houses which were attended by an estimated 150 park users, and conducted a survey that garnered over 400 responses.

In addition, two press releases, two newspaper articles, and one Shaw-TV episode, helped to promote the project and process. Input sessions and the survey were both advertised heavily through on-site signage throughout the park as well as in the paper, social media and through park user networks.

In fall 2013, the draft vision and draft Beban Park Master Plan were again shared through open houses, the website and interviews. User groups, staff, stakeholders, and the public were asked to examine the draft plan and see if the concepts were consistent with their input and expectations.

The following is a summary of the key findings during those endeavours. Detailed meeting notes and survey data is available in Appendix D of this report.



Public input sessions were held as an integral part of the public process.



Two public surveys were conducted to receive input into the process.



Improved trails linking facilities throughout Beban Park campus was a key public input theme.



Altrusa playground is a popular park destination and could be expanded and improved.

GROUP	MAIN ISSUES AND CONCERNS	FEEDBACK INCORPORATION INTO PLAN
Vancouver Island Exhibition	<ul style="list-style-type: none"> <li>• Aging facilities</li> <li>• Access and security</li> <li>• Interest in a multi-purpose covered space</li> <li>• Long-term use and continued interest in the park for fair</li> </ul>	Areas for future multi-purpose buildings and outdoor facilities are provided to replace aging ones. Improved special event areas and the flexibility and possibility to showcase urban agriculture are also included.
Nanaimo BMX Association	<ul style="list-style-type: none"> <li>• Way finding/signage</li> <li>• Access to track from within the park</li> <li>• Stadium seating</li> </ul>	Improved multi-use trail networks and potential to increase biking amenities.
Nanaimo Equestrian Association	<ul style="list-style-type: none"> <li>• Aging infrastructure - horse barns</li> <li>• Fencing and security</li> <li>• Need for seating at Agriplex</li> <li>• Multipurpose covered space with proper footing for equestrian events</li> <li>• Road access/egress for horse trailers</li> <li>• Event sign and marketing</li> </ul>	Areas for future multi-purpose buildings and outdoor facilities are provided to replace aging ones. Also, potential for improved circulation and vehicle access.
Harbour City Football Club	<ul style="list-style-type: none"> <li>• Directional signage/name of pavilion</li> <li>• Covered play surface (all season play)</li> <li>• Connectivity between all fields (natural and turf) and existing amenities</li> <li>• Additional artificial turf fields</li> <li>• Improvements to parking and access around pavilion</li> </ul>	Improved multi-use trail networks to link park facilities and improved park access and circulation routes. Areas for future multi-purpose buildings and outdoor facilities are also provided.
Beban Park Golf Course	<ul style="list-style-type: none"> <li>• Parking concerns during special events</li> <li>• Interest in park signage upgrades.</li> </ul>	Potential for increase parking areas to be integrated into new facilities and improved park access via the Boxwood Connector
Nanaimo Community Gardens (Greenhouse)	<ul style="list-style-type: none"> <li>• Site for (2) 25 x 75 foot greenhouses</li> <li>• Need for service connections</li> </ul>	The flexibility and possibility to showcase urban agriculture in the park is presented in the plan. Potential locations for future green house included. Community partnerships and the use of park for education and demonstration purposes are also articulated.
Nanaimo Kennel Club	<ul style="list-style-type: none"> <li>• Storage</li> <li>• Improved flooring in Centennial Building</li> <li>• Camping</li> <li>• Interest in potential new multi-purpose covered spaces</li> </ul>	Areas for future multi-purpose buildings and outdoor facilities are provided. Centennial building improvements are also noted.
Beban Lawn Bowling	<ul style="list-style-type: none"> <li>• Desire to grow their sport</li> </ul>	In the short term, the lawn bowling area remains unchanged.
Boys and Girls Club-Central Vancouver Island	<ul style="list-style-type: none"> <li>• Interested in partnerships opportunities in new facilities to provide quality childcare with links to outdoor recreational experiences.</li> </ul>	Partnerships with community groups are promoted throughout the plan. Existing indoor facility improvements are proposed along with areas for future multi-purpose buildings.
Recreation Programming Staff	<ul style="list-style-type: none"> <li>• Desires for:</li> <li>• Perimeter walking trail</li> <li>• Universal accessibility - in facilities and open spaces</li> <li>• Wellness walkways with rest areas and wellness park</li> <li>• Implementation of Facility Redevelopment plan</li> <li>• Youth facilities such as improved court and skate park</li> <li>• Participark improvements</li> <li>• Program partnerships with VIEX</li> </ul>	Improved multi-use trail networks to link park facilities and improved park access and circulation routes are included in the plan. Partnerships with community groups are promoted throughout the plan. Existing indoor facility improvements are proposed along with areas for future multi-purpose buildings. New and improved youth facility locations are also proposed.



GROUP	MAIN ISSUES AND CONCERNS	FEEDBACK INCORPORATION INTO PLAN
Parks Operations Staff	<ul style="list-style-type: none"> <li>Desires for:</li> <li>Perimeter and internal walking trails</li> <li>Invasive plant management</li> <li>Park greening and continued horticultural partnerships</li> <li>Warm up area and field amenities</li> </ul>	Improved multi-use trail networks to link park facilities and improved park access and circulation routes. Potential areas for new shade tree planning and enhancement of existing urban forests is presented. A number of sports field and amenity improvements.
Cyclocross/ Front Runners	<ul style="list-style-type: none"> <li>Desires for:</li> <li>Pedestrian and cycling enhancements (trails/circuit)</li> <li>Mountain bike skills/jumps course</li> </ul>	Improved multi-use trail networks to link park facilities and improved park access and circulation routes
Nanaimo SPCA	<ul style="list-style-type: none"> <li>Desires for:</li> <li>Benches within Participark</li> <li>Preserve the space - urban forest</li> <li>Dog off leash enforcement</li> </ul>	Improved multi-use trail networks to link park facilities and improved park access and circulation routes. Urban forest preservation and enhancement is also presented.
Nanaimo Dog Info	<ul style="list-style-type: none"> <li>Desires for:</li> <li>Lighted parking on Labieux Road side of dog park</li> <li>Lighting at shelter in big dog park</li> <li>Signage re: dog park amenities</li> </ul>	Future improvements and expansion to the dog off leash park are presented in the plan along with the potential for new partnerships with community groups.
Nanaimo Minor Baseball Association	<ul style="list-style-type: none"> <li>Desires for:</li> <li>Indoor covered practice space (like the minor baseball space built in partnership with the City of Kamloops</li> <li>Indoor batting cage available to general public</li> <li>Appreciates the lighted artificial turf fields as they allow for team cohesiveness (especially for younger players)</li> </ul>	Partnerships with community groups are promoted throughout the plan.. Areas for future multi-purpose buildings are also identified
Mid Island Velo Association	<ul style="list-style-type: none"> <li>Desire development of an outdoor velodrome structure, cycle-cross track, and "motion" park</li> </ul>	Several new cycle and walking trails are shown in the schematic site plan
Nanaimo Ultimate Association	<ul style="list-style-type: none"> <li>Biggest issue is field access</li> <li>Interest in a future multipurpose covered sport complex</li> </ul>	Partnerships with community groups are promoted throughout the plan. Existing indoor facility improvements are proposed along with areas for future multi-purpose buildings.
Beban Farmers' Market	<ul style="list-style-type: none"> <li>Biggest challenge is communication (booking and advertising)</li> <li>Interest in event signage on site</li> <li>Long term, would like use or share a covered space (no walls)</li> </ul>	Partnerships with community groups are promoted throughout the plan. Existing indoor facility improvements are proposed along with areas for future multi-purpose buildings. Improved special event areas and the flexibility and possibility to showcase urban agriculture are also included.
Altrusa Service Club	<ul style="list-style-type: none"> <li>Open to future partnership projects to enhance the playground</li> <li>Would like improved water/washroom facilities at playground</li> <li>Would like improved universal accessibility at playground</li> <li>Interest in promoting literacy and child wellness</li> </ul>	Partnerships with community groups are promoted throughout the plan. Improvements to the playground are also noted.



Increased youth facilities have been suggested for the park.



Animals at the VIEF fair & petting farm have attracted many families to the park.



Shade trees are scarce at Beban Park but are appreciated by park users.

GROUP	MAIN ISSUES AND CONCERNS	FEEDBACK INCORPORATION INTO PLAN
Nanaimo Clippers Junior A Hockey Club	<ul style="list-style-type: none"> <li>• Would like a dedicated team dressing room (similar to Nanaimo Buccaneers)</li> <li>• Interest in a multipurpose room within arena for volunteers/media/event staff</li> <li>• Interest in access/egress improvements onto Bowen Road (left and right)</li> <li>• Interest in implementing Phase 3 of the Facility Redevelopment Plan (retail/offices)</li> </ul>	Existing indoor facility improvements are proposed along with increased community partnership. New and improvement park access and circulation routes are also included.
Nanaimo Mountain Bike Association	<ul style="list-style-type: none"> <li>• Interest in developing a skills park for young riders</li> <li>• adjacent to BMX track</li> <li>• Covered jump areas</li> </ul>	Improved multi-use trail networks
Model Airplane Users	<ul style="list-style-type: none"> <li>• Would like to continue ad hoc use of open spaces in the park for flying</li> </ul>	Several open spaces are incorporated into the plan that could continue to have ad hoc use.
Bat'N' Cage 360 Business Team	<ul style="list-style-type: none"> <li>• Interested in a private commercial batting cage venture in the park</li> </ul>	If use is approved, potential to integrate into many locations in the park.
Pickleball Club	<ul style="list-style-type: none"> <li>• Would like to see outdoor and indoor pickle ball courts on site to continue growing sport</li> </ul>	If desired, existing hard surface courts can be expanded for a variety of sport. Potential new facilities in recreation expansion areas and new multi-purpose buildings could also accommodate future demand.
Island Roots Market	<ul style="list-style-type: none"> <li>• Desire for long term permanent market</li> <li>• Goals are consistent with other local food production groups and plan goals</li> </ul>	Potential for short and long term tenant at site with new flexible buildings

## 2.4 Community Consultation and Public Input (cont'd...)

### Public Surveys

A Beban Park Master Plan survey was open April through June on the City of Nanaimo's website and in hard copy at planning events and community centres. Over 400 survey responses were received during the three month window.

The Beban Park Master Plan survey was advertised in paper, in park (through on-site signage), in facilities (posters), social media, local radio, newspaper articles, PRE newsletter, on-hold messaging, City of Nanaimo website, as well as license and user group sites who included the link.

An additional survey was conducted specific to the Participark and was advertised on site. Over 120 people responded to this survey.

Full summaries of the public input sessions and survey are available in Appendices A and B.


### Input Sessions

Two initial public input sessions were held for visioning input at Beban Park on Tuesday, June 4th and 8th, 2013. About 150 people attended these sessions and discussed the issues and their park vision with staff. The open houses were advertised in paper, in park (through on-site signage), in facilities (posters), social media, and radio.

Two additional open houses were held September 24th and October 4th 2014 to share and review the concept options for the Beban Park Master Plan. The concepts of a park velodrome and batting cage were also explored at these meetings. About 300 people attended these sessions.



Input sessions were an important part of the public process. The public process was well advertised to encourage participation.



## BEBAN PARK Master Plan Update

PUBLIC INPUT SESSIONS WILL BE HELD:

<p><b>Tuesday, June 4</b> 5-9 pm @ Beban Park Social Centre</p>	<p><b>Saturday, June 8</b> 10 am-2 pm @ Beban Altrusa Playground</p>
---	--


The City of Nanaimo Parks, Recreation and Culture Department is seeking input regarding the future of Beban Park. We are looking for help to plan and prepare for future opportunities, growth and management of this valuable community asset. Feedback will shape a park master plan that helps reflect our community's needs and goals.

The draft master plan will be available for review and further input in the fall of 2013.

Please stop by **Beban Park Social Centre on Tuesday, June 4, 5-9 pm, OR Beban Altrusa Playground on Saturday, June 8, 10 am-2 pm** to share your thoughts and ideas. Information boards, staff and a survey will be available at each session.

If you cannot attend the June 4 or June 8 input sessions, you can also find the master plan information and survey online at [www.nanaimo.ca](http://www.nanaimo.ca) (search "Beban Park Master Plan").

For more information on this project, please contact:  
**Kirsty MacDonald, Parks and Open Space Planner,**  
at 250.755.7506 or  
[Kirsty.Macdonald@nanaimo.ca](mailto:Kirsty.Macdonald@nanaimo.ca)



CITY OF NANAIMO  
THE HARBOUR CITY  
PARKS, RECREATION & CULTURE

250-756-5200  
[www.nanaimo.ca](http://www.nanaimo.ca)

## 2.4 Community Consultation and Public Input (cont'd...)

### Key Findings

Recurring themes about the site and facilities from the public input follow:

- Desire to create an active park all year round (especially in the central barn area of the park)
- Interest in creating a multi-use trail network around and through the site
- Desire to further improve existing indoor facilities (such as the pool, weight room, social centre and centennial building)
- Desire to continue to keep the park up-to-date for emerging sports and trends
- Focus on urban agriculture and maintain the agricultural heritage of the park.
- Many community and sport groups are interested in future partnerships with the City at Beban Park
- Strong expectation to preserve the Participark urban forest
- Expectation to plant more trees in the park to increase habitat value and improve park aesthetics.
- Desire to continue community and special event use in the park
- Desire to improve existing outdoor amenities such as the hard surface courts and dog parks.
- Request to provide covered facilities for year-round use (events and sports).
- Wish to reduce vandalism in the middle of the park (barn area).
- Requests to make park navigation and circulation easier (through signage, safe trails, park roads etc.).
- Desire to add youth amenities to the park (skateboarding, biking, etc.).
- Expectation to continue to provide high quality sports fields and recreation facilities.
- Desire to integrate site facilities into one campus rather than single-uses/facilities
- Wish to add park comforts so that families can spend a day at the park (shade trees, picnic areas, benches, trails etc)

A number of concerns regarding the use of the Beban Park property for uses other than agriculture were also expressed throughout the process. Many attendees at the open house were under the impression that the land had been donated to the City and that there were land use restrictions that safeguarded agricultural uses. As detailed in Section 1.2 of this document, although the ownership has changed hands between the City of Nanaimo and the Regional District of Nanaimo, the land was originally purchased in 1953 by the City of Nanaimo. There are also no land use restrictions on title.

Concerns about the City's overnight camping policy in City parks were also expressed by a few stakeholder groups. This document is intended to guide land use decisions in the park but does not touch upon management issues that are covered in other current policies or bylaws.

The idea of an Event Centre at Beban Park was not tested through this planning process because, in 2008, Council directed staff to site a *multiplex* in the downtown as defined in the Official Community Plan.



Continued improvements to existing indoor facilities and a desire for special event use at the park was heard through out the public process.



Pickleball is one many energy sports & recreation trends.



Beban Park, Frank Crane Arena Entrance

## 3 Understanding The Site: Beban Park Today

- 3.1 Location and Zoning
- 3.2 1997 Master Plan Accomplishments
- 3.3 Existing Site Uses and Facilities
- 3.4 Existing Use Agreements and Lease Areas
- 3.5 Park and Facility Use
- 3.6 Topography and Surface Hydrology
- 3.7 Utilities
- 3.8 Vegetation, Vegetation Management and Urban Forestry
- 3.9 Park Access and Transit
- 3.10 Pedestrian and Cycling Circulation
- 3.11 Parking
- 3.12 Emerging Opportunities
- 3.13 Site Analysis, Issues and Opportunities

### 3.1 Location and Zoning

The Beban Park campus is approximately 129 acres and is located on Bowen Road, a central connection for the city. The park is accessible by vehicle from the Island Highway via Northfield Road, Labieux Road and Bowen Road.

The park is zoned PRC-3 which provides for organized recreational and cultural activities in developed parks.

### 3.2 1997 Beban Park Master Plan Accomplishments

The original Beban Park Master Plan was adopted in 1997 with the goal of creating a comprehensive land use plan that would guide the long term planning, development and management of the park.

The concept aimed to strike a balance between developed facilities, both indoors and outdoors, and informal outdoor recreation and open space, recognizing that there is a limit to facilities that can be sustained on the site to maintain a healthy environment (Beban Park Master Plan, 1997).

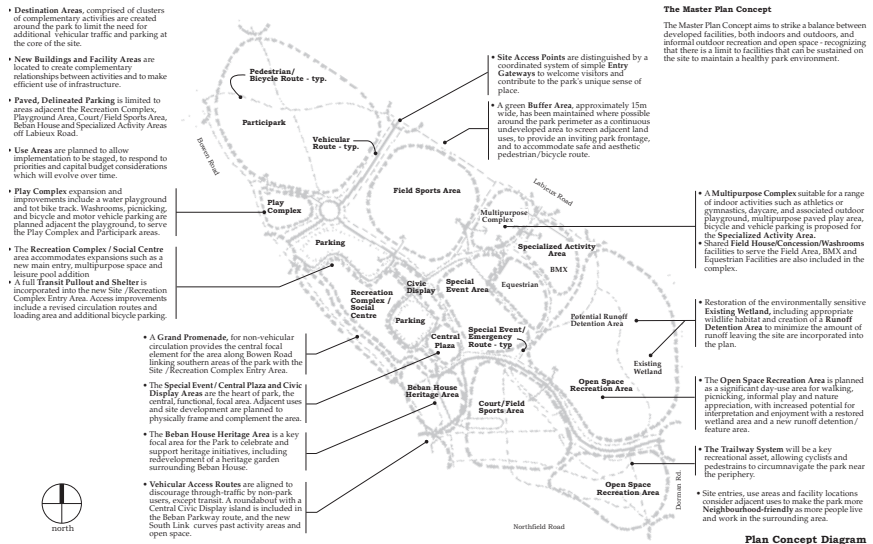
Seventeen years later, Beban Park campus certainly looks much different than when the initial plan was drafted. Not included were the golf course, dog parks or artificial fields. However, many of the uses and goals established in the earlier plan have been achieved.



The campus does have wayfinding signage near facility entrances, but large signage and site navigation was identified as a campus weakness.



Map at the entrance to the Kinsmen Participark



### 3.2 1997 Beban Park Master Plan Accomplishments (cont'd...)

The goals established in the 1997 Beban Park Master Plan included:

- A place having significance for the whole community,
- A hub of activity,
- A welcoming and restorative community playground,
- A physically beautiful place and a source of community pride,
- A productive and environmentally healthy open space within the city, and
- A safe and comfortable place to recreate.

As will be evident through the balance of this report, a number of the needs identified in the 1997 plan are consistent with those found in the most recent process such as: trail way development, connectivity between amenities, improved transit access, the provisional equestrian and special event focused space.



The VIEX has been a long term summer special event at Beban Park.



Many current park facilities were not included or imagined in the 1997 plan. Artificial fields are one such example.

### 3.3 Existing Site Uses and Facilities

Beban Park currently features over twenty facilities, public amenities and large open spaces within the park. The condition of each varies.

MAP 1a is an aerial photo that depicts Beban Park in 2012.

The following descriptions outline the varied uses, facilities and conditions at Beban Park. Map 1b depicts the conditions of the various facilities and assets in the park.

#### Map 1a - Existing Park Uses and Facilities



The Gyro natural turf four fields are popular for youth sports



The central part of the park is largely comprised of barns in various states of repair & storage.





MAP 1b - Existing Park Uses and Facilities Amenity Assessment





### 3.3 Existing Site Uses and Facilities (cont'd...)

#### **Historic Facilities:**

##### Beban House

The historic Beban House sits at the southwest corner of the Beban Park campus. According to records, Francis Beban, a native of New Zealand, immigrated to San Francisco in 1906 and then moved to the Cumberland area the following year. He made his wealth as a sawmill owner, coal mine operator, and also owned one of the biggest horse racing stables in the province. In 1930, he bought the 160 acre property at North Field (now Beban Park). He had the striking Beban House built and, over the next 20 years, Frank and his wife Hannah, developed the property with gardens.

Beban House is a rare and sophisticated example of rustic style architecture. Popular in the 1930's, Rustic Architecture was based on a design philosophy of sympathy with the surrounding landscape. Beban House has many of the features typical of this style including its log construction, stone foundations and chimneys, small paned windows, and overhanging roofs.

Beban House is also significant because its interior is one of the most intact and well-preserved 1930's interiors in public ownership in British Columbia. Beban House's size, setting, and its location on a slight rise, make it a highly visible landmark in the neighbourhood.

Located on a major arterial street, Beban House gives Nanaimo one of few tangible links with its history in the north end of the city. In recent years, the house has served as a childcare centre, a tourist information centre, and is currently the home of the Nanaimo Clippers Junior A Hockey Club and the offices for Nanaimo Kennel Clubs.

#### **Agricultural Amenities:**

Barns - Eight barns exist on the site. All are un-insulated and constructed with wood. Seven barns are nearing the end of their service life. (Beban Park Barn Replacement Facility Feasibility Study, 2011)

Stalls - There are a total of 118 animal stalls on-site. The Nanaimo Equestrian Association has indicated that half (sets 3 and 4 to the rear of lease area) are not used during the winter/wet months (except when absolutely necessary) due to the state of disrepair and ongoing issues with drainage. The roofing on stalls 1 and 2 will need to be addressed in the next year and the group has received repair quotes upwards of \$10,000.

Little Red Barn - This building is shared between the Nanaimo Equestrian Association (NEA) and VIEX. It has some issues with flooding due to lack of drainage within that area of the park.



Beban House is a unique architectural building with heritage significance.



The Agriplex is used by the Nanaimo Equestrian Association and for special events.

### 3.3 Existing Site Uses and Facilities (cont'd...)



NEA Office/Club House – This building overlooks the main riding ring and was recently upgraded with improvement to the heating, windows and sound booth.

Agriplex – This facility provides a year-round covered riding space which is also used for canine agility events and training. The footing was recently upgraded and now includes a 2" sand top coat.

Three Outdoor Riding Rings – These rings include a sand-based main riding ring (with a sprinkler system) and two hog fuel rings.

#### ***Indoor Recreation Facilities:***

Centennial Building – Opened in 1958, this building serves a unique and necessary function. Approximately three quarters of the total footprint is dedicated to public use with the remaining reserved for City of Nanaimo use. It is essentially a heated barn, utilitarian enough to be appropriate for vehicles to drive on (has a garage door), animals (home of many dog shows and Kennel Club programs) and sports that would typically be played outdoors (roller/floor hockey, lacrosse and baseball practice, roller derby practice plus others). It also accommodates flea markets and tradeshow type events. It is a low-cost rental facility and has a corresponding low level of custodial service compared to other PRE facilities. It is rented out almost every day of the year with weekends and evenings being the most popular. The facility generated approximately \$43,000 in revenue in 2012.

There are no chronic design flaws and no structural issues with the facility, though it has been noted that the roof will need to be replaced/repared in the near future (two years).

Improvements in the past few years included:

- Washroom renovation (still basic; but presentable),
- Fire monitoring system upgrades,
- Installation of perimeter (dasher) boards (for sports safety), and
- Enclosed exterior lean-to to create storage on one side of building.

Cliff McNabb Arena – This arena opened in 1994. A \$1.9 million dollar facility upgrade was completed in 2012 extending the lifespan of the building itself by an estimated fifty years and the mechanical systems by another ten to twenty years. Upgrades were made to the facade and the ventilation system.

Frank Crane Arena – This arena opened in 1976. In 2010, a \$4.6 million dollar renovation was conducted within this arena and the Social Centre. Upgrades included a new slab floor, elevator and upgraded ice plant. The lobby was reconfigured for better circulation. It is estimated that the upgrades extended the lifespan of the facility by another thirty years.

The Agriplex was built to meet farm code, but not for public assembly uses.



The Centennial Building is a popular covered sport space and is also heavily booked by the Nanaimo Kennel Club and for special events.

### 3.3 Existing Site Uses and Facilities (cont'd...)

**Beban Park Social Centre** – The Social Centre is a hub for indoor programming and rental space for the community. As part of the 2010 complex upgrades, the Social Centre received a new roof, reconfigured lobby area, and energy efficient lighting throughout. More exterior improvements were noted in the 2010 Redevelopment Plan.

**Beban Park Pool** – This facility features a 25m pool, leisure pool, waterslide, children’s pool, sauna, steam room, hot tub and weight room. The last major infrastructure upgrade made to the pool was in 1999 when the leisure pool was added. An HVAC system replacement is planned for 2013/2014. The Beban Pool weight room received upgraded equipment in 2011 and 2013. Other improvements are noted in the 2010 Redevelopment Study.

**Lions Sports Pavilion** – This field house opened in 2002 and is located on the natural turf fields. The facility includes a gathering space, equipment storage, washrooms as well as change rooms on the lower level. There is also a small kitchen/concession space. The facility is in good repair and used primarily by the Harbour City Football Club, who also maintains a staffed (part-time) office within the building during their season. The Nanaimo Softball Association also shares the facility.

#### **Parks and Open Space Facilities:**

**Altrusa Playground** – This play zone is one of Nanaimo’s major destination playgrounds. Twenty years ago, it was sponsored in part by the local Altrusa Club. In 2010, new accessible surfacing and the island’s largest climbing structures were installed.

**Kinsmen Participark** – This 9.2 ha (23 acre) treed wellness loop was built in the early 1980’s by the local Kinsmen Service Club. It is still well used today by boot camps and individual walkers. The urban forest is well-loved as a green space and is one of the only significantly treed areas on site.

**Marie Davidson BMX Park** – In 1989, the Kinsmen requested permission to convert some of their leased grounds into a BMX track. Permission was granted and the track opened in 1991 on the former logger sports area. The track is well utilized and open to the public year round except for during practices and race days. Membership is currently over 300. The track itself is in good repair, the amenity building (washrooms, small office) are dated. The stands are becoming a liability as far as up-keep for the non-profit group.

**Beban Urban Gardens** – This community garden opened in 2010 with partnerships between the City of Nanaimo’s Volunteer in Parks Program and the VIEX. There are currently 52 garden plots with a waitlist being taken. The garden operates year round.



The Social Centre is a busy destination for many community events & recreation activities.



The Marie Davidson BMX track is a popular park location

### 3.3 Existing Site Uses and Facilities (cont'd...)



Dog off leash areas are popular amenities and are being used more and more by the public.

Dog Off Leash Parks (big/small) – A fenced dog off leash park opened in 2003. In 2011, the park was expanded and divided into two areas, one for small dogs and one for large dogs. The parks are well used, but drainage continues to be an issue in the fall/winter months.

Artificial Turf Fields – Nanaimo's first artificial field, Merle Logan Field, opened in 2005. The field is primarily used by soccer. The second artificial field opened in 2011, creating a twinned artificial playing surface. The primary user group is also soccer. Field amenities include lights, a change house, parking, storage units and covered players' benches.

Gyro Youth Fields – These four natural turf fields were a joint partnership project between the Regional District (then the managing body of the park complex), college and local service and sports clubs. They were completed in the mid 1980's.

Tennis Courts – There are six fenced courts on site. The courts are well used year round. The courts are maintained by city parks staff and contractors and receive power washing every spring, leaf blowing, and net and surfacing inspections.

Lawn Bowling Green – A lawn bowling area was built in the 1990's. Amenities of the green are limited to an all-weather ground cover, storage shed and a few covered picnic tables. The green is in poor repair and needs improvements.

Beban Park Golf Course (Pitch and Putt) – Privately managed, this land use encompasses about 14.5 acres of the park. The facility opened in 1999 and was improved in 2011. It now includes a full size driving range, 11 hole Pitch and Putt golf course, short game practice area, instruction, and retail area.

### 3.4 Existing Use Agreements and License Areas

The park has many types of tenure with various sport and community groups. Longer term leases are depicted on the following map. In addition, a number of short-term contracts are set up on a regular basis for fields, special events and all the indoor facilities.

### Map 2 - Existing Long Term Use Agreements



The food vendor in Beban pool is a popular park stop.



The Beban Park Golf Centre & driving range have a long term licence on the site.

### 3.5 Park and Facility Use



Healthmongus, an annual event for school aged children, encourages kids to be physically active.

Beban Park is visited by tens of thousands of patrons each year.

Indoor facilities are booked for events as well as used by patrons on a drop-in basis. Fields are heavily booked, with the artificial turf fields receiving over 2,000 hours of play each year. (See Appendix E)

Many Parks and Recreation programs and special events are run out of the park. Special events held each year include; Dry Grad, the CIBC Run for the Cure, Pink Pooches in the Park Walk-a-Thon, Dog Obedience and Agility, Cyclocross, Messiahs' Mansion, Job Fest, the Toy Run, the Vancouver Island Exhibition and the Bowen Road Farmers' Market.

In addition, several trail counters have been placed around the site to gauge use of trails and open space. Counts are available to analyze these areas. (See Appendix F)

### 3.6 Topography and Surface Hydrology

The park is quite high within the city an average elevation of 115m above sea level. This elevation allows for excellent views of Mount Benson and the coastal mountains. The site is often felt to be quite windy because of this elevation and the cleared, untreed nature.

Much of the site is underlain with hardpan and there are some existing areas of poor drainage issues in winter months (especially near the VIEX area and dog parks).

### 3.7 Utilities

Existing park buildings and indoor facilities are equipped with full utility services including sanitary sewer, water, electrical, storm, and some technology servicing. Park open spaces have more limited utility servicing. Irrigation is also available at some open space locations on site.



### 3.8 Vegetation, Vegetation Management and Urban Forestry

This park receives different levels of maintenance throughout the year.

Fields receive a high, well groomed level of maintenance as well as park gateways, hanging baskets, a couple of medians, and the entrance to the facilities (such as the pool and Social Centre). A weather station was also introduced on-site to connect to central control irrigation and to help modify irrigation levels based on current weather patterns.

Recognizing the larger role to protect and enhance our natural environment and increase efficiencies, greater efforts have been made to restore and naturalize some portions of the Beban Park grounds (such as the seasonal mound on Bowen Road). There are several interface and transition areas in the park that are juxtaposed to busy park areas. These currently receive little maintenance. Additionally, in 2010, a food planting trial outside the Social Centre was implemented in planters to raise awareness about local food production; however, this project was not continued.

The park also has many natural and treed areas that currently receive minimal maintenance. New challenges in vegetation management at Beban are increasingly being posed by the establishment of invasive plant species such as Daphne (*Daphne laureola*), Scotch Broom (*Cystius scoparius*), Himalayan Blackberry (*Rubus armeniacus*), and Japanese Knotweed (*Fallopia sp.*).

There are also memorial trees on site. These have been purchased through the City's tree donation program and should be maintained as much as possible. Most of the donated trees at Beban Park are crabapples trees (*Malus sp.*).



Park destinations, such as the Social Centre, receive high levels of horticulture maintenance.

### 3.9 Park Access and Transit

Currently, most people travel to Beban Park by car and drive to park destinations and facilities.

There are RDN transit bus stops servicing the park in front of Frank Crane Arena along Bowen Road and on Dorman and Labieux Road. These provide alternate transportation access all year round and during special events.

Despite close proximity to multi-use trail networks, bike facilities to and through the park are not well defined. Most users do not access the park by bike.



Bus stop on Bowen road to access the park.

### 3.10 Pedestrian and Cycling Circulation

The park has discontinuous sidewalks and some trails. Other than the Altrusa bike trail, there are currently no designated cycle trails.

Although some attempts have been made to put more focus on the pedestrian than the car near the pool and Social Centre (speed bumps and raised path), the park is mostly vehicle centered.

### 3.11 Parking

There are currently 1147 regular, paved, marked stalls and 19 handicapped stalls throughout the park. At peak times, people create other parking spots along Beban Parkway near destinations and use areas.



A raised sidewalk near the Social Centre helps to safely direct pedestrians through parking lot.

### Map 3 - Current Parking Conditions



### 3.12 Emerging Opportunities

Through the public input and site analysis, the following opportunities have emerged:

- The central part of Beban Park is largely under-utilized and is a prime location for future recreational facilities.
- Urban agriculture practices are growing in popularity and there is a desire to produce food and maintain some urban agricultural uses at the site
- Families and the growing seniors population are keen to keep active. Due to its central location, facilities that allow active living are very desirable at Beban Park
- Sports groups who have traditionally played outside are increasingly looking for covered spaces to use for sport practice - mostly, but not exclusively, in the winter months.
- Many community groups would like to strengthen and develop new partnerships with the City at Beban Park
- New circulation routes are proposed off Bowen & Labieaux Roads and could better link Beban Park to surrounding networks. Additional controlled access and egress will also play a key role in large-scale festivals and sporting events at this site.
- Recreational trends, sports, and needs are constantly changing. Even through the course of the planning process, new sports, commercial ventures and community groups have approached the City with requests to use facilities at Beban Park. Flexibility and adapting to changing demands are essential in moving forward.



Future connections to Boxwood Road will improve park access.

### 3.13 Site Analysis, Issues and Opportunities

Beban Park is a large site with many land uses and amenities. Most people travel to the park as a destination for a single activity and do not utilize (and in many cases, are not even aware of) the diverse activities one can take part in within the park campus. The site and many amenities are not well linked together and are not well integrated for everyday park use.

The current VIEX leased area (in the centre of the park) is underutilized year round. It is largely inaccessible to the public and is not programmed, leaving the heart of the park a void. This has left the centre of the park open to vandalism and disrepair. The heart of the park is also devoid of vegetation and can be very hot, dry, and exposed in summer months. Map 4 on the next page outlines regions of the park that are underutilized as well as larger regions that could be improved through site integration and other improvements.

The site functions vary differently for those using it as an everyday park and those attending large scale events. Consequently, the master plan must address both park modes. The plan must also be flexible to accommodate and adapt to future uses and trends.



Storage area and barns are currently in the centre of the park.

### 3.13 Site Analysis, Issues and Opportunities (cont'd...)



Map at entrance to the Kinsmen Participark.

Beban Park is rich in opportunities for the future. There is potential to link the site to nearby multi-use trail systems, new transit service and new road networks (such as the proposed Boxwood Connector). These routes will help to alleviate parking and access pressures during major festivals and events.

Trends have also emerged to utilize the park for new sports (in all seasons) and on a regular basis for urban agriculture. The historic agricultural uses of the site are well loved; as are the recreational and passive park activities that have developed over time. The fringe areas and underutilized portions of the site allow for these new uses to develop.

The placement of existing amenities and existing use agreements for portions of the park are the largest constraint once the plan moves forward. Some reconfiguration and revised agreements will be recommended as the plan moves forward to achieve the plan's goals for the community.

**Ideas to improve the park over the next 10 years:**

### Map 4 - Opportunities for Open Spaces and Facilities





Kiosk map at the Beban Facility entrance.

## 4 Master Plan Concept Beban Park Tomorrow

- 4.1 Vision for the Park
- 4.2 Site Planning Goals and Principles
- 4.3 Site Plans

## 4.1 Vision for the Park



Through the planning process and public input, a vision statement was developed. The vision statement will act as a guide to decision-making regarding the future development and management of Beban Park over the next 20 years.

### *Vision:*

*Beban Park is a dynamic city-wide and regional destination for year round recreation, wellness, events, and open space. It is a hub that celebrates community health, recreation and fun. The park will continue to provide high quality facilities, parkland, and trails, and will make Nanaimo proud for years to come.*

Parks and Recreation skating lessons taking place in Cliff McNabb Arena.

## 4.2 Site Planning Goals and Principles

Goals and principles provide a framework for the vision by providing specific guidance for park management and development. These goals act as a “checklist” for proposed future park improvements and are reflected in both the vision and the site plans.

### ***Developing Facilities***

Beban Park has a long history as a recreation destination. It is one of the only central publicly owned sites that can continuously be improved and further developed for new facilities that meet current community needs.

### ***Creating a Heart in the Park***

Beban Park is a place of community gathering. All facilities, but especially the centre of the park, should be comfortable and safe for diverse, year-round facilities and activities.

### ***Creating Clear Park Circulation***

Clear park circulation and navigation is critical to the success and efficiency of the park campus. Defined and safe vehicular, pedestrian and bicycle routes that link park amenities together and integrate into contextual roads and trails is essential. Way-finding tools must also be integrated to create this clear circulation between the diverse park amenities.

## 4.2 Site Planning Goals and Principles (cont'd...)

### ***Incorporating Flexibility***

Spaces at Beban Park must serve many purposes and transform on a daily, seasonal, and year to year basis to meet existing and evolving community needs.

### ***Fostering Partnerships***

Active support and involvement from community partners, volunteers and government agencies is essential in order to stay current with community needs and trends and fund future initiatives.

### ***Greening the Park***

Stewarding the existing trees and open spaces while adding more trees and greenspaces throughout the park is a key way to make the park campus more sustainable, more comfortable, and more beautiful.

### ***Showcasing the Future***

Because Beban Park is a regional destination, it is an ideal place to test pilot projects in emerging areas such as local food production, alternative stormwater management, green buildings and energy efficiencies, and emerging recreation trends. Many initiatives could be woven into future development and park operations.



The Altrusa Park playground is popular family destination in the park.



Shaded picnic areas could be added to Beban Park.

## 4.3 Site Plans



Beban Participark has a valued urban forest and soft surface trails

### *Schematic Site Vision*

**Maps 5 and 6** outline an overall summary of the proposed layout for Beban Park.

These schematic site plans depict all the existing park features (to be maintained and improved), as well as new facilities to be developed in the coming years.

An extensive perimeter and internal trail network is shown to better connect facilities within the park and allow additional recreational use of the open spaces.

**Map 6** depicts many of these trails lined with trees to help define pedestrian routes, separate people and roads and moderate the park microclimate and scale. These trails will also help to link into adjacent road and trail networks to facilitate flow between the E and N and Parkway trails.

The Participark (2) covers a sixth of the site with a primarily Douglas fir canopy. This treed portion of the park is respected and well used. Maintaining the tree cover, planning for succession plantings, considering fire-smart management principles, invasive species management, and potentially incorporating an edible forest into the treed area, should all be explored. The trail network will be maintained with improved fitness stations and trail surfacing. Sightlines into the space should also be considered for maximum comfort. In addition, the site could be used for future educational programs and could act as an urban forest demonstration site.

Location 3, the Altrusa Playground, is a destination location for many families in Nanaimo. In time, accessibility, expansion, additional education/performance space and a pleasing parking lot gateway/interface could be improved.

The existing parking lot basketball court is very popular. An enhanced youth court and fitness area is proposed at (Point 4) to better attract youth and accommodate fitness camps, while maintaining a flexible surface and parking surface for peak use times.

The natural turf fields and field house at locations 6 and 7 will remain. However, in time they may be enhanced as artificial turf surfaces. The field house could also be improved to be more multi-use and have additional public access to amenities such as the washrooms. In order to ensure safety and better address parking issues, access to these fields will also be enhanced with additional pedestrian and expanded vehicular access points.

The Marie Davidson BMX Park (10) is a popular youth area. New facilities for cyclists and youth riders are proposed in the adjacent areas (locations 9 and 11). Development of additional cycling facilities such as mountain bike area and junior skills parks will help to concentrate bike use and provide new challenges. Washrooms at this site could be opened up and improved for everyday park users.



MAP 5 - Schematic Site Vision for Beban Park



Legend

- |   |   |   |   |
|---|---|---|---|
|  | Beban Park Boundary                           |  | Beban Parkway - Extension and Roundabout  |
|  | Perimeter Multi-Use Trail                     |  | Washroom                                  |
|  | Internal Trail enhancements                   |  | Park Amenities - Proposed or Enhanced     |
|  | Agri-Loop Trail - 2.30km or 3036 steps        |  | Pedestrian Focused Gateway                |
|  | E&N Loop Trail - 2.40km or 3168 steps         |  | Vehicular Focused Gateway                 |
|  | Dog Walking Loop Trail - 1.85km or 2442 steps |  | Flexible Space and Storm Water Management |
|  | Kinsmen Participark - 2.10km or 2772 steps    |   |   |
|  | Perimeter Trail Node                          |   |   |
- 
- |   |   |   |  |
|---|---|---|--|
| ① | Enhanced Major Vehicular Entrance to Park         | ⑲ | Golf Course - Pitch & Putt                               |
| ② | Kinsmen Participark                               | ⑳ | Enhanced Parking Area                                    |
| ③ | Enhanced Altrusa Playground                       | ㉑ | Hard Surface Courts                                      |
| ④ | Proposed Sport Court and Fitness Improvement Area | ㉒ | Proposed Recreation Expansion Area                       |
| ⑤ | Proposed Roundabout                               | ㉓ | Enhanced Parking Area                                    |
| ⑥ | Gyro Fields                                       | ㉔ | Enhanced Major Vehicular Entrance to Park                |
| ⑦ | Field House                                       | ㉕ | Improved Open Space                                      |
| ⑧ | Proposed Parking Extension                        | ㉖ | Beban House  |
| ⑨ | Proposed Bike Skills Area                         | ㉗ | Enhanced Parking Area                                    |
| ⑩ | Marie Davidson BMX Bike Park                      | ㉘ | Proposed Fitness Area / Future Arena                     |
| ⑪ | Proposed Bike Clinic Area                         | ㉙ | Centennial Building                                      |
| ⑫ | Enhanced Major Vehicular Entrance to Park         | ㉚ | Multi-modal Beban Parkway Extension with Traffic calming |
| ⑬ | Proposed Recreation Expansion Area                | ㉛ | Central Facility Development Opportunity Area            |
| ⑭ | Enhanced Dog Park Area                            | ㉜ | Cliff McNabb Arena                                       |
| ⑮ | Flexible Space and Storm Water Management Area    | ㉝ | Pool and Frank Crane Arena                               |
| ⑯ | Proposed Planted Buffer                           | ㉞ | Proposed Bowen Road Frontage Improvements                |
| ⑰ | Proposed Parking Area                             | ㉟ | Enhanced Transit Hub                                     |
| ⑱ | Artificial Turf Fields                            | ㊱ | Proposed Breezeway                                       |
|   |   | ㊲ | Social Centre  |
|   |   | ㊳ | Enhanced Parking Area                                    |

MAP 6 Illustrative Site Vision for Beban Park



Legend

- Beban Park Boundary
- ▬▬▬▬▬▬▬ Central Facility Development Area Boundary
- Ⓜ Washroom
- 🌿 Flexible Space and Storm Water Management
- 🌳 Trees - Existing and Proposed
- 🌿 Shrubs - Proposed

- |   |   |
|---|---|
| ① Enhanced Major Vehicular Entrance to Park         | ⑳ Enhanced Parking Area   |
| ② Kinsmen Participark                               | ㉑ Hard Surface Courts   |
| ③ Enhanced Altrusa Playground                       | ㉒ Proposed Recreation Expansion Area  |
| ④ Proposed Sport Court and Fitness Improvement Area | ㉓ Enhanced Parking Area   |
| ⑤ Proposed Roundabout                               | ㉔ Enhanced Major Vehicular Entrance to Park   |
| ⑥ Gyro Fields                                       | ㉕ Improved Open Space   |
| ⑦ Field House                                       | ㉖ Beban House   |
| ⑧ Proposed Parking Extension                        | ㉗ Enhanced Parking Area   |
| ⑨ Proposed Bike Skills Area                         | ㉘ Proposed Fitness Area / Future Arena  |
| ⑩ Marie Davidson BMX Bike Park                      | ㉙ Centennial Building   |
| ⑪ Proposed Bike Clinic Area                         | ㉚ Multi-modal Beban Parkway Extension with Traffic calming                                      |
| ⑫ Enhanced Major Vehicular Entrance to Park         | ㉛ Central Facility Development Opportunity Area with new Flexible Multi-Purpose Building Spaces |
| ⑬ Proposed Recreation Expansion Area                | ㉜ Cliff McNabb Arena  |
| ⑭ Enhanced Dog Park Area                            | ㉝ Pool and Frank Crane Arena  |
| ⑮ Flexible Space and Storm Water Management Area    | ㉞ Proposed Bowen Road Frontage Improvements   |
| ⑯ Proposed Planted Buffer                           | ㉟ Enhanced Transit Hub  |
| ⑰ Proposed Parking Area                             | ㊱ Proposed Breezeway  |
| ⑱ Artificial Turf Fields                            | ㊲ Social Centre   |
| ⑲ Golf Course - Pitch & Putt                        | ㊳ Enhanced Parking Area   |

### 4.3 Site Plans (cont'd...)

The current dog parks (14) have outgrown their existing space and can expand into new areas (13 and 14). Site improvements could include surfacing, lighting, and additional amenities for users.

Warm-up and fitness facilities are suggested for location 15 to accommodate team sport use and everyday use by the public and fitness programs. Location 28 could also accommodate fitness and warm-up use in the short term. Long term, if required, it might be a logical location for a future arena or building

The two artificial turf fields (18) are key destinations in all seasons. Additional amenities, a warm-up/fitness area, and enhanced parking are shown as future improvements. Better trail connections to the existing Gyro Four Fields and other campus amenities will help to integrate these facilities into the greater park.

Recreation expansion areas (location 13 and 22) are shown on the underdeveloped portions of the park. As demands increase, these could be shaped and used to facilitate new park amenities as needed.

The Beban Park Golf Course (Pitch and Putt) (19) remains as a recreational open space in the park. Additional habitat plantings and additional access to amenities (such as public washrooms) could be considered.

The existing hard surface courts are an important destination for many park users. Currently, they are enjoyed by tennis players. In coming years, multiple-uses, improved surfacing, and the addition of picnic/rest areas could be considered (21).

Beban House (26) remains a heritage feature on the site with improvements to preserve the building and to educate and facilitate access to the historic site.

The Centennial Building (29) could see future improvements to facilitate future sports and needs. If other covered indoor spaces are built on site in the Central Facility Development Opportunity area, the site could function more as a covered sport-box to complement the arena spaces, however, this space is proposed as a covered multi-purpose sport space long term.

A new circulation route is shown at location 30 and offers multi-modal mobility options. This route would integrate pedestrian and bike facilities and connect into the future Boxwood Connector and Labieux Roads. This route will facilitate access to the centre of the park. Traffic calming measures would be included in this design and incorporated throughout the park's road network.

The parking areas shown throughout the site do increase in numbers and also are better defined and organized and better facilitate safe pedestrian movement via the new trails and treed paths.



The artificial turf fields are popular park destinations.



Sport warm-up and boot camp activities are becoming popular park uses.

### 4.3 Site Plans (cont'd...)



Traffic calming would be an important element of any new vehicular circulation routes in the park

In order to be visible and legible from Bowen Road, the gateways into the park (1, 12) and road frontage (34) could undergo some improvements. A fun public art treatment, similar to the Larry McNabb Sport Zone, could enhance the Bowen Road interface without impacting the park.

Major indoor facilities such as Cliff McNabb Arena, Frank Crane Arena, the Social Centre, and Beban Pool (32, 33, and 37) have several improvements suggested. These are detailed in Chapter 5 and are consistent with the 2010 Redevelopment Plan. A two storey covered breezeway is shown connecting to an improved transit hub on Bowen Road, acting as a major pedestrian gateway to the park (35 and 36).

Stormwater management features and multi-use planting methods (such as edible and demonstration forests) could be incorporated into the landscape in many locations (such as location 15). These features will help to return rainwater naturally into the earth and to showcase green practices in this destination site. These features could also be monitored to measure effectiveness and maintenance efficiencies.

Location 31, the yellow shaded area in the centre of the park, is detailed further in **Map 7**—The Central Facility Development Opportunity Area Plan.

## 4.3 Site Plans (cont'd...)

### *Central Facility Development Opportunity Area Concept Plan*

**Map 7** outlines the opportunities for a central gathering and recreation hub in the middle of Beban Park. This heart is a flexible space that could be developed with indoor recreation facilities of varying size, be the site of indoor and outdoor special events, and be a destination for day-to-day park use. Extending out of this facility heart could be a series of pedestrian scaled urban plazas, open spaces, productive landscapes, and trails that connect to existing buildings and facilities.

The Central Facility Development Opportunity Area could include:

- A Grand Avenue, an allée of trees and lights, seating and sidewalks. It is a circulation spine and also is a main location for event set up.
- A glass atrium to provide a focal point along the grand avenue axis. It houses seasonal or permanent vendors, provides a link to north end of opportunity area and beyond, and provides an enhanced entrance to the Agriplex.
- A new multi-modal extension of the Beban Parkway could provide integrated & safe access for vehicles, pedestrians & bikes to the centre of the park.
- Demonstration stormwater management and urban agricultural features could be incorporated throughout the Central Facility Development Opportunity Area as educational features to teach the public about conventional stormwater alternatives, greater watershed issues, and food production.
- New multi-purpose buildings are included along the streetscape with new recreational and open space facilities
- Shade trees throughout could provide a natural climate control and majestic aesthetic throughout the site.
- A performance venue could be nestled into an existing gentle slope. This covered performance could feature a fabric roof that is open on all sides. This could provide shelter to performers and 360 degree viewing options for larger audiences.
- The Central Facility Development Opportunity Area layout identifies generic locations where current facilities can be improved and future buildings of various sizes and configurations could be constructed as needs and opportunities arise. Potential building footprints are shown for the development of future multi-purpose facilities. These could be constructed to host a variety of uses and events that enhance Beban Park such as sporting events and covered practice space, agricultural activities, weddings, fieldhouses, banquets, and community events. Section **5.4 New Flexible Facility Spaces** details the potential of this area for new indoor buildings and facilities.



This Grand Avenue at Hastings Park is popular during the P.N.E.



MAP 7 - Central Facility Development Opportunity Area Concept Plan



Legend

- - - - - Central Facility Development Opportunity Area Boundary
  - W Washroom
  - Flexible Space and Storm water Management
  - Trees - Existing and Proposed
  - Shrubs - Proposed
- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>① Multi-modal Beban Parkway Extension with Traffic calming</li> <li>② Grand Avenue</li> <li>③ The Atrium</li> <li>④ Improved Agriplex</li> <li>⑤ Multipurpose Building</li> <li>⑥ Multipurpose Building</li> <li>⑦ Multipurpose Building</li> <li>⑧ Red Barn</li> </ul> | <ul style="list-style-type: none"> <li>⑨ Multipurpose Building</li> <li>⑩ Gardens</li> <li>⑪ Greenhouses</li> <li>⑫ Multipurpose Building</li> <li>⑬ Multipurpose Space</li> <li>⑭ Gardens and Green Space</li> <li>⑮ Grand Stage</li> </ul> |
|--|--|

New Flexible Building Space Framework



MAP 7b - Central Facility Development Opportunity Area Detail







Bebal Pool Entrance

## 5 Indoor Facility Planning Directions

- 5.1 Overview
- 5.2 Facility Redevelopment Plan Background
- 5.3 Facility Redevelopment Options and Recommendations
- 5.4 New Flexible Building Spaces

## 5.1 Overview



Many stakeholders were involved in development of the Facilities Plan.

Indoor facilities are a major asset at Beban Park. Existing and future facility development at this park campus are key components of this Master Plan.

Many of the facilities in Beban are aging and require improvements to keep up with current technology, mechanical, and recreation needs. This is not a unique situation to Nanaimo. The British Columbia Parks and Recreation Association (BCRPA) surveyed facilities around BC and found that 68% of the province's indoor recreation assets are over 25 years old and are aging rapidly. The BCRPA is now advocating for infrastructure renewal province wide to ensure that the citizens of BC are healthy for years to come.

A facility redevelopment project was initiated by the City of Nanaimo in 2009 to examine the potential redevelopment priorities and approaches for Beban's existing indoor facilities and is detailed further in the following sections. Additional future facilities are also proposed in the centre of the park. These flexible indoor facility spaces are also detailed in the following sections.

## 5.2 Facility Redevelopment Plan Background

Beban Park facility redevelopment project was initiated in 2009 to examine the potential redevelopment priorities and approaches for Beban's existing indoor facilities. The focus of this report was limited to city managed recreation facilities within the greater Beban Park campus (Beban Pool, Frank Crane Arena and the Beban Social Centre). A consulting team of recreation and design professionals gathered input and feedback from stakeholders, the general public and facility users. Three redevelopment options were presented to the public at an open house in February 2010. The final report was received by Council in April 2010 to act as a guide for facility improvements at Beban Park.

The Beban Facility Redevelopment Project was intended to analyse who is using the facility and recommend how the City could redevelop the identified facilities into a unified, sustainable complex by:

- Becoming a fresh, fun, flexible and relevant venue for residents, incorporating a mix of community recreation programs and services.
- Attracting and retaining increased number of users.
- Presenting a sense of welcome, flow and usability among the facility components.
- Featuring improved wayfinding and accessibility.
- Operating in a resource-wise manner, maximizing staff and other assets.
- Becoming carbon neutral.
- Becoming financially sustainable.

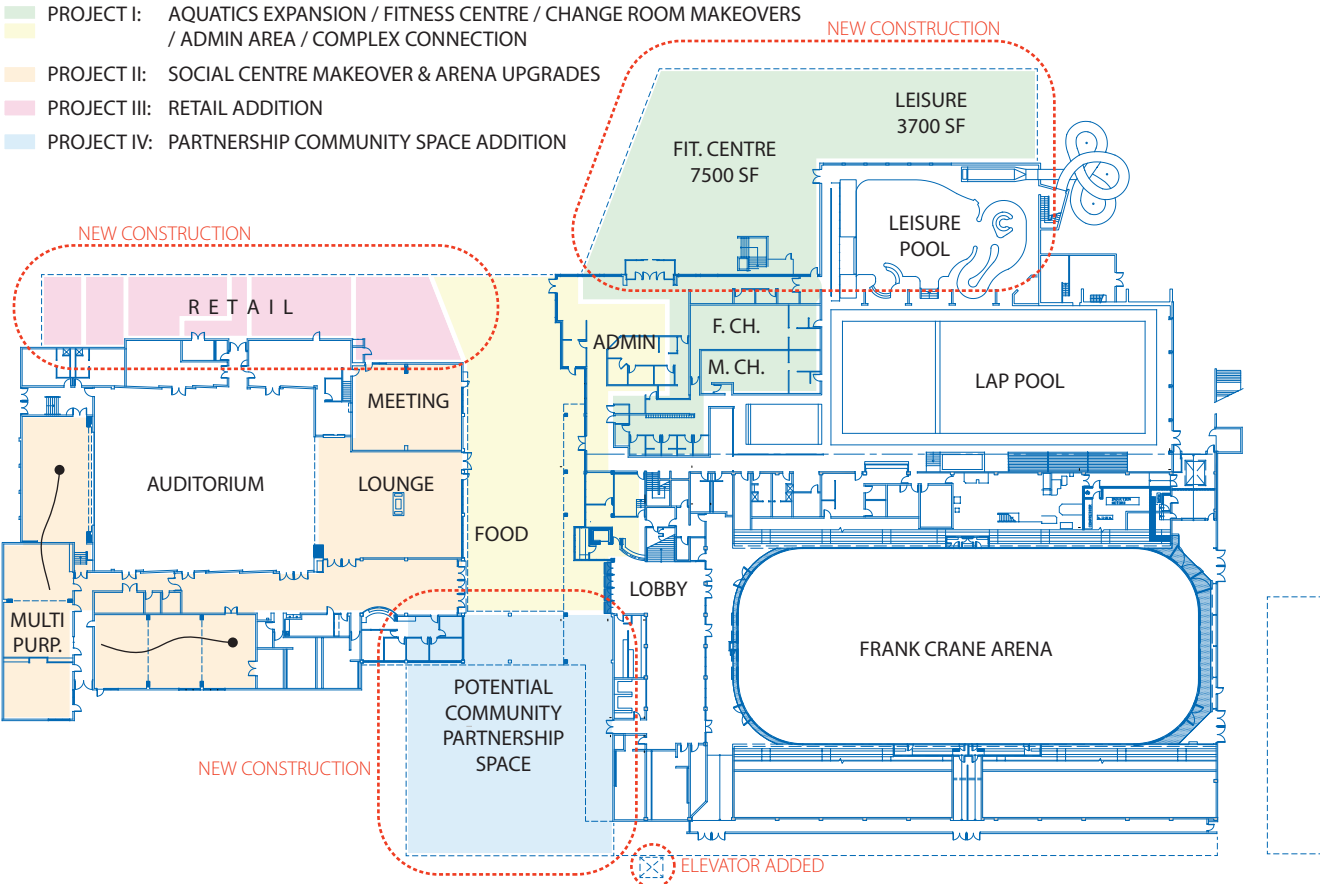


### 5.2 Facility Redevelopment Plan Background (cont'd...)

The final report analysed the Nanaimo market, programs and services offered, analysed the operations and facility management, and facility revenue. It identified a dual mandate for Beban Park as both a user-focused facility offering recreation and cultural programs and services to individuals and groups and as a public assembly/spectator facility hosting special and sporting events. It also looked at future recreational markets and needs (such as the growing senior population), ways to improve the facilities to attract users, events, public assemblies, and increase revenue.

A summary of the 2010 Facility Redevelopment Plan is presented in the following sections. For more information, please see the **Beban Park Redevelopment Project—Final Report**.

### MAP 8 - Facility Redevelopment Plan Details



## 5.3 Facility Redevelopment Options and Recommendations



Improvements to Frank Crane Arena were implemented as part of Option 1.

The Facility Redevelopment Plan presents three strategies on how to best position and improve over the coming years. The three options are outlined below with implementation drawings for both Phase 1 and long term plan implementation. As one-of-four City of Nanaimo active living campuses, Beban Park's positioning must be unique and the Beban Park Redevelopment Project—Final Report recommends Option 3 as the most suitable long term option.

### ***Option 1: Independent Program Model (Status Quo)***

This option looked at maintaining each program facility as an independent, stand-alone structure. Facility enhancements were focused on life-cycle maintenance and minor program areas including:

- Improving customer access to Frank Crane Arena
- Adding an elevator in Frank Crane Arena
- Adding a box-office in Frank Crane Arena
- Adding a multi-purpose space on mezzanine level in Frank Crane Arena
- Upgrading the ice plant and replacing dashboards in Frank Crane Arena
- Replacing the ice surface slab in Frank Crane Arena
- Re-roofing the Social Centre

Note: As the plan was in process in 2010, the City of Nanaimo received \$1 million dollars in Federal Government RinC funding which allowed the City of Nanaimo to proceed immediately with the infrastructure improvements identified as "Option 1" within the plan.

## 5.3 Facility Redevelopment Options and Recommendations (cont'd...)

### Option 2: Integrated Program Model

This option looked at integrating the program facilities into a unified facility through the addition of new components. The intent was to present a more welcoming public face for all customers and to add new multi-purpose areas that maximize programming and spontaneous use opportunities. The proposed work program includes:

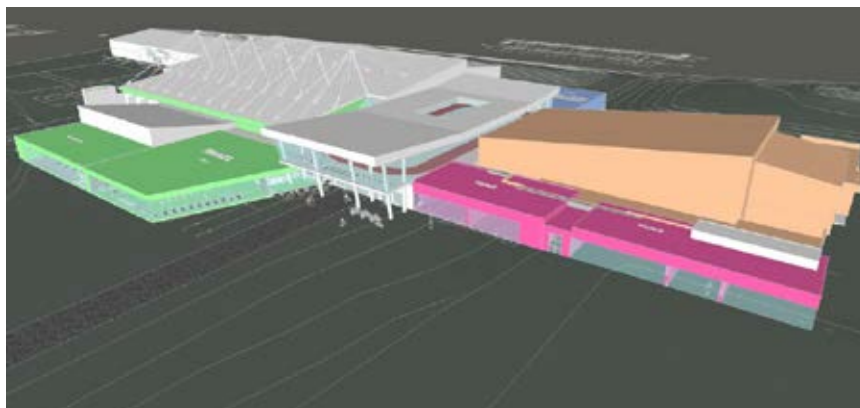
- Adding a new welcome atrium and community gathering space by enclosing the open breezeway space.
- Adding a new elevated walking/running track and upper level fitness area by enclosing the breezeway.
- Adding a new main level fitness area.
- Expanding the lazy river feature and relocating the hot tub.
- Renovating the aquatic change rooms.
- Renovating the Social Centre.

The order-of-magnitude cost estimate for this option in 2009 was \$16.01 million.

### Option 3: Real Estate Model

This option looked at adding new program areas that could be leased to tenants. The potential tenants could include health service providers (e.g. physiotherapists, massage therapists, other similar practitioners) or other public agencies (e.g. Vancouver Island Regional Public Library).

The order-of-magnitude cost estimate for this option in 2009 was \$3.4 million.



An enclosed breezeway with elevated athletic track is identified as part of potential improvements.

## 5.4 New Flexible Facility Spaces



Indoor sport facilities were highly requested by the public.

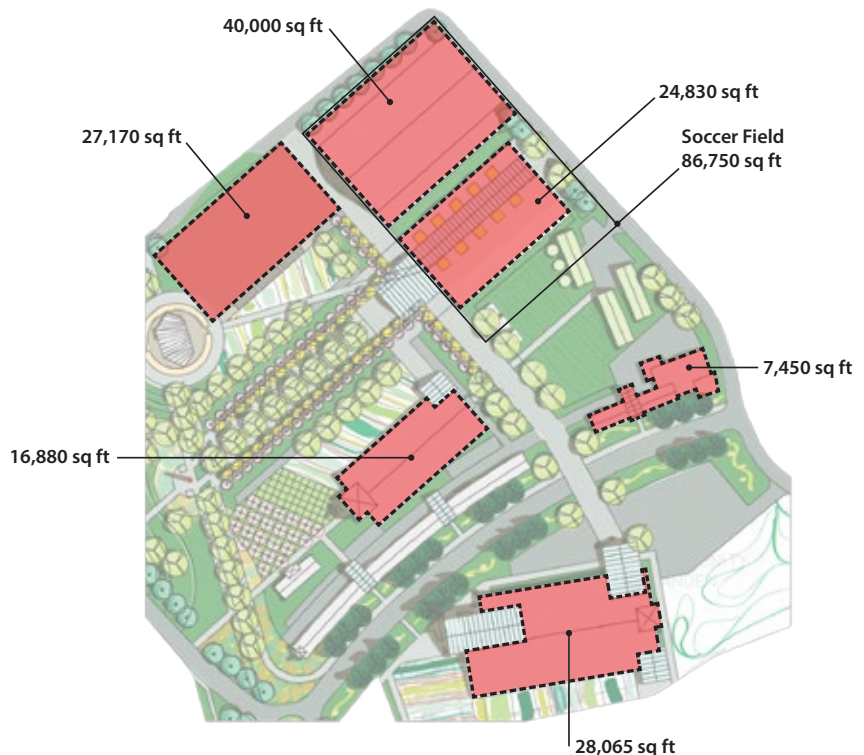


The "Fieldhouse" at the Langley Event Centre is almost 18000 square feet with a concrete floor. Portable hardwood flooring and sport court flooring are brought in for various events.

The Central Facility Development Opportunity Area could be a key destination within the Beban Park campus. This central location offers the land required for new indoor facilities and, if developed, could provide the critical facilities mass that would create a central gathering space. A mix of buildings and usable open space in this park centre could create a functional, comfortable and pleasing Beban Park heart.

The Central Facility Development Opportunity Area layout identifies generic locations where current facilities can be improved and future buildings of various sizes and configurations could be constructed as needs and opportunities arise. Potential building footprints are shown for the development of future multipurpose facilities. These could be constructed to host a variety of uses and events that enhance Beban Park such as sporting events, covered practice space, agricultural activities, weddings, banquets, community events, and the growing trend of multipurpose sport "fieldhouses".

Multipurpose building footprints are shown ranging from about 17,000 (about the current size of the Centennial Building) up to 40,000 square feet. Other sizes vary and are only shown as an example of how the space could be developed. A dotted line outlines the over 86,000 sq feet required for a covered soccer field. Coffee vendors, washroom facilities, WIFI access and general seating could be included within for everyday park and event use. The multipurpose building shown with a 7450 square foot footprint on one level has the potential to be built with a second floor. A second floor at this location could offer exceptional 360 degree views. The footprint of 27,170 square feet, could be a building, or alternatively, is the appropriate size for a covered riding ring.



## 5.4 New Flexible Facility Spaces (cont'd...)

The architectural character of new buildings could be modern or reflect the agricultural heritage of the site. Glass and other penetrable materials could be used to allow for an indoor-outdoor relationship between the activities inside the building and the exterior park space. Following the direction of Nanaimo's corporate green building policy, where appropriate, the buildings could also incorporate innovative green building technologies to showcase advances in energy management and sustainable architecture to the public (such as green wall and green roof demonstration sites).

The site plan also shows that improvements could also be made to existing buildings, such as the agriplex shown with a footprint of 24,830 square feet. A glass atrium could be added to this structure to provide a focal point along the Grand Avenue axis. It could house seasonal or permanent vendors, be the site of an covered farmer's market, provide a link to north end of Central Facility Development Opportunity Area and beyond, and provide an enhanced entrance to the current building.

If agriculture activities remain on site, new livestock buildings, barn spaces and stables could be included along the streetscape. If not, these buildings could be used for storage or other recreational and park uses. Greenhouses are also shown on the site plan at location 11. These could be integrated into the park with an exterior garden space.



The multi-purpose Arbutus Meadows Events and Equestrian Centre in Nanaimo is 60,000 square feet with a concrete floor plus additional grounds and outbuildings.



Multi purpose buildings, like this one at Hastings Park, could house events as well as sports.







Bebal Park Concept

## 6 Open Space Planning Directions

- 6.1 Overview
- 6.2 Site Access
- 6.3 Pedestrian and Bike Circulation
- 6.4 Vehicular Circulation
- 6.5 Festivals and Events
- 6.6 Organized Outdoor Recreation
- 6.7 Park Operations
- 6.8 Planting and Vegetation Management
- 6.9 Green Spaces
- 6.10 Sustainable Design
- 6.11 Heritage and Art
- 6.12 Site Servicing

## 6.1 Overview

Outdoor open spaces, as well as indoor facilities, help to create a diverse and integrated destination at Beban Park campus. The Beban Park Master Plan advocates for maintaining and improving existing open spaces features and amenities as well as the introduction of new open spaces between buildings and facilities. The following section outlines policies to apply when improving and creating new outdoor open spaces and outdoor recreational amenities.



Improved transit facilities and partnerships will help facilitate multi-modal access to the Beban Campus.

## 6.2 Site Access

- Future circulation links may improve access to and from Beban Park -- the Boxwood Connector to the Bowen Road side of the park, and the Rock City Road Connector to the Labieux Road and highways side of the park.
- Transit stops on adjacent roads will be enhanced to encourage park visitors to utilise transit. Future bus bays may be considered along Bowen Road in conjunction with rapid transit services.

## 6.3 Pedestrian and Bike Circulation

- Cycling and pedestrian activities are encouraged in and throughout the park.
- Future projects and improvements to existing amenities should give priority to pedestrians and cyclists (not vehicles).
- An enhanced internal trail system is shown. Trails should be safe and designed to City of Nanaimo Trail Standards. Where possible, universal accessibility should be strived for.
- Internal walking loops serve circulation and fitness purposes. Trails should have rest points along them providing places to pause, gather information on distances walked, and identify the locations of park amenities.
- A Grand Avenue could become a major pedestrian spine through the Central Facility Development Opportunity Area.
- New multi-modal circulation routes through the centre of the park will have pedestrian and cycling facilities to efficiently link the E and N and Parkway Trails & park amenities.
- Tree planting and open space connections along side trails will help to create park greenways and comfortable and legible trail systems.



Trail connections to the E&N Trail and Parkway Trail will be created and enhanced.

## 6.4 Vehicular Circulation and Parking

- Any new facilities will be well linked to existing vehicular and pedestrian access points and have a small amount of facility parking.
- Parking areas should be organized and clear to maximize numbers and integrate into the trail and cycling trails
- Internal connections by foot and bike between park facilities should be encouraged.
- Special events will consider parking opportunities throughout the entire campus (not just in front of immediate venues)
- Off site parking/shuttle opportunities, as well as transit, should be suggested and encouraged for large events and festivals.
- Special event/emergency routes will be designated to allow for multiple access points throughout the park during events.
- Multi-modal circulation route through the Central Facility Development Opportunity Area will provide greater park access. Traffic calming will be integrated.
- Parking hardened where possible to define parking opportunities and reduce maintenance and use conflicts.
- The graphic below illustrates the potential increase in parking on site and integration with existing parking opportunities.



Parking, access and pedestrian facilities should be improved in the future. This image of Beacon Hill Park demonstrates integrated and shared facilities.

## 6.5 Festivals and Events



Festivals and special events could be developed along the Grand Avenue.

- The Central Facility Development Opportunity Area could be a new, central gathering space in the heart of the park. It could function for everyday park use and integrate event opportunities into its design. The Grand Avenue could have opportunities for food truck parking, seasonal and permanent vendors, and multi-purpose event set up.
- Programming & buskers could be encouraged in the Central Facility Development Opportunity Area in designated locations.
- A proposed stage could act as a venue for weddings, events, and family entertainment performance options.
- Vehicle access could be integrated to new facilities via laneways and wide hard-surface trails.
- Tent set-up and anchoring will be considered in design detailing.
- Event amenities should be provided (including power, potable water, and handwashing facilities).

## 6.6 Organized Outdoor Recreation



HealthAmongus and youth sports are popular at Beban Park.

- Court sports should be adaptable spaces that are flexible with new and emerging sport trends as well as traditional sports
- Where possible, courts can be integrated into hardscaped surfaces such as parking and plaza facilities
- Due to the central park location, youth facilities will be expanded and modified to keep up with emerging demands for safe and challenging play
- Specialized activity areas will be developed as needs are identified such as areas for various forms of biking sites, formal playgrounds, and dog off leash areas.
- Fields of varying surface should continue to be high quality play and event spaces

## 6.7 Park Operations

There are several considerations for future site operations. They include:

- Increase in access to washrooms to facilitate more park use. The existing park washrooms could be open to the public more often and additional ones could be created in new facilities to ensure that park user needs can be met.
- Consideration of snow removal in the design of future facilities and/or modifying snow removal regimes in order to protect new park features such as trees and stormwater areas.
- Consideration of Crime Prevention Through Environmental Design in all areas of new project design.
- Consideration of the introduction of a park caretaker on site.
- Additional park programming of the Central Facility Development Opportunity Area and outdoor spaces to reduce safety and vandalism concerns and utilize the park to its full potential.
- Gating and fencing as required in the diverse use areas, to serve the needs of park users and achieve park goals and principles
- Enforcement of park rules (including parking)



A park caretaker could be considered in the future



Park gates could also be installed to control vehicular access to the new facilities.

## 6.8 Plantings and Vegetation Management

- On-site tree planting will help to provide shade and wind reduction.
- Tree planting could be considered to buffer park uses where appropriate
- All tree planting should consider aesthetics, views and root zones.
- Water-wise planting and irrigation needs should be considered and with tree installations and appropriate measures should be taken
- Appropriate levels of maintenance should be carried out on understory plantings to maintain site lines throughout the park
- The addition of trees and new structures can help to reduce perception of the wide open space in the centre part of the park and make the park more human scaled and comfortable.

## 6.9 Green Spaces

- Park green spaces should be welcoming and comfortable to use
- A diversity of open spaces should be integrated into the overall park design including naturalized and informal spaces, passive recreation areas, habitat areas, formal gardens and planters, productive landscapes, permaculture, infiltration features, and event lawns
- Green spaces should help to reduce the campus scale and mitigate climate conditions

## 6.10 Sustainable Design

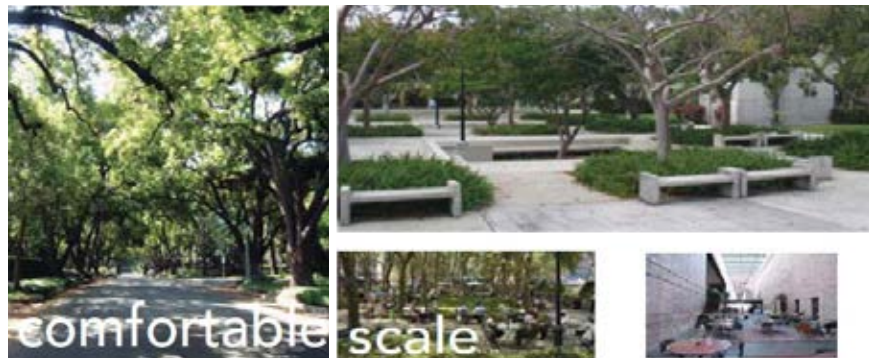
- Integrate features that provide educational opportunities and showcase and demonstrate new technologies and best practices within the open spaces.
- Provide locations within the Central Facility Development Opportunity Area for agricultural uses
- Integrate storm water management features, green roofs, and green walls (where appropriate).
- Use both hard and permeable site surfaces in appropriate locations (like this example from Hastings Park)



Local food production could occur on the site



Banquet tables and creative site furniture could be built into the park to encourage community gatherings.



### 6.11 Heritage and Art

- Where possible, integrate opportunities for natural and cultural interpretation.
- Celebrate past and present through programming and interpretation (farming, recreation, Beban House, natural features, etc.).
- Incorporate public art into new facilities and open spaces to assist with place making and wayfinding



Example of artwork used at the Larry McNabb Sport Zone to highlight the facilities to drivers. Similar projects could be implemented along Bowen Road.

A barnyard, such as this one at Beacon Hill Park, could reflect agricultural heritage.



Shady rest spaces built into the park, like this one at Hastings Park, could include public art and interpretive information.

## 6.12 Site Servicing



Storm water management could be incorporated into future facilities & park development.

- Site services (power, water, gas, technology and sewer) should be installed where possible to facilitate future site uses. Utilities should be integrated into the Beban Parkway expansion and other major projects to ensure capacity for new building spaces in the Central Facility Development Opportunity Area
- Where appropriate, integrated storm water management features, green roofs, and green walls, should be implemented as educational and pilot features







Cliff McNabb Arena renovations in progress - 2012

## 7 Plan Implementation

- 7.1 Overview
- 7.2 Partnerships and Use Agreements
- 7.3 Early Implementation
- 7.4 Longer Term Actions

## 7.1 Overview



Plan Implementation will be facilitated by partnerships.

The Beban Park Master Plan is a vision that requires substantial funding and partnerships. It is envisioned that implementation is a long term process and could take over 20 years to complete and that availability of funding from a range of sources will control the extent and content of each project and phase of implementation.

Other conditions on the site, such as lease / license / use agreement renewals, play into the timing of key plan components. Therefore, it is essential that the Master Plan has flexibility in its phasing to take advantage of opportunities when they present themselves.

Initial phases will likely include relatively lower cost items and some interim elements. Items with higher costs will require longer range capital planning and the availability of partnerships.

## 7.2 Partnerships and Use Agreements

Development of this plan was a collaborative process. Active support and involvement from community partners, volunteers and government agencies is essential in order to stay current with community needs and trends and further fund projects. Although the City of Nanaimo has a leadership role in the management of Beban Park, successful plan implementation will depend on several community partners. This is not an exhaustive list and is in no particular order.

- Existing and future license, lease, and use agreements
- Community sport and recreation groups
- Community non-profit organizations
- Community special event groups
- Community growers
- Businesses
- Vancouver Island University
- Government agencies and organizations including the Regional District of Nanaimo and District of Lantzville
- Nanaimo First Nations communities
- Park volunteers
- Other partners that emerge

### 7.3 Early Implementation

A series of early implementation projects are recommended and detailed below (in no particular order). These early implementation priorities are identified for their ability to:

- Proceed in the short-term;
- Provide quick action on community priorities identified in the consultation process while minimizing park impacts; and
- Provide the necessary background information for larger components of the master plan such as parking, traffic management and utility infrastructure upgrades.

Initiating some projects soon after adoption of the Master Plan will build on the momentum of the plan process and foster further community engagement in the realization of an improved Beban Park. Partnerships and grant opportunities will be sought for each.

#### *Early Implementation Recommendations (in no particular order)*

WAY FINDING AND MARKETING SIGNAGE	
Timeframe	Bowen Road readograph - within 2 years (currently budgeted) Way finding signage - within 5 years
Rationale	To inform park users and the public about the many amenities at the park. To facilitate pedestrian circulation on site.
Scope	Installation of a signage system that helps park users navigate the many areas and link existing and new amenities. Increased use of the large Bowen Road sign and consideration of other signage options to market park facilities and events.
EXPANDED PERIMETER TRAIL SYSTEM	
Timeframe	within 5 years
Rationale	To facilitate longer pedestrian and fitness loops and encourage alternative transportation.
Scope	Design and construction of a perimeter trail surrounding the entire park. Full loop will be about 2.5 km.
MAINTAIN/IMPROVE PARTICIPARK	
Timeframe	within 5 years
Rationale	Steward this significant park feature and make it comfortable for users. Enhancement of the urban forest for trail users, Crime Prevention Through Environmental Design (CPTED), and forest health in mind. Restoration plantings and vegetation lifting will be implemented. Exercise stations could be improved.
IMPROVE ALTRUSA PLAYGROUND	
Timeframe	within 2 years (currently budgeted)
Rationale	To keep this destination playground fresh and fun.
Scope	Planning, design and construction of expanded play area at Altrusa Park with special emphasis on equipment for children under 5 and non-standard play elements.



Expanded trail systems can be developed in the short term to improve park circulation and connect facilities.



The Bowen Road entrance sign is very visible and clear. Other signs have been requested to direct park users to and around the park.

### 7.3 Early Implementation (cont'd...)



Improvements to the dog off leash park have been requested through public input.



New bike and youth facilities are possible in the short term plan implementation.

#### ADD AMENITIES TO THE ARTIFICIAL TURF FIELDS AND IMPROVE PARKING

Timeframe	within 5 years - to improve wash / change rooms
Rationale	To make the fields comfortable for users.
Scope	Continue to work with field sports organizations to provide amenities required for play and tournaments.

#### ESTABLISH COMMUNITY GREENHOUSE

Timeframe	within 2 years. Currently money held in abeyance under VIP.
Rationale	Request have been made by community groups with the need to relocate in 2015. This is consistent with maintaining the agricultural heritage of the park.
Scope	Establish at least one growing facility under the Volunteers in Parks Program in central part of the park.

#### IMPROVE YOUTH FACILITIES (COURT, MOUNTAIN BIKE SKILLS AREAS)

Timeframe	within 5 years
Rationale	Community groups are keen to participate in the establishment of additional youth facilities.
Scope	Create and improve under the Volunteers in Parks Program and other budgets to meet community demand.

#### HARD SURFACE COURT IMPROVEMENTS

Timeframe	within 2 years. Currently in capital budgets for 2016.
Rationale	Surface is at the end of it's life. Requests for pickle ball facilities at Beban Park are under consideration.
Scope	Resurfacing of the existing tennis courts. Potential conversion of one or more courts to other court sports to keep up with demand and emerging sports.

#### EXPANDED INTERNAL TRAIL SYSTEM

Timeframe	within 5 years
Rationale	Increased park integration and circulation. Connect to contextual trail systems.
Scope	Ensure that park amenities are connected via safe, accessible trails.

#### IMPROVE/EXPAND DOG OFF LEASH PARK

Timeframe	within 5 years
Rationale	Demand and use levels are very high.
Scope	Improve, expand and light the Dog Off Leash Park to meet current and future demands.

#### RELATIONSHIP BUILDING

Timeframe	within 5 years - staff time
Rationale	To help meet changing community demand and reduce public costs.
Scope	Dialogues with several community groups who are interested in long term partnerships in the park.

**IMPROVE ACCESS TO GYRO FIELDS**

Timeframe	within 5 years
Rationale	Decrease illegally parked cars and improve pedestrian/vehicular safety and circulation for field users and trailers.
Scope	Improve pedestrian and vehicular access points to the fields.

**DEVELOP SEATING & PICNIC AREAS**

Timeframe	within 5 years
Rationale	Develop facilities that encourage park users to stay and enjoy the park.
Scope	Establish rest stops along trails & comfortable picnic areas.



An example of an outdoor performance space that could be built in the park long term.

## 7.4 Longer Term Actions

Many items identified in the Beban Park Master Plan require larger dollar figures and further detailed design. These items will likely be implemented over a longer time frame and initiated in the future as needs arise, funding and partnerships permit, and/or current facilities require replacement.

Anticipated longer term actions include:

- Construction of the Grand Avenue in the Central Facility Development Opportunity Area.
- Construction of multi-purpose buildings in the Central Facility Development Opportunity Area.
- Construction of performance venues in the Central Facility Development Opportunity Area.
- Implementation of Indoor Facility Redevelopment Options 2 and 3.
- Design and construction of new park circulation routes and underground servicing.
- Relocation and expansion of the community gardens.
- Continued partnerships with community groups and government agencies.
- Consideration of additional artificial turf fields (outdoors and indoors) as well as practice areas.
- Plant trees and understory vegetation to improve park aesthetics, climate and create a productive landscape.



Long term park construction projects may be initiated.





Beban Park Breezeway

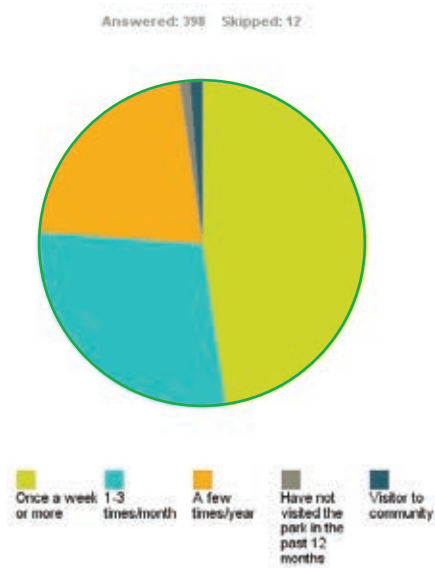
## 8 Appendices

A	Beban Park Master Plan Survey Input 2013	H	Central Facility Development Area Concept Plan - Vendor Opportunities
B	Beban Park Master Plan Open Houses Input 2014	I	Central Facility Development Area Concept Plan - Future Agricultural Options
C	Participark Survey Input and Comments	J	Relevant Trends and Precedent Studies <ul style="list-style-type: none"><li>- Arbutus Meadows, Nanoose,</li><li>- Cowichan Exhibition Grounds,</li><li>- Chilliwack Heritage Park,</li><li>- Hastings Park, Vancouver,</li><li>- Terra Nova Park, Richmond</li></ul>
D	Staff Workshop Summaries		
E	Stakeholder Interview Summaries		
F	Beban Park Booking Statistics		
G	Beban Park Trail Counter Statistics		

## A Beban Park Master Plan Survey Input 2013

Question 1. How often do you visit Beban Park Complex?

Responses:

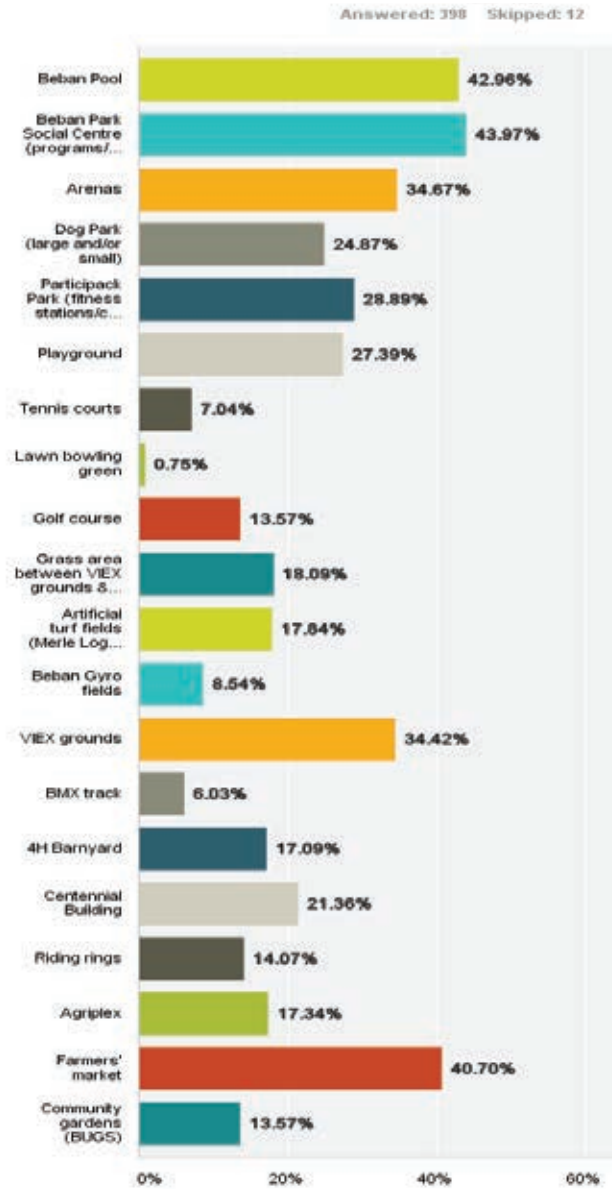


### Other (please specify)

- Daily
- I walk around Beban Park every day with my dog.
- 2-3 times a week
- Four Times per week
- Once per month
- Approximately seven times/year (2x Social Centre)(3x dog park) (2x Participack trail)
- More than a few times/year, not 3x a month
- As often as I can. Especially when the weather is sweet.
- Especially between September thru April
- I work nearby and enjoy walking either through the forest or back and forth across the complex.
- Sometimes a lot more when taking driving lessons with my horse
- Our club books a monthly space in the agriplex for 6 months of the year and I show there the other 6 months.
- Skating, soccer and Altrusa playground
- Urban garden VIE X fare
- Farmers market and other recreational activities
- Vancouver Island exhibition, farmers markets, home shows, rallies, info sessions
- Special events and trail use
- My son plays lax both box and field out of Nanaimo
- During soccer / lacrosse/ softball season

Question 2. If you currently use Beban Park, which facilities / amenities do you visit? (Check all that apply)

Responses:



### Other (please specify)

#### Trails

- Other walking trails
- Trails around Park and Lawn outside Centennial Building
- Walkways
- Trail around golf course.
- Trail on perimeter of Park
- The hiking trail around the art turf fields and the pitch n putt also the lawn in front of centennial and the parking lots



## A Beban Park Master Plan Survey Input 2013

Question 2. If you currently use Beban Park, which facilities / amenities do you visit? (Check all that apply)

Responses: (Continued...)

- The trail / path around the golf course
- Path around golf course
- Walking path around Pitch and Putt
- Walks in the park
- Paved trail around park area
- Walking (daily) as it is close to work
- Trail around golf course and Merle Logan Field
- Trail around the golf course and Merle Logan fields
- Walking trail around the golf course
- Trail around the perimeter of the park
- Bike Trail
- Walking around the parking lot area on the sidewalk

### Weight Room

- Weight room
- Beban fitness gym
- Weight Room
- Weight room
- Small, cramped gym
- GYM

### Dog Park/ Dog Activities

- Dog park is too small, its more like a fighting cage
- Dog classes and Nanaimo Kennel Club meetings
- Horse Pavilion all winter long for dog training
- Centennial Building for dog classes and I bring in 3 dogs from Port Alberni. Member of NKC
- Kennel Club classes

### VIEX/ Agricultural Activities

- I have attended the VIEX Fairgrounds annually for close to 20 yrs as an exhibitor
- VIEX to watch the 4-H'ers
- Equestrian activities / VIEX
- Red barn for central island back country horseman meetings
- Attend mostly horse events at Beban

### Roller Derby

- Roller Derby
- Roller Derby
- NIC for roller derby bouts when available/centennial building practices
- Roller skating

### Farmers Market

- Bowen Rd. Farmers Market
- Want to attend farmer's market but my timing and transportation does not always allow, even though good bus
- Route. The community garden is definitely an asset..Have one on my island.

### Outdoor Sports

- Soccer fields
- Ultimate frisbee

### Miscellaneous

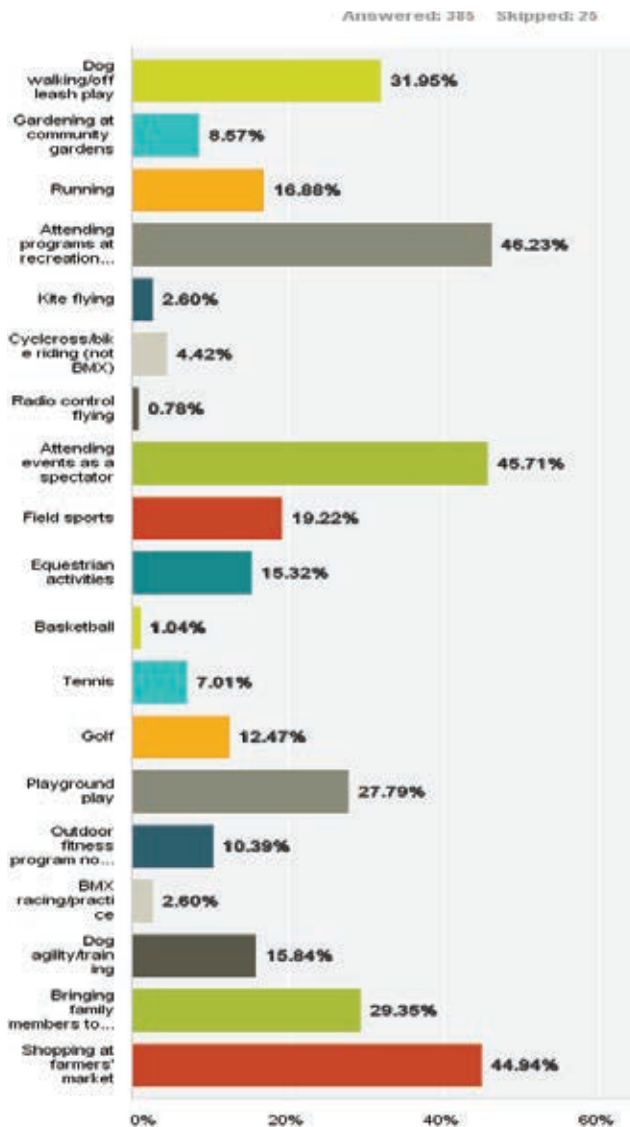
- Maple Sugar Festival, VIEX yearly event, Club Meetings, AGM's of

- Several Assoc., etc
- We appreciate having the EV charging station and plan to use in future when we get our EV
- Give blood
- Genealogy Meetings - once a month. VIEX visit.
- Grass area between Bowen Road and Centennial Building
- The draw for us is the VIEX. The site is well located and I believe it has potential for expanding into an Agriplex or Agridome. I'd like to see promotion of the food and sustainability aspects the complex could provide for the people of Nanaimo.
- Parking lot
- Centennial Building
- We visit everywhere with our cameras

## A Beban Park Master Plan Survey Input 2013

Question 3. If you currently use Beban Park, what activities do you take part in? (Check all that apply)

Responses:



Other (please specify)

### Walking

- Walking
- Walking
- Walking
- Walking
- Walking
- Walking
- Walking
- Walking
- The current use is primarily walking as it is well laid out for

walkers. The paths are pleasant and open and rarely crowded. Most fellow walkers are pleasant and have their pets on a leash.

- Walking
- Walking around the block.
- Walking the Participation trails
- I walk through Beban park several times a week as recreation/ stress relief
- Walking and enjoying the particpark trail complex
- Walking as above (daily basis)
- Walking around the park and trails
- I use the park for Thanks and walking.
- Walking for exercise, sometimes with dogs (never in off leash area)
- Walking the chip trail
- Walking, trying to learn to bird-watch (not very many birds though, too noisy)

### Biking

- Biking and coffee
- Bike trail

### Dog Parks/Kennel Club/Dog Events

- Better control of off leash dogs IN LEASH AREAS. This is why i avoid Beban. Righteous dog owners. (I'm a dog owner, always on leash)
- Dog obedience training
- Dog agility competitions
- Nanaimo Kennel Club meetings for Show committee and general meetings
- Kennel club meetings and classes sometimes 3 x a week for 8 weeks or longer
- Nanaimo Kennel Club dog obedience and show handling classes and events
- Participating in dog shows, agility trials, other dog events
- As above, Centennial Building for dog training, outside in nice weather rarely

### Community Garden

- Gardening (I have a plot @BUGS, Meetings, etc.
- Definitely the Farmers Market and the Community Gardens!
- Would utilize the community garden, I have space to grow food in my yard

### Swimming/Skating/ Weight Rooms/PR&C Programs

- Parks&Rec Fitness Programs
- Swimming
- Swimming
- Swimming/skating
- Weight lifting
- Weight Room
- Hockey (league play, not a program)
- Watch granddaughter swim. Christmas band concert.
- Soccer. Softball. Walking.
- Lacrosse games
- Bringing clients to participate if Just for Kicks soccer program.

## A Beban Park Master Plan Survey Input 2013

Question 3. If you currently use Beban Park, what activities do you take part in? (Check all that apply)

Responses: (Continued...)

### Multiple Responses - VIEX/Events/Blood Donor/4-H Barns

- Meetings, VIEX fair and special events
- Dry Grad, Jazz Affair, Volunteer Nanaimo Luncheon
- Weight Watchers, dog shows/agility/training, aquafit, swimming lessons, lacrosse
- Games, hockey games, VIEX
- Flu Shot Clinic, VIEX
- Volunteer at the blood clinics
- 4-H functions such as meeting, barnyard, judging rally and VIEX
- 4-H events with family
- Fairground barns, 4-H
- 4-H functions and the VIEX
- Exhibitor at VIEX Fairgrounds - Animal Barns
- Attending the VIEX
- VIEX - especially the animal barns, shows and displays
- VIEX

### Roller Derby

- Roller derby
- roller derby
- Roller derby
- Roller derby practice
- roller derby
- ROLLER DERBY
- Roller derby
- Rhodo Club monthly meetings
- Roller derby
- Roller derby
- Roller derby
- Roller Derby
- Roller derby
- Roller derby
- Roller Derby and Skate Boarding Competitions
- Roller Derby
- Roller derby
- Roller Derby practice and scrimmages
- Roller Derby
- Roller derby
- Roller Derby
- Roller derby
- Roller Derby!
- Roller derby
- ROLLER DERBY
- Roller derby
- Roller Derby
- Roller derby!

### Ultimate Frisbee

- Ultimate at Merle Logan
- Ultimate Frisbee
- Ultimate frisbee
- Ultimate Frisbee
- Ultimate Frisbee
- Ultimate frisbee
- Ultimate frisbee

- Ultimate frisbee
- Ultimate frisbee at Merle Logan fields
- Ultimate Frisbee
- Ultimate frisbee
- Ultimate frisbee
- Ultimate Frisbee

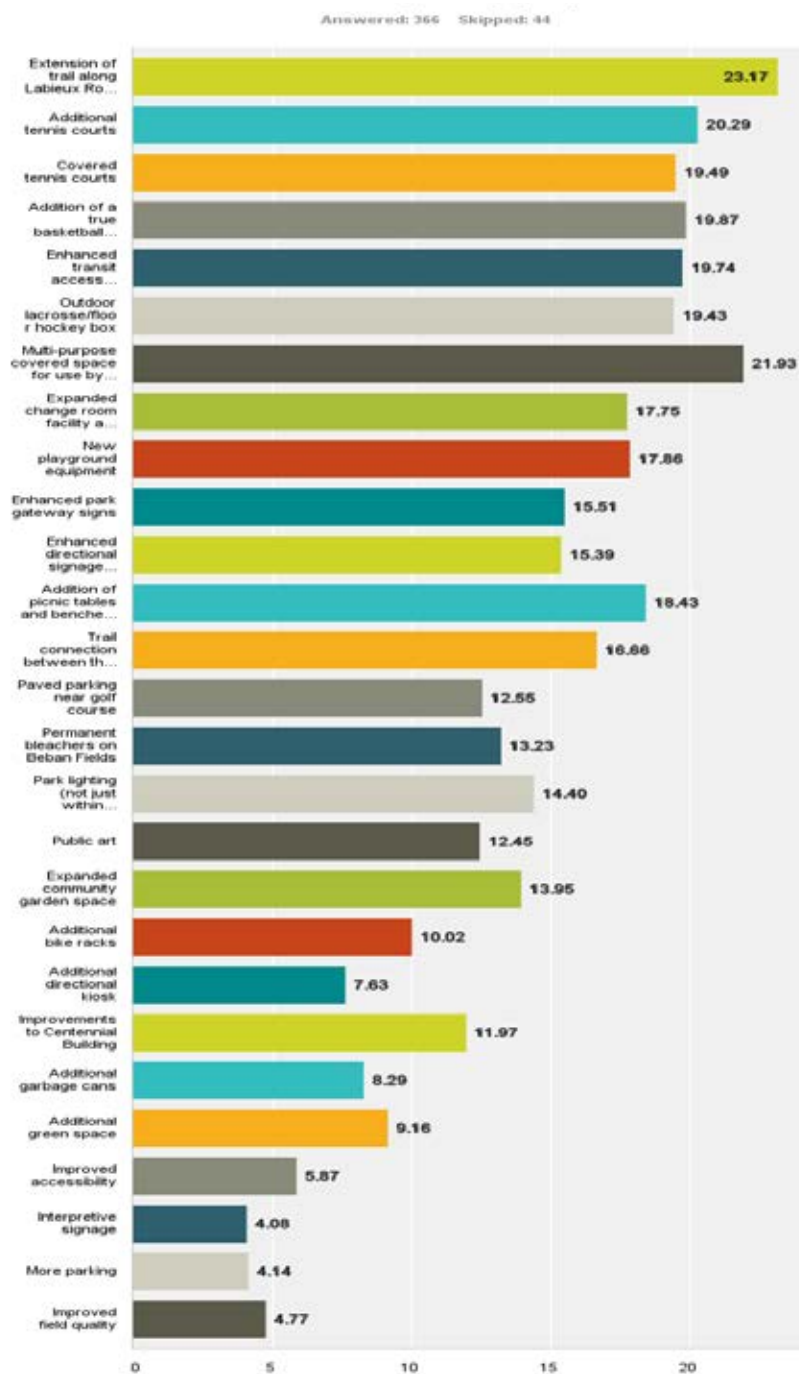
### Miscellaneous Responses

- Specific meetings/events of community organizations
- I attend special events such as Horticultural Show, West Coast Women's Show,
- Christmas events, Band concerts
- I also go to the flea markets
- Working year round on grounds and facilities to prepare for and clean up after events-
- -Such as VIEX, Pumpkin Fest, etc
- Enjoying the grounds
- Geocaching
- NDTA meetings
- Working at the Haunted House

## A Beban Park Master Plan Survey Input 2013

Question 4. From the list below of 27 possible improvements, please rank you top five in order of priority? (1 - 5)

Responses:



### Answer Options

- Extension of trail along Labieux Road border of park
- Additional tennis courts
- Covered tennis courts
- Addition of a true basketball court
- Enhanced transit access (shelters, passenger loading bays)
- Outdoor lacrosse/floor hockey box
- Multi-purpose covered space for use by various groups i.e. indoor field sport practice space, VIEX events
- Expanded change room facility at artificial fields
- New playground equipment
- Enhanced park gateway signs
- Enhanced directional signage throughout the park
- Addition of picnic tables and benches throughout the park
- Trail connection between the amenity zones
- Paved parking near golf course
- Permanent bleachers on Beban Fields
- Park lighting (not just within parking lot)
- Public art
- Expanded community garden space
- Additional bike racks
- Additional directional kiosk
- Improvements to Centennial Building
- Additional garbage cans
- Additional green space
- Improved accessibility
- Interpretive signage
- More parking
- Improved field quality

## A Beban Park Master Plan Survey Input 2013

Question 5. Do you have an idea for an improvement to the park that wasn't listed in the earlier options?

Responses:

### Agriplex/Improvements to Barns

- Improvements to the VIEX buildings. If additional parking is to be added, let's establish optimum vehicle flow.
- "Maintain VIEX events, equestrian, barns, etc, but improve looks and make more multi-use.
- Increase garden space with greenhouses and allow for year-round public market"
- I'd like to see the barns improved and some landscaping in the equestrian area.
- A most pressing safety issue is to replace all the VIEX barns with new facilities similar in style and function to those at the new Cowichan Exhibition grounds with a multi use "field house" facility. this should include appropriate animal display/judging rings. Improvements to the VIEX site should include suitable shade trees.
- Improve barns - the city of Nanaimo needs to recognize the importance of agriculture
- Incorporate urban agriculture into the area. It would also be nice to see more food available in the area.
- Improved footing in the agriplex building...the sand is not an improvement to the old footing...speak to the owner of Cottonwood Stables to find out what should be used.
- Better maintenance and improvement of VIEX barns
- To rebuild the VIEX barns, many are beyond repair. It would be nice to be proud of hosting a top rate fair with a focus on agriculture. Farmers are the future.
- Fix the barns in back. The look like they're going to collapse.
- Agriplex improvement
- Rebuild and repair VIEX animal barns and repair horse stalls. Return to having an actual farm fair with competition, not just farming dumbed down with displays. I miss the old style farm fairs.
- Agriplex and barns need replacement or at least improvement.
- Maintain and improve the equestrian barns and show rings.
- Say improvement of the VIEX Barn Facilities and surrounding buildings
- "Replace the bathrooms used by the Agriplex and outdoor events.
- Get rid of the rabbits."
- New stalls for the equestrian grounds. And the VIEX grounds have become so dilapidated. They need to be fixed up. Every other major city on the island has a proper fair grounds/agricultural center. Ours is embarrassing.
- Improve the equestrian area and rings.
- "Big improvement for equestrian events and a new accessible wheelchair washroom and showers.
- The facility is needs fencing for sure and lots of improvement."
- Improvement for the Equestrian Area, Barns, Rings, Agriplex and Drainage
- Indoor riding ring for equestrian and dog sports.
- Fixing up the horse barns
- Improved drainage/footing for the Agriplex (the sand is VERY wet and heavy)
- Equestrian facilities need better barns, the current one's are starting to fall apart.

- How are the barns used for the VIEX? I recall there being a fuss about needing upgrades...
- "Better fencing to prevent theft and vandalism for increased security to the animal grounds,
- Bleachers to animal areas."
- I would like to see new barns and the equestrian area fenced for safety concerns
- A farm animal learning center or petting farm. So kids can experience farm animals.

### Farmers Market

- Indoor space for year round farmer's market.
- Add a site for a year-round farmers' market
- Indoor Farmer's Market
- #1 Priority: Permanent sheltered space for Farmer's Market
- Covered farmers market area.
- Permanent space for farmers' market, to include good kitchen area for us of farmers and others who use area,
- An indoor farmers market for all weather and eventually all year. This area would need to be food safe with kitchen and eating facilities, refrigeration/freezers for storage of locally produced and purchased food. Parking would need to be easy and accessible (probably not a problem at Beban Park). This area could be used for all kinds of festivals, celebrations, Something akin to the Forks in Winnipeg, or the outstanding markets in Calgary. It would encourage and support local food production, which is badly needed in these times of climate change, carbon output to deliver food here from elsewhere, and a need for food security on this Island.
- Multi-purpose covered space for use by a year round farmers' market. Farming was developed around Nanaimo to feed the community, but lost out to global competition during the last 100 years. The desire to eat locally has been growing over the last decade. To be sustainable, farmers need a venue in which they can sell year round and consumers need to a place to shop for locally grown food year round. To be prosperous and not just viable, this multi-purpose space should include a kitchen where farmers can prepare value added products using ingredients from their farms and a restaurant which serves locally produced food. Don't laugh, there are enough farmers in this area selling produce and meat to provide for the restaurant and restaurants that serve local food are very popular around the world.
- Covered space for a year-round farmers' market, green space should have gardens, walkways, places to sit and area for outdoor performance (small plaza), free meeting space for community groups to hold monthly meetings
- A building which is run/owned by the city which has stalls for rent that would allow the farmer's market or the island roots co-op to exist indoors (out of direct contact with rain and wind at least). this would improve our local economy, encourage local shopping/eco friendly consumer habits and make us less dependent on off island food sources. Perhaps 15 to 25 spaces for rent with some power available for monthly rent or lease via the city in a building that is akin to the existing livestock buildings in construction but with a concrete floor. There is

## A Beban Park Master Plan Survey Input 2013

Question 5. Do you have an idea for an improvement to the park that wasn't listed in the earlier options?

Responses: (Continued...)

demand for this sort of thing and it would be a needed boost for a variety of local businesses. To keep other businesses from getting jealous the rule could be put forward that the renters of the stalls must mainly sell products that are locally made/ sourced.

### Community Gardens/Fruit Trees/Wetlands

- Utilize the unused green space to plant fruit trees that the public can eat when in season for free and remove trees and replace with fruit trees. Put in a greenhouse and plant fruit and nut trees wherever possible.
- Wetland development somewhere in area between BMX track/ Equestrian&VIEX/Community Garden (to quell anger over filling in other wetland area, to attract wildlife/birds/bees)
- Flower demo gardens or floral clock etc. near community gardens (to attract walkers/bees, birds etc.)
- New greenhouse site
- Addition of greenhouse
- A greenhouse or two for green thumbs to use. We have lots of sports and fitness oriented places around Nanaimo. It would be great to complement them with such a horticultural facility. It could be run by a volunteer group.
- Add greenhouse and growing space for Nanaimo Community Garden Society to serve as an educational model for growing food at home or as a community based effort
- Lawn bowling area to convert into a community garden
- Community garden greenhouse
- Add a site for community greenhouse growing
- On the assumption that space for a Community Garden Greenhouse is not covered by my # 1 choice, I would like to see the greenhouse activities currently at the RDN Waste treatment plant be moved to Beban
- A space and opportunity for children to learn about food and how it is grown. This could be part of large community gardens. I think the community gardens space should be huge and better publicized.

### Additions/Improvements to Sports Fields

- Addition of a small warm-up pitch along the side of Merle Logan to reduce possible injury to players and provide space for adequate warm-up while two games are going on
- Improved field quality
- Outdoor lacrosse box
- "The softball fields need outfield fencing, irrigation for the infield that is user controlled, back stops need to be repaired as they are a safety hazard, fencing extended beyond the bases, Afield house in the middle of the fields with the diamonds around the field house like at every other ball field in BC (McGirr).
- Bleachers need to be available to be in position for the sport currently using the fields, water stations for refilling water bottles. Batting cage in the parking lot, new field mix on the infield and expanded infield area to comply with Official Rules."
- Covered bleachers at Merle Logan Field
- I am embarrassed and ashamed with the lack of change rooms at Merle Logan field. The bathrooms do not suffice. A trailer just beyond the washrooms is needed immediately.

- Field lacrosse and field hockey need space - Not Merle Logan.
- Improved access to grass fields for other users besides baseball/ youth soccer.
- Covered outdoor lacrosse/floor hockey box.
- More lacrosse facilities
- "It was mentioned earlier but it would be nice if sports like Field Lacrosse had more turf time. Soccer and Football have been given a huge preference. Not that we aren't appreciative for the time we have but it would be nice if we too could be given practice times on the turf and more that 2 games on a weekend day.
- Also a covered out door box would be a definite plus for box lacrosse/hockey. Would mean less cancellations of practices due to rain, cleaner surfaces and I am sure they would last much longer before needing repair when not exposed to the elements....of course if it is an issue of covering the box and it primarily going to hockey....then my interest is waned.....I personally would like to see Parks and Rec more supportive of our other National Sport"
- Better food and COFFEE access at turf field
- Lighting on grass fields for evening use
- expanded change room facility at artificial fields
- A Canadian sized turf football field. We live in Canada not the U.S.

### Dog Park

- Expand the dog park
- Dog park improvements - greenery, water in winter. Note #4 ranking doesn't work - auto filled numbers
- Fix dog park- muddy
- #1 Improve dog park
- Improvements to Dog Off Leash Area
- "Improved dog park
- Both off-leash dog parks are in terrible condition. The grass is all dead and they have turned into a muddy mess! We have stopped going because of the state of them. Also it would be nice to have some lighting by the small dog park so people can go in the evening (at the time of year when it's darker).
- The fenced-in off-leash areas are fine for dogs who do not have a great deal of obedience. Some dogs just do not enjoy the sometimes rough interaction that takes place there. I would like to walk my dogs (under voice command control) off leash around the perimeter of the park. It is a necessity of dog ownership and a healthy lifestyle that both the dog and I get our exercise daily. Part of the enjoyment of a walk for a dog is to run ahead to sniff and explore (without harming any wildlife or vegetation). My dogs are faster than I am and need to add those extra miles to their walk in order to be well-behaved citizens.
- The dog park has become too muddy to enjoy anymore. It used to be beautiful, now we don't go anymore because it's disgusting.

### Dog Events

- Fencing along Bowen Road to protect dogs using the field between the Centennial Building and Bowen Road from accidentally scampering into traffic. Yes, temporary fencing is erected during major dog events - but there are many times

## A Beban Park Master Plan Survey Input 2013

Question 5. Do you have an idea for an improvement to the park that wasn't listed in the earlier options?

Responses: (Continued...)

when people are practicing/training on that field and there is no barrier between the unleashed dogs and a very busy road. I train my pups but dogs can be unpredictable and can 'spook' suddenly.

- Dedicated building for dog training activities.... indoor building and grass area.
- The Nanaimo Kennel club has been a long standing tenant, heavy user of the fields and buildings and would like to stop being shafted in dealings with the city over park usage
- I attend weekly dog obedience/agility classes in the barn and think it could use a little up keep. Although it seems generally in good shape, the sand flooring is pretty wet in the winter.
- No priority except to have a building for dog classes that isn't falling apart and dangerous as ball clubs take great pleasure in knocking down the insulation which some dogs find more than just interesting. It's a safety issue.
- A bigger facility with kitchen access for dog seminar, training, shows, trials and hold the public that visit

### Centennial Building/Sport Court

- Centennial building improvements, better floor, ceiling, cleaning.
- Build a facility with a sport court floor. Hundreds of derby players travel from all over the Island(s) to play together in Centennial building. Even more would come to use the facility if the floors were smoother and the space slightly larger. Games could be held there if there were room for bleachers to seat the crowds that come to watch us play. Beban park could be an integral part of the roller derby culture that has taken off on Vancouver Island and surrounding Gulf Islands if only a few improvements were made to Centennial.
- Indoor dry floor space
- Additional of a place to play roller derby. Nanaimo is the most central place for all of us around the island to travel to and play. We need more space at a reasonable rate (i.e. \$25/hour) in order to grow this sport.
- Out Door covered Roller Skating area
- More space to be able to play roller derby!!! We need a year round facility to be able to host events all year. And we need a better space to practice in.
- Dry floor space, I am a roller derby user and we struggle with space year round
- Definitely a dry land space like the exhibition building in Duncan, we need it for roller derby and lacrosse etc.
- Velodrome track

### Trails/Participark

- A walking trail/path around the entire park -- outside perimeter
- Improvement of Participark...updated "stations" along the trail. "No Smoking" signs throughout the trail.
- Why can't we have a perimeter walking, running pathway at Beban? It is possible here and there to "run the perimeter of the park but a clearer track (bark mulch?) to join up the many short paths around park marked with distance markers every 500/1km would be great. Many of the neighbourhood parks in Greater Victoria have bark paths around park perimeters and are good places to run/walk in your community but out of the high

vehicular traffic areas.

- Upgraded exercise stations in Participark
- Recreational cycling path for families
- A Track for running/use in field for other activities. Well lit and safer feeling than the forested trail for running.
- Extension of trail along Labieux road.
- Extending the paved pathway so that kids can use it to practice learning how to ride a bike on relatively flat ground
- Running trail that goes around the park and links the Participark to the other amenities.
- Improvements to running trails and signage in the Participark

### Landscaping/Gardening/Green Space

- Aggressive removal of invasive plant species (Scotch broom, holly, Daphne, Himalayan blackberry, etc.) It is important to maintain the existing balance of green space and buildings - that is 'improvements' should not be at the expense of green/natural areas.
- Green houses
- Can't seem to number the items so here they are: more green space/trees, more picnic tables/seating outside, public art, enhanced transit access. In general, the facility is sterile and needs more good design landscaping. The parking lot is big enough.
- I walk around the park almost everyday. It is very nicely fixed up with planters and nice plants, then as I wonder up the walk way in front of the golf course and in front of the lawn bowling is these ugly green planters, all chipped and paint coming off with weeds growing out of them. They are an eye sore when you bring visitors to gulf. I have phoned about this last year, the receptionist said their was no one available to talk to me.
- Invasive weed control (non chemical if possible) - except for a couple of blackberry patches which I enjoy and harvest each summer!!
- Additional green space
- Topiary sculptures of fish or a boat.

### Altrusa Playground

- Easier access to apparatus @ Altrusa Venture Park for Children with Disabilities. Sensory stimulation equipment for same group of Children.
- Natural wind barrier for playground area and around community garden.
- Handicap playground equipment at the Altrusa Venture Park
- Water park (perhaps tied to the Altrusa playground)
- "Is there a demand for a playground for children with special needs?"
- Addition of a water park please.

### Multi-purpose Covered Space

- Multi-purpose covered space
- Multi-purpose covered space
- I would like to see a covered lacrosse, hockey, rollerskate area
- Band Stand for events, more historical info around the park and Beban House
- Multi-purpose space to include dressing rooms and some

## A Beban Park Master Plan Survey Input 2013

Question 5. Do you have an idea for an improvement to the park that wasn't listed in the earlier options?

Responses: (Continued...)

- spectator room?
- multipurpose covered space for various groups"

### Washrooms

- Proper Washroom Facilities at the Playground
- washroom close to Agriplex
- Public washrooms closer to agriplex and fields.
- washrooms near the community gardens end of the park
- another bathroom around the barns
- Permanent multi bathroom complex in the livestock end of the fairgrounds and hand-washing stations to replace some of the porta-pottis during fair time.
- The bathrooms near the sand ring could be improved. The stalls are quite small and its squishy in there.
- A proper washroom facility for the playground would be much appreciated by all that go there. Frequently the porta-potty is dirty, smelly (a barrier of young children and pregnant women) and there is often no hand sanitizer available. It is too far to go to the main buildings for young children that are potty training or even for older children that wait until the last minute...

### Parking/Traffic

- Event parking: eg: when there is an event at fca or beban, public parks everywhere. very difficult to park at mcNabb for our ice. restrict parking at mcNabb for mcNabb (paying) users. it's embarrassing when out of town teams come to play and have to park so far away because of unrelated events next door.
- Traffic light at Beban Parkway and Bowen Road exit during events with flashing yellow at other times
- Improve visibility at intersection near Altrusa playground/road to Labieux/road to social centre (remove the planted island).
- Better access off of Bowen Road
- Widening the road/laneway that leads from the main parking lot to Gyro Field. Nearly impossible for cars travelling in opposite directions to pass each other.
- change the flow of traffic access to upper soccer fields and agriplex. road is too narrow

### Miscellaneous Sports

- beach volleyball courts
- Basketball court
- ultimate frisbee
- Disc golf course (frisbee golf).
- Squash courts PLEASE :)
- I would like to see a club house for adult soccer to help them raise money to improve the level of soccer in our community.

### Tennis

- Indoor tennis facilities for all year play
- Tennis practice board
- Backboard for tennis practice
- Outdoor lights for the Tennis courts

### Arenas

- multiplex arena
- Another ice sheet..... Nothing fancy
- Have a walking track around the bleachers of the arena.

- Additional Ice Arena
- Additional ice Arena.

### Change Rooms

- Improved family change rooms - currently inadequate considering the fact that is seems more heavily used than the male or female change rooms.
- Improve water pressure in the showers.
- More family change rooms for the swimming pool please . . . I am a Mom of 3 boys and need to be with them when they are changing!!
- Stall improvements including more lighting and electrical outlets

### Weight Room

- New weight room facility and a centralized lobby space linking the buildings.
- Updated Gym equipment.
- I think you should consider installing an elevator or a ramp for people who have problems going up the stairs to get to the gym and make it wheel chair accessible.
- more/better/newer equipment at fitness centre.

### Benches/Picnic Tables and Shelters

- more picnic tables
- picnic area with a view (likely above soccer / baseball field)
- Public barbecue areas would be accommodating, especially for young families.

### Paving Dog Off-Leash Entrance

- Paving the Labieux Road access to the Dog offleash and BUGS
- LABIEUX Road ENTRANCE gravel road potholes and road drainage to the BUGS are frequently ALMOST IMPOSSIBLE to negotiate. @ off leash area, larger and more terrain variety for the dogs, better sun and wind protected area
- @ BUGS EAST ENTRANCE Improved entrance DRAINAGE."
- Improving the drainage surrounding and within BUGS

### Nothing

- Leave it alone and stop planning on wasting more tax dollars !!!!!!!!
- Keep it as it is and maintain it as you have.
- just leave it alone, most of the 27 possible up grades are a joke, charge people for parking and put up gates so people cant use the park without paying for parking, how much money does the park lose a year and these yahoos want to install more free parking, what utter morons.

### Public Art/History

- The park is pretty much fine for my activities which are inconsistent. I would like more Public Art and attempted to rank it #1 and leave the rest blank but the form filled the other in so please ignore everything after # 1.
- More natural history or biology information and interpretive signs (things written by scientists and scientifically accurate), opportunities for high school and VIU students to work or do school projects on the area, seniors interacting with other age



## A Beban Park Master Plan Survey Input 2013

Question 5. Do you have an idea for an improvement to the park that wasn't listed in the earlier options?

Responses: (Continued...)

groups, more outdoors programs for underprivileged groups/kids, First Nations element (e.g. interpretive signage, art, natural history, use of plants in the area).

numbered them.

- Q.4 - only look at top 5. do not like automated ranking system.
- I couldn't list my priorities as it listed them 1-27

### Water Fountain

- Outdoor water fountains
- More access to free drinking water.

### Swimming

- Cool down the pool to accommodate sports swimming, and expand lane access and times.
- Improvements to the pool. replace the hot tub, make the rope swing functional again, and general maintenance updates.

### Improvements to Auditorium

- New sprung dance floor in auditorium
- Keep and maintain sprung wooden floor in Beban Social Centre

### Miscellaneous Responses

- A full-day care facility
- Skatepark
- Having a realistically entertaining indoor/outdoor area for teens would be awesome. Nanaimo is super boring and hiking and trails get old.
- Park wide wifi
- "Recycling options beside garbage cans
- More flowers / flowering bushes (beautify the area)
- On the crest of the hill by the Lawn Bowling, I would love to see a lookout tower looking towards the water.
- I think Beban Park/city of Nanaimo should consider giving space to the SPCA Nanaimo shelter, they do so much with so little, they benefit the entire city and midisland, Nanaimo has grown so much and they could use more space!!! It would be great to see it more integrated into the park, for community awareness and support. I REALLY hope you will give this some consideration!!! thank you :)
- Fix the pump in the pool so the slide can be used.
- Senior exercise like Oliver Woods.
- A center point or meeting area. Like any well designed mall or park, a meeting area is important so people can gather somewhere. A fountain or wading pool with a green space and picnic areas would make the complex more of a casual meeting place as opposed to just for events. And because there isn't the draw of the waterfront like downtown, we would need to create a focal point and destination area. Beacon Hill Park in Victoria would be a good example.
- An outdoor pool.
- Less junk food and more healthy food . . . the candy machines at the pool need to go please.

### Issues with Survey Question #4

- could not list items in order of improvements in number four
- question 4 does not rank properly:
- wouldn't let me sort properly on question 4
- The drop down for #4 doesn't work
- question 4 couldn't get it to work,
- It wouldn't let me put them in order, it just automatically

## A Beban Park Master Plan Survey Input 2013

Question 6. What do you love about Beban Park Complex?  
(your answers will help us to identify themes and confirm issue trends)

Responses:

### Farmer's Market/Community Gardens

- Bowen Road Farmer's Market
- The farmers market and greenhouse areas.
- I love the playground, the fitness track, gardens, farmers' market, and I love all the activities for children
- The farmers market and greenhouse areas.
- The pool and farmers market and the developing community garden.
- Agricultural activities (VIEX, Farmers Market, 4-H, Community Gardens).
- Location! Connection for agriculture, VIEX, Equestrian, and farmers market.
- Farmer's market! Soccer fields, tennis courts, pool
- Dog Park, urban food garden.
- BUGS community garden, dog off leash, pool, events, and recreational programs
- Agral multiplex with VIEX. Expanded community gardens.
- Beban Urban Gardens
- Community garden and Farmer's market
- accessible community gardens for people living in condo's and strata complexes.
- The community garden! :)
- Farmers market. Participaction woods. Viex.
- I love the accessibility and the community gardens.
- farmers markets
- The farmer's market and a covered, dry space for sports.
- Great community gardens and food market
- Food garden project (not sure if this is still happening)
- I love the farmers' market and the VIX.
- It's nice to be able to provide healthy organic food for my family, while saving money!

### Dog Parks/Dog Events

- The green space; great for walking dogs
- ability to attend and participate in both dog agility and equestrian sports in our city limits.
- indoor dog training in agriplex
- I love the dog classes and dog events that are held there.
- Availability for dog agility is very important
- the ability to walk and play with my pets before taking agility at the agriplex.
- Love the dog events, last year BC Yukon Regionals and Agility Association of Canada National Championships were held there. People from all over Canada participated
- I love the green space, the community gardens and the dog park.
- I love training and competing with dogs in agriplex. I really enjoy viex and horse shows.
- The fenced dog park. Fencing is very important for non-trail off-leash areas.
- Convenient, central access for dog training, shows and other events.
- Great dog walking area. I do not like the dog park so appreciate on leash walking area.
- Love the dog shows!

### Location/Variety of Activities

- Variety of activities
- Great central location, love having all the sports centres around it
- Location, size, affordability
- Something for everyone
- It's a place where the community comes together for a variety of activities.
- Location! Central, huge variety of relevant activities
- Lots of parking, many activities, ease of access
- the size and location
- Variety of activities
- I love the diversity of facilities and programs and the location of Beban
- I love the variety of activities provided here
- Central location and variety of activities
- Variety of activities, green space, fair amenities
- Lots of variety
- Multiple facilities/activities in one space, great concept
- location and accessibility
- All the activity and choices in one location
- The number of activities that you can do there and that take place in the Complex.
- I love the size and the variety of activities available at the park. Also the central location
- Central location, easy to access for most residents
- Central location, variety of services and facilities
- Great family facility
- Good location
- everything is central - food, heated washrooms with running water
- Combination of amenities and natural green space
- Diversity of landscape, amenities and blending with nature
- Affordable price for multisport recreation. And proximity to my office.
- I like that there are so many different things that you can do there; it's very close to work.
- There is something for the whole family to enjoy.
- It is a much needed and used space in our community for leisure.
- I love that it has so many uses/purposes in one spot.
- The fact that it is open, well located and with a view of the mountains.
- Central to Nanaimo. Has amenities for families
- Location in the centre of the city and ease of access
- Variety of great amenities in one location
- It is a centrally located community facility
- The diversity of user groups and options for activities.
- The number of different activities available for everyone.
- Central location that serves many activities.
- Centralized, easy access by the public
- That it is close to home. Love to take visitors there.
- The variety of activities in a single area, and the connection with the rural activities.
- Close to everything
- Lots to do in one place
- Multi use and central location

## A Beban Park Master Plan Survey Input 2013

Question 6. What do you love about Beban Park Complex?  
(your answers will help us to identify themes and confirm issue trends)

Responses: (Continued...)

- Close to home and lots of options
- That there are so many different activities
- The altogetherness of the facilities and outdoor spaces
- Size and scope of the facility
- All the varied activities, and fairly good access with Transit
- The open spaces, the variety of activities available, the convenient location
- The fact that it is close to home and easily accessible
- There's so much going on here. I love the theme in the swimming pool.
- Ease of access
- Diversity of activities on site
- Convenient location
- Large community space for multiple uses
- Easy access, multiple activities; playground
- Blend of sports areas, something for everyone and all ages
- Location
- Multi use, so many activities in one place is very convenient
- Location
- Multi-use so many activities in one place is very convenient.
- Location
- Family friendly, so much available for the entire family in one area
- Central in the city, good access by bus
- Everything in one spot
- Love the multi groups that are able to use the complex
- Centrally located, easy to get to by transit
- the open spaces, the variety of activities available, the convenient location
- Large community space for multiple uses
- Lots of activities in one central area. I can go for a run while my son is playing hockey.
- location, size of space
- The variety of things to do at Beban
- the open space, various different activities in one area.
- So many recreational options in one place.
- the wide variety of things we can do
- All the different activities in one place
- The versatility and the location.
- central location
- has everything in one big facility.
- Central location, variety of uses/multiple use, green space, families, fitness
- It is very large and has multiple amenities
- the variety of activities
- I love the variety of activities provided there.
- That it has so much to offer in one location
- Good location, great playground
- love the centrality of it and the playground and walking trails.
- "central location
- central place to go
- tons of different opportunities"
- variety of activities, something for everyone
- The multi facilities allow for a variety of activities in one location.

## A Beban Park Master Plan Survey Input 2013

Question 6. What do you love about Beban Park Complex?  
(your answers will help us to identify themes and confirm issue trends)

Responses: (Continued...)

- the size and location
- Close, many different sports/activities in one place
- THE VARIETY OF ACTIVITIES IN A SINGLE AREA , AGRICULTURAL/ BARNYARD ACTIVITIES
- That there are so many different activities
- It is central in the city, good access by bus
- I like that it is so large that there can be something there for everyone.
- Variety of activities for all ages to use at one location.
- So much to offer in one location
- The variety of things to do at Beban
- The diversity of events and usable areas of the Park
- I love the farmers' market and the VIX.
- a variety of events including the VIX and the community gardens
- Easily accessible by car, lot of parking spaces, unexpensive rental for rooms.
- Lots of parking, many activities, ease of access
- ease of access, diversity of activities, great place to be
- Blend of sports areas, community garden area, forested area and playground
- The variety of activities that Beban Park Complex can/does host
- Central location, variety of services/amenities on site.
- I have three kids in sports, everything is in one are - soccer/ hockey. It's convenient
- I spend a lot of time there, mostly dog training but also sometimes using the pool.
- Easily accessible from the north and south Nanaimo areas
- User friendly (facilities logically placed within the park) lots of variety
- I love the variety of options available - people mix and sometimes find a new interest
- It's a place where the community comes together for a variety of activities.
- Variety of activities, green space, fair amenities
- Close to home, lots of parking.
- Handy and lots of parking
- Location, playground, golf course, Christmas decorating, grounds always look nice.
- Easy Access from the Highway. Closeness to Medical Help if required.
- Fantastic area with lots of amenities close by.
- the central location; the trails connecting the different areas of the property
- Everything. It is a great place offering residents, a wonderful variety of activities/open space
- That outdoor and indoor sports are all within the same vicinity. Love the golf course and range.
- The altogetherhness of the facilities and outdoor spaces

### Equestrian/Horses/Events

- Great equestrian facility with multiple rings and stabling
- A central location for equestrian activities is really important.
- the beautiful equestrian facilities
- Agriplex, horse barns and show ring, Halloween Haunt, Beban

### House

- Centrally located horse facility
- the beautiful equestrian facilities
- The equestrian facilities, horse shows, agricultural barns, show rings: heart of Nanaimo.
- I used to ride in the dressage horse shows there, and kept my horses in the barns.
- Equestrian and farm activities
- Accessability for equine activities.
- Close to home for are local horse shows, would have more shows if the facilities were better.
- The equestrian facilities
- I love the accessibility to the riding rings.
- I love the equestrian areas and agricultural components at the ex and thru the year.
- The riding rings and horse events held at Beban.
- Equestrian use and dog park
- I love the indoor arena and that it is a safe area to bring my horse. Love new footings!
- What I love about the use of Baban park is I am able to use the equestrian facilities, anytime.
- lots of different rings for riding my horse in, including the indoor
- It is a great place for community events...for people and and animals(horse and dog).
- Easy access to indoor equine events in the winter
- A centrally located community facility that allows dog shows, horse shows, and 4-H events

### Playground/Participark/Trails

- playground, Participark, trail around the facility
- the playground
- paticipark
- Participark
- green space and pathways
- The walking trails and off leash dog parks
- trails, playground
- Park for kids.
- The playground is fun, 4-H barnyards are awesome, I love how everything is here at one spot.
- Great place to walk.
- That forested area (where the fitness stations are) is a real treasure as it is
- The walking trails and green spaces. And the way it looks on the roof with the guidewires
- "Good playground. BUGS 4-H barn. Dog events. Swimmimg. VIX"
- The trail loop, green space.
- Love walking the trails on coffee and lunch breaks - love the wooded area
- Trails.
- Pool, playground, wooded fitness track, fields, trails -- variety of activities and locations
- Easy access; multiple activities; playground
- Really enjoy being able to walk through a forest and across fields without traffic beside me.

## A Beban Park Master Plan Survey Input 2013

Question 6. What do you love about Beban Park Complex?  
(your answers will help us to identify themes and confirm issue trends)

Responses: (Continued...)

- social center, frank crane arena, playground
- big green area, trails, Cyclocross races are ideal here and should be encouraged
- Great place to hang out for active young family. Playground, swimming, skating, field sports.
- We love the playground. We used to love the dog park but now it is too muddy
- playground and dog park, easy access from Bowen and Labieux
- the fields, pools, playground, trails, bmx bike park, and forested areas
- Children's park, and pool.
- park area for my kids, turf fields where I play ultimate frisbee, farm animals, swimming pool.
- "Trails
- Social centre"
- The playground is great with a good mix of sunny and shade area.
- Trails; large open space of it; many varied uses and functions. We are constantly at Beban!
- good meeting areas and walking trails (the fitness trails)
- I love the little parks, it is well laid out and my little guy enjoys it.
- Participark as an essential green space of the city!

### Swimming/Skating/Weight Rooms/Social Centre

- Skating rink and pool
- The pool.
- swimming lessons for my family
- The swimming and skating prices! Also, the Beban Social Centre is AWESOME!
- I love the pool, the kids play park, that it is a quiet area in the middle of the city
- I use the gym and pool facilities, they need upgrading, especially thr gym equipment.
- Pool and conference Centre
- I love the pool at Beban Park. It is quieter than the aquatic center: a perfect place for seniors
- Love the pool
- The indoor arena (wish it was bigger with more seating)
- Love the arena, pool and grounds for horse shows
- It's also set up wonderfully for swimming lessons, I find the kids don't get as distracted
- social centre has good facilities for classes and events, central location
- Great auditorium for large gatherings.
- Use of complex
- Community Facilities
- social centre has good facilities for classes and events, central location
- Great Nanaimo Clippers hockey and Nanaimo Timbermen lacrosse at Frank Crane Arena
- Nanaimo Clippers BCHL
- Good community space
- Community social meeting place
- Also love the recreational facilities and the auditorium
- 

### Turf Fields/Soccer/Green Space/Ultime Frisbee

- The turf fields are great
- The new turf field
- The expansion of Merle Logan and the variety of events and activities available
- Combination of amenities and natural green space
- diversity of landscape, amenities, and blending in with nature
- Greenspace and partuicipak
- The large trees, community spaces, farmers market
- Lots of green space
- The sweeping vista of rolling green landscaping
- Green space, garbage can, benches
- everything is so green
- I like being able to play sports, especially ultimate frisbee, on the artificial turf fields at night
- Being a soccer player appreciate the available fields
- All weather sports fields.
- Playing ultimate on turf field in winter
- Fields for sport
- playing ultimate on the lit artificial fields
- Turf fields are great! Like the variety of activities.
- Great Ultimate frisbee turf fields in the winter
- mostly the field complex to pay ultimate frisbee
- "Merle Logan field
- The green space and wide range of activities
- All weather soccer fields are great
- It's a hub for Nanaimo sports and activities
- Keeping amateur sport in a close location together great potential for a sport programs
- the open air ambiance
- to be able to watch the many sports etc. venues so close to home; vast green space to walk in
- diversity of landscape, amenities, and blending in with nature
- Love the mix of green space and functional sports fields.
- Good football games at Merle Logan Fields

### Multiple Responses/ VIEX/Roller Derby

- Serves so many different sports and community events - especially the VIEX - don't lose it!
- Centennial is the only space available for Roller Derby.
- I love how easy it is to get to for derby girls all over Vancouver Island.
- VIEX IT is one of the very few agricultural fairs in the centre of a large urban area
- I love the history of the park and the VIEX
- roller derby
- VIEX
- I'm usually there for craft fairs and the VIEX. I fondly remember swimming lessons there.
- I really appreciate the VIEX, the opportunity to see farm animals, tractors, how we grow food
- That the Agricultural component is in the middle of the City...
- easy location, ample parking, covered space for practice at the centennial building
- The barns and the whole agricultural complex - so important in

## A Beban Park Master Plan Survey Input 2013

Question 6. What do you love about Beban Park Complex?  
(your answers will help us to identify themes and confirm issue trends)

Responses: (Continued...)

- the middle of a city.
- The annual VIEX fair
  - heritage/agriculture theme retained. Convenient central location
  - I like all the various sports and activities, you can watch while walking dogs or jogging
  - The fact that the city supports agriculture, and the importance of food security.
  - Love the mix of green space and functional sports fields.
  - Lots of "animal themed" activities..... dogs, horses, bird club meetings, etc.
  - I love that it provides a venue for roller derby games and practices in Nanaimo.
  - I like how it has the potential to attract big sporting events with additions.
  - Only large space for the larger community events like the VI exhibition
  - It has an agriculture component (VIEX, farmers market, gardens, etc.)
  - Centralized building for expos; Fun, cool pool; an off leash areas to give our dogs a break
  - All the sports my kids play and the fun at the playground, pool and arena.
  - We've been here for Dry Grad, Jazz Affair, swimming pool, and various office fundraisers
  - Seeing folks of all ages doing what they love to do and being able to walk through and watch
  - Having 4-H demonstrating the variety of agriculture and animals we have here are fantastic
  - Love the multi groups who are able to use the complex, allows different interests to be met.
  - The staff.Good kids play area, kiting field and summer programs for grand kids
  - My personal connection to the area. I raced BMX, I did swim practice there
  - lots of parking, its adaptability (i.e., for VIEX)
  - I love that it is family friendly, there is so much available for the entire family in one area
  - There are always people walking around enjoying the grounds attending different events
  - That outdoor and indoor sports are all within the same vicinity. Love the golf course/ range.
  - farmer's market, VIEX, dog show, quilt show, cultural and informational/educational events
  - I have a love/hate relationship with the Centennial Building, but not big enough
  - VIEX is our favourite event
  - Viex for agricultural and equestrian events and special indoor shows (crafts, etc.)
  - I I played softball, worked at VIEX, rode horses, went to daycare in the big house
  - Would like to see more horse events. So sad that the Musical ride was cancelled
  - The ability to expand/contract the meeting rooms to accommodate different uses
  - This park could be a crown jewel for the city, multi-purpose complex for all types
  - Agricultural Centre for VIEX, education programs, 4H,s, indoor soccer or other non-ice sports.
  - The farmers market - would like to see it covered in a year-round facility.
  - I use the horse facilities and hope that better horse stalls are on some list for improvement
  - I'm a sportsman and like that everything is in one place, but needs to be marketed better! Put on deals! Golf and skating = \$10.00 or something - make it a hub to go to
  - Should be more well-utilized, think the scope of Stanley Park
  - More can be done to enhance the social complex area, local art, children's art, murals

### Miscellaneous Comments

- Great family facility
- spacious
- tennis courts
- Nicely laid out, user friendly
- size and scope of the facility
- Accessibility to all people.
- The size
- The outdoor activities for the non swimmers and non skaters! :-)

### Suggestions for future

- please don't get rid of the animal barns its been there along time
- The Farmers' Market should really have a place under cover year round.

## A Beban Park Master Plan Survey Input 2013

Question 7. What is your dream addition/improvement to the park?

Responses:

### Farmer's Market/Community Market

- Permanent sheltered space for Farmer's Market
- Greenhouse!
- year-round community garden/market
- "Farmers Market expansion Agriplex"
- Great community gardens!
- Greenhouse and fruit and nut trees. Edible landscapes!
- More Community Gardens/Gardens/wetlands to encompass the now.
- unused wasteland near the community gardens/VIEX/BMX areas
- Indoor farmer's market. Market in Edmonton is a good example.
- A peaceful garden through which one could walk would be wonderful
- Better access and parking for the Farmers Market.
- New greenhouse
- More community gardens! :)
- That we will be able to expand our community garden.
- A greenhouse for the community gardens.
- Bigger garden maybe a greenhouse, more green spaces/ trails
- Centralized gardening space with greenhouse open to public where
- growing seminars can take place
- Greenhouse and growing area for Nanaimo Community garden Soc.
- A beautiful Greenhouse space or expansion of Community Gardens, which would include fencing or barriers to keep out theft/robbers
- To have the community gardens greenhouse relocate there and an expanded part of an agricultural center at Beban. Needs to be connected with 'bugs', farmers market and the VIEX
- more home grown foods for sale
- greenhouse for the NCG society to grow starter plants
- herb and medicinal plant garden
- To have ncg next to bugs.it seems to be a natural addition
- Green house for Nanaimo Community Gardens
- more community involvement, participation, green house
- NCG Society demonstration greenhouse site beside BUGS and dog park
- indoor Farmer's Market
- more gardens, paths, benches
- A building that would host the farmers market, all local food store
- VIHA approved kitchen for small local food prod.
- Indoor farmers market, like the Forks in Winnipeg
- A multi-purpose covered area for a year round farmers' market with an
- Industrial kitchen that farmers' can rent to produce products from
- their farms and a restaurant which serves local food
- community green space/meeting area that includes gardens, walkways
- Expand the Community Garden, and have a nice airy Building for

- a year-round Farmers Market
- Expansion of community gardens, expansion of VIEX, development and
- expansion of sites, events surrounding growing food on Vancouver
- Year round farmer and craft market
- Keep the communitygardens/linked to greenhouse if possible
- Island highlighting sustainability
- Blending urban agriculture and educaiton into the use of Beban park.

### Covered Facilities/Seating/Lacrosse

- An indoor tennis facility or a way to cover the courts in the fall / winter
- Better and more seating at relevant locations
- covered soccer field
- a covered space
- Year-round, covered/heated/cooled building with sport floor
- A covered roller derby track!!
- covered dry rink
- Covered box lacrosse with coffee shack. And covered seating at turf
- Covered lacrosse box
- Covered rec. Area
- A lacrosse box would be awesome! And public art would be great!
- Covered space between facilities housing a covered running track.
- new covered horse driving ring
- Large indoor arena with bleachers to compete with other event venues (such as Arbutus) to allow us to hold big events like RCMP ride and BC
- Summer equestrian games
- Indoor or outdoor lacrosse box
- A lacrosse only facility
- Covered boxes for indoor soccer, lacrosse, floor hockey, basketball
- Covered multi use space
- A turf field specifically for lacrosse so we can practice and play our games on them. Currently all teams practice on grass and the game is very different on turf - then we head to other communities with turf fields and are at a disadvantage
- multi-plex
- To bring the facility standers up to be able to host a provincial event.
- More Signage and places to stop and rest.
- An open air covering with tables inside for event use and picnicing.

## A Beban Park Master Plan Survey Input 2013

Question 7. What is your dream addition/improvement to the park?

Responses: (Continued...)

### Trails/Greenspace/Playground/Water Park

- More green space and walking trails.
- more playground area covered playground
- more playground area covered playground
- the walking path around the entire outer edge of the park
- Participark
- A park to walk around with flowers and native trees.
- Interconnected trails around/through the site.
- Walking trails to better connect each amenity.
- A walkway around park perimeter wide for walkers, runners.
- A nicer setting for the play park which is too close to the busy drone of Bowen Rd. Should be relocated to a quiet location like OWCC with natural artwork - hanging baskets don't do it!
- A running, soft-wood chip, not paved
- more green space, more trails for running and more "bike skills areas" like BMX but for mountain biking (pump track?)
- Water park for kids in the summer
- hill sides could be landscaped with winding paths/flowering perennials.
- A second playground near the dog park with a similar theme to OWCC that way I can take my dogs and children to the same area
- A water park please :-)
- Make it bigger! Connect running/walking trails to other trails in area
- make it safer for women to run or walk alone, include Frisbee Golf
- More trails around and through the park
- Outdoor water park.
- water park
- Perimeter walking/running path
- Well thought of walking / access trails around the park
- My thought is Beacon Hill Park in Victoria, more aesthetic
- Prettier spaces with gardens and trails also public washrooms and pet garbage cans available along walkways
- To have more trees and better grass fields in the agriplex area
- Water park for children
- More running trails and an outdoor exercise park like the one at OWCC
- Expand kids park. Try to add safer area for kids to learn to ride bikes current ring path dangerous for little kids, softer riding surface
- Water park for children
- walking track around the bleachers of the arena
- larger and more enhanced children's playground
- more walking paths, nature areas, plant fruit trees....
- Expanding the playground area. It's a great area for kids
- More walking trails and picnic sites around the park
- more bike paths/linked to E and N trail
- covered play area at playground

- To expand the playground so there is more equipment for older kids.
- perimeter trail approx 50 ft from roads
- Running track :) and/or a bigger gym with more treadmills.
- Better lighting throughout, including the trails.
- that it be developed as a park that all can enjoy year around
- A trail along Labieux
- A running track that goes around the complete park
- adding in fruit trees and planting instead of flowers, edible plants
- (which can include flowers) and not using herbicides and pesticides
- A running soft-chip trail (not paved) that covers the entire park

### Update buildings/Agriplex/VIEX/4-H

- The proposed VIEX Agricultural center which would include education in growing and preserving food
- The 4-H buildings look as if they're about to fall down
- Newer buildings for the VIEX.
- Removal of old barns and replace with large agricultural centre.
- An Agridome for the VIEX. A central depot for Agricultural community
- Simply to upgrade all the buildings to better condition
- Some of the buildings are looking dated and worn-needs a facelift
- New barns for the VIEX
- Year-round usage for the VIEX barns
- just some updates to buildings and equipment /more trails on Labieux
- update the stalls
- VIEX new barns
- Permanent multipurpose building that can showcase the VIEX
- Multi-purpose building replacing Centennial bldg, Agriplex etc.
- Improvement and better regular maintenance of VIEX buildings
- Update barns
- new barns
- Proper barns and facilities for the VIEX
- places for people to sit and enjoy food without trouble from wasps.
- A VIEX that works in tandem with the PNE so I can take family to both.
- Repairing animal barns back to show quality. more drainage required.
- Would love to see heated agriplex for winter months
- A big building to replace aging structures for agricultural events
- remove old buildings and replace maintain/enhance the livestock facilities for continued long term use
- Update the barns, add an indoor track and rock climbing



## A Beban Park Master Plan Survey Input 2013

Question 7. What is your dream addition/improvement to the park?

Responses: (Continued...)

- wall
- Maintenance of barn stalls.
- an agricultural center/multiplex on the VIEX grounds
- New Barns in particular for horses.
- Give the 4-H Barnyard an extreme makeover
- Multi purpose equine area
- More barns
- Improvements to facilitate animal focused events within the city
- That the City recognizes how important the VIEX grounds are to the community and the grounds need to be kept up and maintained
- Arena for dry land sports such as roller derby, roller hockey, lacrosse.
- more large updated buildings for larger shows
- Improved footing and drainage for Agriplex
- Improve what is all ready there
- A larger sports arena only for sports. No animal training etc...
- Better organization and keeping the feel while modernizing
- So much of Beban is disorganized or small pockets of one use, well
- structured areas that aren't always used, because of disorganization

### Dogs/Events/Agility

- Larger more natural off leash area-current "field" of sand is pretty sad!!
- Beban property was a farm I hope PRE continues to include agriculture
- Signage for the dog off leash park
- Larger small dog park
- A building suitable for dog sports, agricultural events.
- make off leash park bigger, larger fenced in area
- dedicated and greatly improved area for dog activities - training/ events.
- To see the small dog park expanded.
- heated indoor dog agility training space
- Facility for dog agility with proper surface; Sand not easy to run/ walk on
- very dirty, no one likes it!
- a building with flooring appropriate for dog sports
- Additional facilities for food prep, parking, RV camping for dog sports
- more dog friendly facilities
- Good indoor barn area for agility,
- It would be great to hold more agility events in an upgraded Agriplex
- Fields available for outdoor dog trials
- expansion of the BUGS garden site, expansion of dog parks
- Fence the Bowen Road side of the property to make the field outside of

- the Centennial building safe for dog events
- Covered parking for dog owners to protect their valuable animals
- A better dog park that isn't too muddy
- Larger dog park enclosed in fencing
- Specified area for dog classes/competition separate from horse arena.
- Lighting at the small dog off-leash area.
- A Multi use animal friendly building suitable for dog events
- an indoor training facility for canine groups that would have better flooring than Centennial building, changerooms/ washrooms/heat/light
- Building for seminars, trials and shows centered around dogs/ animals
- Unlimited dreaming? I'd like a practice/training area - covered but not necessarily heated/fenced and available 24/7 for dog training. Large enough for equipment storage
- Covered area at dog park, more trees at dog park

### Horses/Equestrian Events

- improving equestrian facilities
- Wash facilities for horses and easy access to horse show facility
- An improvement to the indoor riding facility.
- An Equestrian/agricultural centre, I was recently in the San Tan Valley in Arizona where the city funded a complete riding/ exhibition centre for free. Google The Horseshoe Equestrian Centre in San Tan Valley, AZ
- Better stabling
- New horse stabling and improved VIEX grounds.
- Improved horse stalls
- Overnight RV parking so we can protect our family horses from harm.
- I would like the horse show rings, footing replaced, and the rings to be
- fixed up, and have dressage shows and clinics, throughout the year. I
- would like the barns repaired too.
- Reschedule BMX races as they spook the horses
- additional indoor riding ring
- A indoor arena -multi purpose/equestrian sports but other events too
- a indoor arena for equestrian events with seating.
- larger equestrian facilities, safety fencing around equestrian grounds.
- New Horse Stalls and possibly outdoor paddocks
- Enhanced equestrian facilities with better meeting rooms...
- A dressage ring size indoor riding ring.
- Better barns for the horses, safer barns for the horses
- equestrian barns
- New washrooms for the equestrian users.
- a indoor arena for equestrian events with seating.

## A Beban Park Master Plan Survey Input 2013

Question 7. What is your dream addition/improvement to the park?

Responses: (Continued...)

- More equestrian related events
- A MultiPlex for the equine, canine users.
- Better access and egress to/from all areas of the park and parking for horse trailers/camping when shows are on people want to camp with their animals for safety and security

### Roller Derby

- Velodrome
- Space for roller derby teams.
- A paved trail for rollerblading.
- Roller derby track
- an area to play roller derby year round
- indoor floor space that can be used for roller derby all year round
- More roller derby
- roller rink!!
- A building with polished concrete for spectators of roller derby bouts!
- roller derby
- year round outdoor skating oval
- Year round indoor roller staning
- A building to facilitate flat track roller derby.
- a permanent indoor space for roller derby and a track painted
- on the floor like PRE did in Courtenay/Comox for the Rink Minx-Please!
- More indoor floor space for roller derby
- A dryland space to play roller derby in, where we can host tournaments etc. for other teams across Canada
- velodrome, hands down, would be a huge draw from all over the island
- A large, multi-user dry land sports facility that will welcome all indoor
- sports, including roller sports like roller derby and roller hockey
- Sport court floor with bleachers to hold roller derby bouts/ scrimmages

### Turf Fields/Soccer/Ultimate Frisbee

- lighted natural grass soccer fields
- expanded clubhouse to turf fields to host major events that will bring \$ to the community
- central field house configured like McGirr.
- All weather artificial field for field lacrosse and field hockey.
- Soccer designated fields rather than shared with all groups.
- User groups who clean after their own use/cleaner washrooms
- More field space for ultimate frisbee in summer so league can expand
- Another turf field
- Full size field for ultimate frisbee.
- Use of grass fields in summer for other sports than baseball/ soccer.
- A field that was available more often for ultimate frisbee

- Change rooms and stands at Merle Logan
- another field
- ultimate frisbee
- Frisbee golf course in the forested area
- A dedicated field for Ultimate frisbee
- more fields and ability to play ultimate frisbee there.
- More field space. Indoor field or courts
- Soccer stadium seating at the turf fields
- Practice area by turf soccer fields. Merle Logan having a new surface.
- Lighting on sports fields for evening usage
- Change rooms and a larger spectator tand at the Artificial fields
- a third artificial turf field
- Lights on the grass fields for evening use.
- Lit grass fields, it is such a large space and can be used by many groups.
- Seating for the sports events down on Gyro field
- Covered area near the turf field to stand under when it's raining

### Skate Park/Arenas/Pool/Weight Room

- Skate park
- bigger, better, newer pool!
- A new and large skatepark would be amazing
- Skatepark uptown is too far away, downtown one is rubbish
- NOT more rinks - other areain city should be viewed.
- An outdoor pool! :)
- Outdoor pool
- Upgrades to the pools and changerooms.
- More ice sheets.
- Expanded Aquatic Center with in ground hot tub and a floor level gym.
- Convert present gym to classroom/meeting rooms
- Outdoor skating rink
- Skateboard park
- A new Hot Tub. It's hard for seniors to climb the stairs to current hot tub
- Another Ice Arena
- Childcare for people in pool or fitness like at Oliver Woods.
- Improve the changing facilities in the swimming pool.
- New and more family changing, better layout
- Outdoor pool/waterside, mini golf, skate park
- Better hours in the pool. M-W-F: \$3.00 back! Urgent need for Seniors.
- better pool facilites (don't like the wave pool at NAC)
- not really all that handicapped friendly and I would like better rates
- It is too expensive for a family of four to go swimming!
- Wishing the North End Olivier had a pool
- An outdoor pool run by the City of Nanaimo
- Nicer arena
- Essentially a multi-purpose space with dressing rooms
- A smaller arena with dry floor year-round. Like Glenwood

## A Beban Park Master Plan Survey Input 2013

Question 7. What is your dream addition/improvement to the park?

Responses: (Continued...)

- Arena.
- Have some new equipment in the gym maybe like a treadmill climber.
- New weight room
- Have some new equipment in the gym maybe like a treadmill climber.
- Perhaps more places one could sit - picnic tables, etc.
- more benches
- WHL Team
- neatly organized
- Tennis court expansion, line markings to include "Pickle Ball" play and covered courts for longer playing season!
- More activities and attractions and events for residence and families.
- It's great as-is.
- the city would leave it alone
- This park is great.
- An indoor track and larger fitness centre. Volleyball courts.

### Miscellaneous/Washrooms/Parking

- I would like to see the spca animal shelter be integrated into Beban over on Labieux across from existing shelter, quieter area of Participark
- More interaction with road and frontage on Bowen
- Like to see Beban House used for more than a hockey club - needs more shade/trees
- I want it to be our Sports Hub - all sports played there, family friendly
- Printed lines for a track.
- Haunted House
- A permanent outdoor theatre for concerts in the park etc. like downtown only not downtown and closer to my home.
- more community events like they do downtown.
- concert capabilities
- Make Beban House into a tea house not run by the city
- An on-site daycare perhaps to replace the lawn bowling
- museum and interpretive tours of Beban House
- a bandshell
- Multiplex
- The multi use facility that was planned and approved would have been a great addition, however, it appears that in all honesty, only hockey and the like get priority
- a better covered floor to play sports on ( polished concrete)
- A Zip Line
- Available washrooms during park hours
- Easier, safer accessibility for families between activities/areas at park.
- better accessibility by public transport
- Science center!
- Permanent bathrooms in the livestock area of the Fairgrounds. :-D
- Science center!
- A conservatory
- Get back the 18 holes and keep the driving range
- Better entrance/exit on Bowen Road
- More crosswalks between the parking lot and turf fields/ barnyard area.
- More shade in parking lot
- the city would leave it alone
- pot holes in the access road to the community gardens to be filled.
- That is looks more attractive
- That places that look like dumps for gravel or whatever are more

## A Beban Park Master Plan Survey Input 2013

Question 8. What do you like least about Beban Park Complex?

Responses:

### Access to Beban from Roads

- Exit turn left onto Bowen Road can take forever!
- Access to get in when driving can be a bit awkward from Bowen road.
- Access from the South end is very poor when walking
- Access in and out of the park is difficult. It is very awkward to get into from the south entrance and you can't go back south (left turn) without going to the other end of the parking, over all the bumps etc.
- How difficult it can be to turn left onto Bowen from the parking lot.
- Access back to Bowen road can be tricky. left turn light out of park would really help.
- "Location, the fact I have to drive from Port Alberni to get there, wish we had a facility like that. We have no where to train dogs seriously.
- The road I take to come in and up past the tourist bureau is just awful. Hate to think what visitors think especially driving their big rigs. The pot holes are horrendous"
- How difficult it is to turn left onto bowen road so i must use the back entrance to get back to bowen.
- trying to turn left when leaving by the Bowen Road entrance / exit closest to the Playground.
- the entrance
- That often to drive from one area to another you have to go out of the park, around the road and back in. There are too many locked gates that impede access.
- Access - leaving the complex, turning left onto Bowen.
- inability to turn left onto Bowen Road at the South end of the park
- Entrance and exit off Bowen Road can be problematic, traffic-wise
- Also exiting beban left onto bowen is a constant nightmare and poor design from the start
- Turning left onto Beban drive - no light - when pulling out with a truck and horse trailer, it can be a little tricky.
- No easy left exit onto Bowen Road
- 2) the inadequate road maintenance of the Labieux Road access to the offleash and the hill leading up to BUGS, specifically the dust, potholes and hill washouts.
- If I have to turn left onto Bowen Rd.
- the left turn to drive south on Bowen Road
- I love Beban! But it would be nice to have easier access from Bowen Road, it is often difficult and dangerous to turn left onto Bowen Road when leaving the park.
- Better access to Bowen Road
- access! It is difficult to access Beban with a horse trailer coming in from Northfield road and it is very difficult to get back onto Northfield. Also VERY difficult accessing the Equestrian grounds via the lane by the soccer pitch during soccer season. Poor lighting around the Agriplex. Can be kinda scary in the winter months.
- My only dislike is difficulty making a left hand turn onto Bowen Road to head south upon leaving the park.
- The exit on to Bowen Rd. going left is irritating and can take a very long time.

### Parking/Traffic

- Speed bumps
- To much traffic in Park and in Neighbourhood when games are on in arenas.
- parking/driving on parkway road on soccer/softball days is somewhat chaotic
- The car rules.
- I do not like the speed bumps in the park.
- The stop near the Beban Participark should be a 4-way.
- Parking is very tough when there are events happening at the same time as lessons.
- Access and parking during major events
- The road should be fixed from Labieux into the dog park. It's in terrible shape and is hard on vehicles.
- giant concrete barriers in parking lot
- The parking and traffic pattern. Can really be hell to get out of after a big event.
- Car congestion
- Parking for major events and exiting the grounds after events
- The random approach to much of the parking for vehicles
- there seems to be a long distance between the parking and the entrance to the social centre - this is to much for my elderly mother to attend events at the Beban - not sure if there is a solution for this though.
- It's difficult to find the parking lot exits outside the social centre.
- Insufficient parking for hockey games
- "There isn't enough parking for community events.
- It doesn't look attractive"
- "Large parking spaces, which are necessary, but make the activity areas, especially the playground which should be a focal point, isolated and when busy difficult to traverse across to other areas. Instead of families walking from the pool or soccer fields to the playground they drive because it is safer and more convenient for families with small children.
- Beban Park is painful to get to if you rely on transit, most certainly if coming from anywhere in the North End. It boggles my mind, that such a central recreational area is not a major stop on more than one route and is not conveniently accessible without a car. Before our family had a car I would want to go to the Park but once I accounted for the transfers, waiting times and hassle to get there and get back with my kids in tow - it just was too much work and ate up the whole day travelling."
- Poor and limited access and egress better parking for events in specific buildings
- parking can be issue especially when the field is being used and the socail centre.
- "parking for horse trailers
- speed bumps"
- The parking lot closest to the auditorium... Despicable!
- not enough parking and it is always very difficult to make a left hand turn out of the park by the playground
- The lack of parking during soccer season and how hard it is to get out of the parking lot onto the roadway after an event. Turning left onto Bowen.
- Parking for soccer

## A Beban Park Master Plan Survey Input 2013

Question 8. What do you like least about Beban Park Complex?

Responses: (Continued...)

- Lack of parking
- Additional parking is likely required.
- traffic congestion getting into equine area during sports activities.
- The parking lot is poorly designed and looks more industrial than park-like

### VIEX/Agriculture

- "Do you think about building a sustainable community in your goals as well as recreation?
- Don't let the politicians direct the agenda
- NO multiplex"
- "I dislike the idea that the decision makers regarding Beban Park seem to ignore the barnyard. The equestrian building get a lot of love, but when we bring our animals in every year with 4-H, it seems that we're getting squeezed out.
- 
- 
- If the VIEX would rather that we attended the PNE, this can be arranged, just be up front about it. What the people in charge need to realize is that the animals are what draws a lot of people to the VIEX. I would hate to have to travel to the mainland for the PNE, however if the Beban Park administration refuses to support the 4-H clubs, I'll have to take my family and our animals to the PNE instead."
- Agricultural Centre for VIEX, education programs, 4-H, farmers markets, indoor soccer or other non-ice sports.
- Inefficient use of agriplex lands. OK for some amenities but stable areas used little except at fair.
- Being unsure about the continued use of the facilities for horses.
- Lots of attention/improvements given to arenas, playing fields, field house but very little towards maintaining/improving the VIEX site. Time to spend some money here. Its like a gravel pit surrounded by well maintained playing fields and upgraded buildings.
- That the barns need to be improved. Agriculture needs to remain a part of the city. Young children/general public need to know where our food comes from, that farming is an essential part of life. The 4-H Barnyard plays an important role in educating the public.
- The 4-H barn program needs expansion.
- The farm complex is rarely used in the winter time and seems like the space is wasted.
- Looks of the VIEX buildings is so so and is not visually attractive (seems run down)
- the cold damp conditions in the agriplex in winter
- There has been great improvements to the park in recent years... but the old barns seem to be in need of repair.
- The barns are in poor condition. Total eye sore for people that come from out of town to attend events. More bleachers need to be added around the fairgrounds, It was the worse news that the RCMP Musical Ride was cancelled...
- Run down barns and fair grounds are an embarrassment.
- The city refuses to fund the barnyard, resulting in sagging roofs and buildings that are no longer able to support Beban's original

- vision of an agricultural park.
- LACK OF SUPPORT FOR THE 4-H BARNYARD
- Agriplex needs improvement and washroom facilities
- The area surrounding the agriplex...buildings are run down and there seems to be a bit of junk around the area.
- Buildings look run down. No place to sit outside. grass areas between barns not kept up.
- That horrible agriplex in winter for agility.
- It's old. Too many buildings are falling down.
- barns are not eye pleasing condition of road to dog park and garden no crown on road water stans
- I have no major complaints, I would like to see the VIEX area used more frequently, for the most part it seems to sit empty for the majority of the year. It would be nice to see this being used as an agricultural multi-purpose space.
- sad to see the building falling apart, sad to see the grounds are not being kept up
- the aging buildings and no planning of where each venue is put, it can be so much more as the centre where all types of activities can be held
- not cohesive, wasted spaces, old buildings, wasted bare areas where there could be gardens and fruit trees
- The way the buildings used by VIEX are so empty and unused most of the year; the place looks run down; the look could be improved by adding more perennials, flowers and people doing things!!
- There's a lot of wasted, unused space. Some of the buildings e.g. the little barns need replacing.
- VIEX needs improvement - lacks cementing of the events, happenings, etc. Needs change from same thing each year?
- Also, some of the VIEX exhibit placements so close to the horse ring - a little nerve-wracking and potential for accidents.
- Should be allowed to camp on site with horse shows;
- There is a serious lack of RV parking for exhibitors at events. If these amenities are not available, people will not come. No one wants to leave a high priced animal in unattended barns and travel to an RV park or campsite. They simply won't come.
- It is run down, not well lit, and needs repair .Their have been thefts there.It is not being used as it is supposed to be,,,,the rings and barns need fixing.It was meant for agricultural activities.The bleachers could do with new seats.
- Many of the barns need to be improved
- tear down VIX grounds and turn it into a indoor covered arena with seating and rebuild stalls and eliminate some for parking fence grounds all camping for those who have horse events or dog events. new washrooms. great potential.
- VIEX buildings are old, need new to continue support of agricultural awareness and connection to land in city for years to come.
- unsightly, seldom-used barns
- Not enough equestrian areas
- the buildings are old and damp. Hard for those of us with breathing difficulty. insulation falling from the ceiling. Too hot in the summer and too cold in the winter. This building is used so often it should be upgraded or torn down and build a new

## A Beban Park Master Plan Survey Input 2013

Question 8. What do you like least about Beban Park Complex?

Responses: (Continued...)

- up-to-date facility for all animal activities
- Wasted space and poor VIEX facilities
- The shabby VIEX barns. The centennial building is functional but ugly.
- VIEX unused barns and equestrian area-- prime location and get used during one week of the year!
- The idea that the VIX facilities might be taken down and replaced by playing fields or leash free dog parks. Agriculture needs to be supported if we are going to become a sustainable community and the VIX and the farmers' market support local agriculture. We need to help them grow by replacing/renovating the VIX barns and building a multipurpose covered facility for a year round farmers' market.
- the mucky wasted spaces between the barns and main buildings.
- The VIEX people.
- I really don't have any issues with Beban but feel that the horse area needs vast improvements.
- "Bathroom facilities for Equestrian venues,
- Lack of security and fencing to protect our animals,
- The amount of vandalism that happens,
- Beban has a bad reputation for being unsafe which is why it is so hard to keep people interested in coming for animal activities,
- Staying overnight with your pet to ensure it's safety on the grounds is super expensive!!!"
- No perimeter fencing for horses.
- The buildings for the VIEX need upgrading.
- It seems that some of the animal barns could use some updating.

### Building Maintenance and Improvements

- centennial building needs a lot of work!!
- The Centennial building see answer 6, but also include the lack of availability in the evenings and spring due to so many users in need of a dry covered place to practice (baseball, lacrosse, track and field, roller derby, roller hockey, soccer, etc.).
- centennial is the only place we can play rollerderby and it's practise space is so limited by lacrosse, and the dog agility that we can barely get in there to practise!
- small change rooms,
- Deteriorating condition of the important Centennial Bldg.
- Some of the facilities are old and out dated that are falling down and don't meet the needs of the public
- outdated
- Old exterior design looks very 80s, industrial.
- I dislike the floor of the Centennial building and how narrow it is. It can be treterous to play a full contact game in such narrow quarters. This has been a deturant for some skaters to travel to Nanaimo to play the sport we love.
- Probably the rudown appearance of some of the buildings.
- Lack of sound system between rooms
- centennial building...needs work...
- preschool/summer camp room needs to be updated, both inside and outside space
- Connection between facilities located on the same grounds.
- The facilities feel a tad out dated but other than that it's fine.

- needs improved accessibility for disabled peoples
- Gym - could be larger and more accessible for those who can't do stairs.
- The stairs leading up to the weight room! Should be wheelchair accessible.
- The pool is inadequate and doesn't meet the needs of the adult sports community: i.e. training groups, amateur competitive swimmers.
- Centennial building is often too cold.
- Facilities need an upgrade. Meeting rooms could have screens and better technology upgrades for presentations and public meetings.
- arena too small
- The cramped smallness of the weightroom and the fact that no skipping is allowed there.
- Centennial building. Need major Reno or replacement
- the centennial building NEEDS upgrades!!
- Dilapidated buildings in need of repair
- barns and some buildings need upgrading.
- Aging structures

### Dog Comments

- mud and small size of off-leash dog area
- The dog walkers who allow animals to go unleashed outside of the dog park and allow them to soil the playing fields without picking up after them
- off leash dog park
- Grasses area between Bowan Road and Centennial Building is too small / cramped for dog shows and obedience events.... plus grass is not smooth enough. The lawn bowling space is hardly ever used. Use it to expand community garden spaces. Lawn bowling is at Bowen already.
- Dog Park
- dogs being walked in the Participark - i've seen so many people have their dogs of leash, been charged by dogs, stepped in feces, and irresponsible owners
- The anti-dog attitude in this city, and in this park. Most dog owners are very responsible - yet, because there's an off-leash area in one corner, it seems many folks have the attitude that is enough. Dog ownership is a very important part of our culture - yet, we allow a small number of dog intolerant citizens dictate public policy about these very popular pets.
- Dog park
- ignorant dog owners that freak out at some one saying hello to them
- need more supervision at off leash parks
- Too many arenas! Need to fix up the Centennial Building. Let the dog people use a separate building.
- Cleaning the floor is difficult at this time. Dog fur gets into the wheels. Otherwise we are happy to have space.
- New limitation on camping on-site, which limits the chances of ever again hosting a regional/national dog activity at Beban Park in Nanaimo since a common feature of dog shows is the option of on-site camping combined with evening activities.
- unleashed dogs in leash zones, ZERO enforcement

## A Beban Park Master Plan Survey Input 2013

Question 8. What do you like least about Beban Park Complex?

Responses: (Continued...)

- Sprinkler systems going off when we're set up for the NKC demonstrations at Vi-Ex and thereby soaking our gear.
- dog parks are used so much that ground is very muddy/dusty
- 4) The 1 shelter area in the big dog off leash provides inadequate shelter from the wind, sun and rain and there is no shelter at all for the people using the small dog area.
- Caged in and disgusting off leash zone.
- The mud in the dog park. We used to go there all the time, but now 8 months of the year it is disgusting and unusable.
- I wish the dog park had more shade options. Trees grow so slowly!
- the dreadfully plain small and boring and uninviting dog park.

### Yard

- It's ugly and could be more environmentally friendly - it's 2013 and there should be as many recycling options as there are garbage cans, energy efficient with power and water, water refill stations like at the RDN sites
- Not enough trees.
- Not many trees.
- Too much lawn on Bowen Road - it should look more interesting from the roadside
- Probably the lack of shade trees in some areas if there in the heat, walking around at an event.
- Need more green space
- no shade trees
- Also more benches for humans to sit down.
- That you are getting rid of all the green space. I miss the track it was used by lots of neighborhood seniors
- planter boxes by lawn bowling full of weeds
- Also there are planters near the golf course that are not maintained. Looks like the park is growing weeds.
- The weeds in the shrubs along Northfield.
- I miss the cherry trees that used to stand where the additional parking lot has been constructed opposite the soccer fields.
- lack of outdoor seating and tables and water park
- No rant but need more garbage cans and hope people will use them
- The worn down, aged look of the facility. The park never looks "crisp" like it should. The floral displays used to be nicer, but now are less and less.
- I actually think that it is nicely laid out with lots of public space that is open to the public to use all year regardless with what is going on. It has such a variety of uses.
- It is a nice facility with lots of green space. No complaints.
- More picnic tables or benches.

### Design Layout

- The poor overall design layout
- Sprawling, nothing is connected.
- So much space and potential and it seems underused.
- The fact that it's chopped up into pieces, ie, VIEX, NEA, City Sections. Whenever you want to do something you have to communicate with several groups for rental. It should be done under one roof not three.
- there is a lot of space and facilities that as far as I can tell that isn't

- used most of the time except for the odd event. it would be great to see people have more reasons to go there more often.
- How confusing the layout is to people.

### Sports Fields

- "The loud speaker noise from the sports field events is intrusive when I'm working at BUGS
- "
- Also there are no covered areas for parents to stay warm when winter soccer is underway. Covered bleachers would be awesome!!
- too much room for playing fields
- I have disappointed in the care of the fields due to users not cleaning after themselves as well as the washrooms for the turf fields have been needing better care with way of cleanliness, paper towel availability, women's washrooms having containers for women's hygiene disposals and a correct temperature in the washrooms.
- The mix of agriculture with field sports like soccer/
- The sports fields. I hate that no matter how many facilities are available in Nanaimo for field sports and hockey, the people involved in these sports always want more. And their solution is to take away one of the few equestrian facilities like beban in the area.
- The name of the second artificial turf field. Why not call them Merle Logan Field 1 and Merle Logan Field 2? SATF is just weird and confusing.
- Large grass field area restricted for use by baseball/soccer, should be open for use by other sports.
- Should have better connection between turn fields and main complex. Until I started playing a sport that used the fields, I had no idea they were down there.
- gyro field conditions are terrible
- I do not like that there is such limited bleachers/stands there should be plenty more for people to sit and enjoy the use of the park during events.
- No cover for turf field spectators or athletes
- NO CHANGE ROOMS TURF FIELDS
- lack of facilities at turf fields

### Sports

- too much emphasis on lacrosse and hockey...give roller derby a chance to grown in the community. we can never schedule games because of the lack of availability of the arenas. first priority is lacrosse or hockey :-(
- No more sports! There are enough organized sports at the site and around town. Let's encourage other interests like food security and agriculture at Beban.
- each year I have seen improvements but we have 3 children and heavily focussed on sports - nice to have everything tight together for multi activities - so any improvements here are beneficial -
- Pitch and putt seems kind of useless but it doesn't bother me. Happy to keep it but wouldn't miss it.
- I am not much interested in sports. While I respect the value it has for others, I think Beban Park has immense potential to

## A Beban Park Master Plan Survey Input 2013

Question 8. What do you like least about Beban Park Complex?

Responses: (Continued...)

serve the community in a much larger way. While Bowen Park has the natural outdoors, Beban Park has the potential to extend what the City provides for the people, making it truly a hub of activities.

- I would love to join some park activities. I'm interested in lawnbowling but I haven't done it. I would like to have introduction workshop or welcoming events.
- The basketball court in the parking area is not safe for anyone.

### Swimming

- Need more public pool times like downtown. More land swims.
- Pool Buos space.
- Lawnbowling not use often.
- When paid swimming lessons are taking place, but general public members get in the way. Lack of public skate times.
- The hours at the pool are very inconsistent and hard to remember and it closes to early. Not enough Everyone Welcome swim time slots.
- The women's changeroom at the pool is inadequate. They replaced the benches in the change stalls with tiny seats that are inadequate to put a gym bag. The senior ladies have fallen off of the benches in there because there is also a step up to the seat.
- Pool changerooms! Nasty hot tub.
- I would like a better aquafit schedule
- The very small hot tub that you have to climb stairs to get to.
- "Lack of family changing at the pool.
- 
- The pool water and air temperature is too cool . . . hubby will NOT swim with kids at this pool as it is too cold.
- 
- The huge amount of junk food on offer/on view keeps us away from the building . . . the kids want it when they see it and I will NOT feed my kids JUNK. Follow the example of the School District . . . their vending machines have somewhat healthier options for the kids who do not know what they should be eating and the adults who should know better!!
- I can't stand it when the pool gets really full of people there needs to a lower maximum allowed in the pool area, it really isn't much fun and I end up leaving early-it just feels to crowded. The exercise room seems small and musky smelling has old building smell.
- Not a big enough family chageroom in pool it can get really clogged if swim lessons are occurring.

### Allocations

- Nothing. Love the complex would just really appreciate having better and more space for derby. I am player and coach for two teams and neither team can barely get any space.
- the NKC has put a ton of work into the Centennial building , we are heavy users of the park and are always last is getting access to the park. We plan our events 5 years in advance and HATE not having secured rental contracts until right before the events. we need contracted dates in advance that are firm, not just firm once they are paid for.
- Limited rental times available.
- I hate that both years that we have played t-ball on the turf fields

they have been double booked on more than 1 occasion and this year we were sent to another field. It is pretty bad that you can't keep track of the bookings.

- That the rentals are booked by seniority ie: the same user groups always receive priority booking. meaning that the smaller user groups are always marginalized every year.
- Too much emphasis and focus is on hockey there are other sports such as lacrosse. It lacrosse seems to always be the sport that gets booted from a facility for something eles. I have been involved in lacrosse at all levels for many years and have seen teams get displaced many a time for another sport I am talking about both box and field lacrosse there needs to be more consideration given
- I honestly feel that Lacrosse is the bottom of the list where sports teams rank. I apologize for offending anyone and was leery to write that as I am happy for the bit of time we do get on turf and that you lined one field for us.....just wish we were given equal time to use it. Definitely feed there is a hierarchy where sports are concerned and would like to see that changed...more fair for all...As we try to grow lacrosse in Nanaimo it would be nice if we had the facilities to support said growth and also a Town that wanted to invest in such growth and bring our National Sport to the forefront
- Un secured bookings for events, the city won't guarantee bookings ever, so all events can get bumped at the whim of parks and rec. board
- Obtaining access to the areas. It seems like specific groups have a stronghold on spaces, specifically the turf, and times are not maximized by the number of participants.
- Grass fields constantly sit open and unused... with lighting in this area, many groups could use such a large space."

### Washrooms

- no outdoor washroom
- Sport field washrooms are so far from the Diamonds, state of disrepair and no outfield fencing.
- Womens washrooms - shower area (for women in pool area).
- The bathroom facilities in the Centennial Building and that hopeless building near the Agriplex. How can the city expect residents and visitors [ hundreds at a time ] to use such disgusting facilities ?
- Better bathrooms are needed in the area of the agriplex; more stalls, better functioning to keep up with the crowds (i.e. during pumpkin festival as an example)
- Lack of proper washroom facilities at the playground
- No public bathrooms!
- Outdoor bathrooms near Agriplex.
- Trying to find washroom facilities that are open regularly while out walking and gardening.
- lack of bathroom access and hand washing stations;

### Signage/Advertising

- Lack of signage to know where I'm going.
- It's hard to know where to go for specific events, so better labelling/signage on buildings and fields,etc. for events.
- "The signage is terrible.



## A Beban Park Master Plan Survey Input 2013

Question 8. What do you like least about Beban Park Complex?

Responses: (Continued...)

- “
- no comprehensive signage or directions to different buildings.
- Lack of signage
- Once you enter the park by car, there's a lack of directional signs. Plus maybe a main sign where you can pull over and read everything that is in the park. I mean a map with an accompanying list or legend of amenities.
- Signage is poor - I've lived in Nanaimo 3 years and feel like I still don't know all that is available at the park or how to access different amenities (I find the same is true with Bowen Park!).
- advertising for events needs to be clearer. i didn't know there was a farmer's market until i read this form.
- The signage to enter the park could be improved and made more inviting on both sides, it is hard to locate the dog parks, and the space behind the tennis courts seems wasted.
- Lack of signage about dogs not being allowed on play fields
- Need more exposure to remind people what a gem we have in our city.

### Farmers Market/Community Gardens

- Needs to make food growing a larger attraction to the park.
- The locked gates restricting access to Beban Urban Gardens
- I'm all for growing food and I'm at the complex at least once a week and there is so much green space that could be utilized to grow food that is accessible for the general public or grown and provided to the local food bank.
- 3) The overall design of the BUGS garden that the city approved, specifically siting the 3 utility sheds southwest of planting areas subsequently shading them, no windbreak on the north side, siting of the gazebo adjacent to the compost area.
- all these building not being available for anything helping food farmers! Why isn't their any building that could be hosting the market during the winter? Running a few horses around or hosting a market really what's more important? Bebanpark is where we should be doing everything we can to promote agriculture in all its form! Celebrating our local farmers giving them the opportunity to improve their business. Because thier is so many other services located their, it creates a vibrant area but it does not need to be purely urban. I think farmers are attached to that location for the VIEX and for an opportunity to educate about the importance of recruiting young farmers and selling their wonderful produce.
- and no cover for the Farmers Market, in case of rain.

### Customer Service

- Sometimes there's a shortage of pool booties at Beban Pool.
- The staff at Frank Crane Arena.
- the city workers and their constant tinkering that accomplishes nothing

### Security

- “Thefts from vehicles - which is hardly the fault of the city.
- “
- The radio controlled aircraft that fly over the community gardens. Twice when I have been at the gardens two of these have crashed in the community gardens. One hitting one of the

sheds, and the other crashing in the plot right next to where I was working!

- Also, when people with gym/swim cards scan, the personal information like home address/phone should not be visible for the next client.

### Altrusa Playground

- There is not enough shelter and shaded seating at the Altrusa playground.
- I do not like the wood chips that are in all the city parks now. I have had to pick so many splinters out of childrens feet...
- People smoking at the kids area beside the no smoking sign.

### Fees/Rates

- That the toonie swim cost was hiked by 50%. For a family with children, a \$3 swim supplies no savings.
- “I am very disappointed that the City is now charging 25 dollars a night for camping fee, without power. That is just ridiculous! I camp all year around and I pay 20.00 per night for powered sites at campgrounds, with a lake

### Public Transit

- The lack of transit
- That there is no Bus stop. or Shelter at Labieux road.

### General Comments

- nothing
- I actually like it the way it is, for the most part
- Think it's great, no complaints.
- All seem good for the community
- There's not much I don't like.
- Easy to get to, clean, big, nice
- The name! when I think of the word park I think of green space with minimal development. I think a park should be a place of serenity lots of greenspace and trail. ie Westwood Lake or Harewood Dam . This should be called Beban Sports and Community Center.
- The wind!
- The playground and the community gardens are too windy.
- Nothing! It's great!
- ? Uhhh..the reason I swim at the Aquatic Centre is it's closer to home and open later. That's it. Not really a dislike...
- There isn't anything I don't think :)
- no comment.
- Its All Good

### Miscellaneous Comments

- the continual use of tax dollars for continued changes..
- “I find it very hard to get in and out of the facility it's dangerous and I just don't like it a light or something would be better there ..... just move it up a little :)
- not sure, I would not like to see it to be so changed that only paying clients could attend, and taht some interest groups that now use to park are forced out.
- fix up the xmas decorations!!
- The Christmas lights were taken down from The arena
- There is some potential to add workshops and seminars for both

## A Beban Park Master Plan Survey Input 2013

Question 8. What do you like least about Beban Park Complex?

Responses: (Continued...)

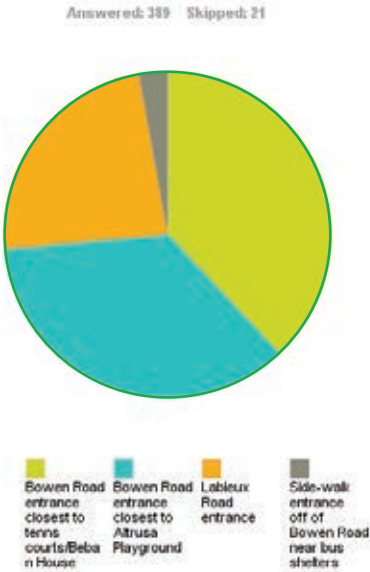
children and adults and it's good leadership practice for the high school students. Same could be done with the BUGS space.

- Nothing to rant about, it would be terrible without you. On the whole it is a great complex.
- Homeless people inhabiting the Dorman Road side of the park.
- Least like is the lack of attention and always threatening to tear down the facilities already there !
- I don't like the golf course (private business) being on park land. I would like to see it removed and replaced with more park space (community gardens, running track, another playground maybe?), It's also hard to find your way around. I wish there was a centralized entrance to the buildings - this might help with way finding.
- People should not be allowed to camp in the parking lots during events (dog shows, etc). The City is not responsible for supplying cheap/free camping.
- That it grows like 'Topsy' and doesn't appear to have a long term plan
- See answers to question number 7
- i live across the street and i know at grad time there will be loud music and at the viex but pleas no more ouside sing... i dont mind the music i just would like some form of knoldge that it is comming up...
- More access to free drinking water is required.
- Lighting can be poor, roads are noisy, not very much wildlife (e.g. birds), not much interpretive signage about biology or other science (e.g. archaeological history, First Nations, ethnobotany), needs to have bike paths connecting it to other parks in the area and downtown
- Rabbits!!
- I don't like that when the public skates are at Cliff McNabb you can't get skate sharpenings. Don't like the seating at Cliff McNabb. In the some of the change rooms at the arenas the faucets are too close to the sinks and it's just about impossible to fill a water bottle.

### A Beban Park Master Plan Survey Input 2013

Question 9. Which entrance to park do you most often use?

Responses:

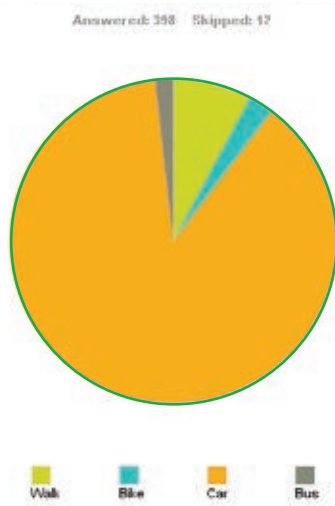


ANSWER OPTIONS		
Bowen Road entrance closest to tennis courts/Beban House	38 %	148
Bowen Road entrance closest to Altrusa Playground	35.5%	138
Labieux Road entrance	23.7 %	92
Side-walk entrance off of Bowen Road near bus shelters	2.8 %	11

## A Beban Park Master Plan Survey Input 2013

Question 10. What mode of transportation do you most often use to get to Beban Park?

Responses:



ANSWER OPTIONS		
Walk	7.8 %	31
Bike	2.5 %	10
Car	87.9 %	350
Bus	1.8 %	7
Other (please specify)		21

### Other (please specify)

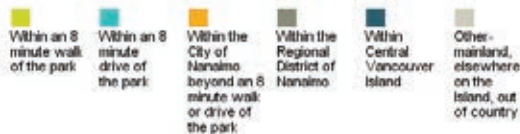
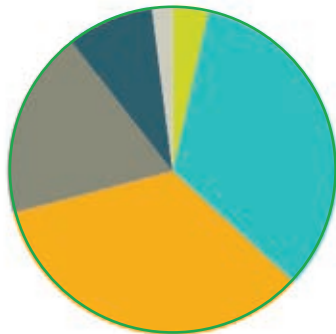
- Truck and Horse trailer
- Otherwise bike
- I walk from my work location which is nearby.
- I drive there as well when I'm not at work.
- Truck and horse trailer
- and ferry
- I also use the entrance @Beban House, and sometimes the Labieux road.
- Often use bike on clear days
- Truck and horse trailer
- Truck and horse trailer
- Truck and horse trailer
- Truck and Horse Trailer.
- Truck and horse trailer
- Truck and horse trailer
- I have biked, bused and driven my car, but would like to see it easier for us to use alternative transportation
- Or truck/horse trailer
- Or truck
- Sometimes bike, usually car
- Truck and horse trailer
- Truck and horse trailer

## A Beban Park Master Plan Survey Input 2013

Question 11. Where do you live?

Responses:

Answered: 399 Skipped: 11



ANSWER OPTIONS		
Within an 8 minute walk of the park	3.5 %	14
Within an 8 minute drive of the park	33.3 %	133
Within the City of Nanaimo beyond an 8 minute walk or drive of the park	34.1 %	136
Within the Regional District of Nanaimo	18.5 %	74
Within Central Vancouver Island	8.5 %	34
Other- mainland, elsewhere on the island, out of country	2.0 %	8
Other (please specify)		24

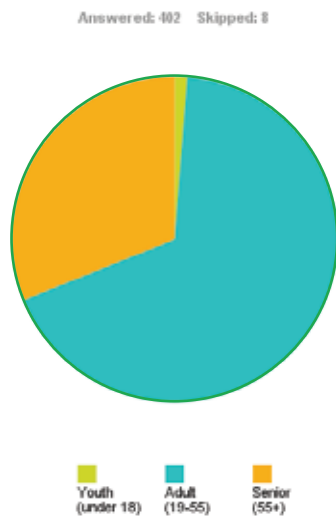
### Other (please specify)

- Victoria
- Yellowpoint
- Workplace is on Labieux Road - across from green space
- 20 minute walk uphill
- Gabriola
- I take the #7 and the #3 bus
- Courtenay
- Beyond and eight minute walk, but within the city of Nanaimo. Downtown.
- Courtenay/Comox
- North Island
- Salt spring island
- Powell River
- Qualicum Beach
- Saltspring
- Duncan, B.C.
- Qualicum Beach
- Lantzville
- Kennedy Street
- Gabriola Island
- 15 minute drive from my house to the park
- Gabriola Island
- Qualicum Beach
- Sometimes a bit more dependant in traffic
- Downtown Nanaimo

## A Beban Park Master Plan Survey Input 2013

Question 12. Which Category below includes your age?

Responses:



ANSWER OPTIONS		
Youth (under 18)	1.2 %	5
Adult (19-55)	67.7 %	272
Senior (55+)	31.1 %	125

## A Beban Park Master Plan Survey Input 2013

Question 13. Do you have any other comments or concerns about the park that you wish to share?

Responses:

### Love The Park/Keep As Is/No Comments

- Keep it, improve it, cherish it!
- It's a great facility.
- Love the park
- Great facility!
- Well run with very helpful staff. Needs update but no drastic changes
- I think Beban Park is a great multi-plex providing activities for all kinds. Every city needs one.
- I want for the park to be kept for all Nanaimoites to be used and enjoyed
- Love the park and facilities, it's a real point of pride about living in Nanaimo.
- I just wanted to say I love Beban Park!!!!
- Love the park
- Great place, I love it!
- Great park that is well-used and very usable. Keep up the good work!
- Thank you.
- Thanks for your consideration.
- Thank you for the opportunity to comment.
- Thanks for allowing the input.
- Beban is a wonderful facility. Thank you for it!
- Thanks for this opportunity
- Thanks for asking and thanks for working on improving the park.
- It's a gem - just keep working away at it
- Glad it is there.
- It is a great place to be, central, within the City with something for everyone.
- Great space, we are lucky people.
- Glad to have the facilities at Beban Park within easy reach
- Bowen, Beban and Maffeo-Sutton are jewels to be cherished for future generations!
- Overall it is a beautiful, well-maintained facility
- Great facility with nice green space and trails. I hope it does not get over-developed
- Good park, could be great!!
- I think most of it is already just great.
- Loving that you are asking for public input with this :-)
- Green space and recreation is important for improving our health and quality of life!
- Tranquil, forested areas should be preserved forever
- I am unaware of any major complaints about the park as it currently exists
- Keep trying, the park has improved so much in the last 10 years. Good work.
- Adding more facets to a multi-use area, drawing more of the community in
- One of the jewels of the city that needs more attention to bring up to today's standards
- The Park is a wonderful place, recent changes are welcoming
- Great to re-evaluate!
- Mostly, I like the park as is! Would hate to see it razed for a bunch of sports fields.
- Never allow encroachment by non-recreational, non community

related pursuits.

- Park is a treasure to be supported and maintained forever but should not be over developed.
- Please save the park as is! No more building!
- We have enough park space in this city and it is time to leave them as natural spaces
- No
- Not a one!
- Not at this time
- No
- None

### Equestrian/horses/dogs

- I wish the equestrians would feel more welcome and more valued.
- I am very concerned that the equestrian area will be removed
- I hope to see continued support for Equestrian Facilities.
- Having empty barns and horse stalls during the year seems silly!! Better utilization
- We need to attract other users in the horse areas/barns
- Restore the park and bring back the equestrian people and shows. Hold clinics too.
- Horse facilities are used by other events as well, and are a historical feature of Nanaimo
- Horse and farm activities are a great "grounding" tool for our young people
- I'm very concerned about the possibility of losing these grounds for equestrians
- I am concerned about the ongoing discussions about getting rid of the horse facilities.
- Just please make are equestrian facilities better and don't tear them down!
- Please keep the horse facilities - we do not have anything else like it!!
- Yes please do not take away a facility used by many people for many reasons.
- It is really important to maintain places for dog and horse events that are central and easy
- Important to be available to people and their pets for all sporting including dog events.
- Please keep up the horse facility it is a great addition to the community!
- Needs better, additional bathroom facilities for equestrian area
- I love the VIEX, don't feel that all of the barns/horse stalls get used often enough this space.
- Have more facilities with YEAR-ROUND usage!
- I have heard that they might ax the park, I think that would be terrible.
- I don't like that this survey calls the equestrian grounds "VIEX" as they only use the barns
- I heard the RCMP musical ride couldn't become because of lack of seating!
- It would be nice to have a multi-use matted building to train dogs, hold trials, etc.
- The dog park could use more patrolling/presence.

## A Beban Park Master Plan Survey Input 2013

Question 13. Do you have any other comments or concerns about the park that you wish to share?

Responses (Continued...)

### Turf Fields/Ultimate Frisbee

- It's nice to have another all weather field to play ultimate frisbee on.
- My family plays ultimate and we always seem to have limited access to grass fields.
- Great to see the recent second field addition for ultimate frisbee
- The Nanaimo Ultimate Association is a growing league to play ultimate frisbee in and we
- It would be nice if we could use the grass fields at the park in summer for ultimate frisbee
- I play ultimate frisbee at Merle Logan and love the lit fields.
- Covered seating area is seriously needed on turf field. It rains so much
- Would like to be able to expand our presence on city fields

### Community Gardens/Agricultural concerns

- My favorite things are the Community Garden, Pool
- I think a greenhouse site to grow vegetables and other produce locally and run by a volunteer association, such as NCGS, would be a good community asset.
- There was insufficient planning in developing the BUGS community garden resulting in poor design and irrigation
- Please do not dismantle our beautiful community garden
- Please do not remove our community garden
- Love the country feel of the park - love the community gardens, and the rabbits!!!
- I would really like to see the city embrace the local food culture and develop facilities to help increase accessibility to the market
- What better way than fully fund the 4-H Barnyard, provide adequate buildings for the VIEX portion of it be used for the promotion of agricultural interests
- Let's make it a local food hub. Agriculture, food security, food production should be focus.
- It could become a go-to destination for food education
- Keep the original agricultural purpose that Beban family wanted when they gave property
- If the park loses its agriculture space it will become just another family type fitness area benefitting only families with young children not representing the whole community
- It would be a real shame to loose the agricultural nature of the VIEX to promote both animal and crop husbandry/ cultivation in the area and the importance of sustainability on the island
- Emphasize the need for a multi-purpose covered building year round farmers' market.
- An agricultural center would enhance the whole of Nanaimo
- Beban should remain an area for agriculture events.
- Having the park have a greater focus promoting local sustainability projects
- Gardens, greenhouses and food forests are an excellent way to engage our seniors

- I am very disappointed that the proposal for new barns was not approved
- I use the agriplex at least twice per week in fall and winter.
- Island Roots farmers market, looking for affordable indoor market.
- Beban Park would simply extend the use of the farmer's market to a year long one.
- "Yes to greenhouses, pathways
- ; No to multiplex"
- I do not believe this is the location for any big sports multiplex buildings
- I would hope the City keeps the VIEX.
- Very important to me and my family to maintain the VIEX.
- Let the VIEX stay.
- I am disappointed to hear of the new rule banning tenting during the VIEX.
- Enjoy the VIEX

### Suggestions for Added Facilities

- Better paved road to the Beban Urban Gardens
- No more pavement and more pathways and trees. Make it more of a natural park.
- More public washrooms; other than the 2 at the pool.
- The bathrooms should be open all day (from dawn to dusk) everyday!!
- Skatepark!! Basketball court would be amazing too though.
- The new high school should be built here.
- More year round use. It is a baron place!!!
- Better recycle type cans. More shade trees by fields. Widen road to pavilion
- Second set of stairs from upper parking to field by diamond 2
- Open type park space in area not used by stables
- Please publicize the draft park plan and allow public input
- The outdoor covered space to facilitate summer concerts, kids theater in the summer
- An upgrade (in size and equipment) to the weightroom would be great!
- Consider the new facility for multi use to be constructed from logs
- Tourists would consider the largest log barn or structure in the world to be an attraction
- Could be built on a co-op basis with builders, etc. supplying labour in exchange for logs
- There is not enough in terms of access to water. A few fountains around the park needed
- Build a new dry land sports facility where all sports are welcome.
- Beban Park must be totally upgraded before thinking of building another Multiplex
- Nanaimo parks department will do whatever they want so what difference does it make
- I'd like to see food trucks in the area
- Offer shuttle bus service free or by donation from shopping centre or a parking lot close by?
- Playground facility needs a more secure access entrance on the opposite end of playground from the main entrance; self-locking



## A Beban Park Master Plan Survey Input 2013

Question 13. Do you have any other comments or concerns about the park that you wish to share?

Responses (Continued...)

- gate would be great
- Perhaps more availability of washrooms besides the ones in the swimming pool area
- Please keep Beban House (log cabin).
- The heritage of Beban House should be preserved. Could be used as an arts centre/gallery/
- My grandfather, Jim Moffatt played a large part in making Beban Park what it is. I'd love to see him honoured - a room or a facility with his name on it. Please consider it. Please contact me at tiomela@gmail.com if you have questions about Jim Moffatt.

### Hockey/All Sports

- I'd go to a lot more Clippers games if the seats were more comfortable.
- I do not want to see a large sportsplex that would house pro or semi-pro sports teams.
- I do not want to see the park dominated by hockey concerns
- Please don't try to be all things to all people and dilute the park to chaos.
- I hope to see excellence in a focused area of park/athletic activities - to be proud of
- It should remain open for all Sports Inclusive.
- Meeting rooms should be available for all, whether for Seniors or children
- Making sure that it is able for use by all groups.

### Miscellaneous Comments

- Being threatened by men that they'll kick my ass and kill my 20 pound dog if they ever see me at the dog park again. That's been my introduction to Nanaimo!
- Improvements to Centennial building, additional garbage cans
- If you are looking for volunteers i can help
- Please don't refer to me (59) as a senior. AAggghhhhh!!!!
- I would love to access the pool more but consider the cost to a family
- The Nanaimo Mental Health and Addictions Advisory Council forum on neuroplasticity of the brain was very exciting and informative
- You should give the people across the street a heads up about events with loud music
- Don't expand the parking at the cost or activity space!!!!
- Time to get on the case of the director of Nanaimo to up date this park.
- Survey seems to be mostly about the outdoor space, but in my mind we should be talking about the buildings as well
- The staff are very helpful and the system for booking is excellent.
- City should commit to long term users.
- Give them/us the opportunity to invest in the infrastructure to guarantee continued use
- Delighted to see the Lawn bowling in full swing.
- Lets get it done
- Increase transit in Nanaimo!
- Thank you and please continue to support Roller Derby and Skate Boarding
- Roller derby is the fastest growing women's sport in North America.

- I don't like city council members getting their way over the needs of the community at large
- Outside of the sign on the road there is no way to find out about any upcoming events
- If you can't increase the green space, please do not reduce it.
- Ants along those trails.
- Question # 4 didn't work for me to list 1-5 top priority.
- Yes! I had problems trying to click on the numbers to rate the questions from 1 to 5
- Can't list priorities as the numbering is off
- Yes! I had problems trying to click on the numbers to rate the questions from 1 to 5



## B) Beban Park Master Plan Open House Input 2014

### TRAILS and PARK COMMENTS

- I like the idea of integrating the park more, making more of it available year round, and keeping it green – especially keeping the Kinsmen Participark and planting more trees. Something else that might go with improvements at park entrances: a traffic signal at one of the Bowen entrances so that cars can turn left onto Bowen. Increased bus shelter space might be good too – and plenty of bike racks and electric car charging as more electric cars appear.
- Make #13 off Labieux Road a community garden – forested area is fertile land.
- The community gardens could be relocated to the corner of Labieux Road and Dorman Road, across from the fire hall. This location has good soil and no need for raised beds would be needed.
- I like the idea of increasing green space and area for farmers markets, green houses, walking trails, community gardens and other recreational opportunities. It looks like an exciting and flexible plan. Thanks for giving the opportunity to view/have input.
- I do support: Expanded trails, plans that include public access (Bike Park).
- Don't sell any more of our park land.
- I support the development of:
  1. More walkable green space
  2. Continued emphasis on urban agriculture (food gardens, education programs, farm market)
  3. Maintaining the forested area (eradication of invasive species and adding more native species)
  4. A large amount of open, informal park land accessible to all
  5. Emphasis on pedestrian access around and through the whole park
  6. Limiting built and concrete areas
- Use art (i.e. Ice Centre “cutouts”) and trails to make Beban Park more welcoming and highlight the history of Beban House.
- SELL NO MORE PARKLAND. Started with City Yard, Fire Department, SPCA – Handicap Home – Expansion Madill – Forestry Dept.
- Take air space into consideration for model planes. Wed eve practice.
- Current perimeter trail needs updating. The layout is currently a good walk. We (2 or 3) would often walk on various days but mostly Sundays. I need to have 2-3 rest stops (able to sit) plus 1 or 2 washrooms. We currently don't use it anymore due to lack of washrooms. We are seniors.

### VIEX/SPECIAL EVENTS

- NEA needs upgrading of buildings. We need new fencing around totally against green housing. We need to join forces with Nanaimo Kennel Club and have a facility, multi-use, where both can have shows and hook-up with electricity. There is tourism in spectators and competitors coming and competing. Old barns should be taken down for parking, electrical hook-up in place.
- The VIEX must survive in its present format at this location. It is a strong contributor to the City. In the influx of people and financial means we have many 'VIEX's' on the Island – Port Alberni, Comox, Duncan to name a few and Nanaimo's is as good as ever.
- Keep space for VIEX. Have exhibited VIEX 14 yrs with Mid Island Tractor Club.
- Current barns need to be replaced ASAP. An outdoor entertainment facility should also be considered. As well, new restroom facilities should be considered. For the VIEX, a new indoor concession area could be considered. The new barns would also compliment the VIEX.
- What it seems to me is that you're turning this park as not being agricultural land. We are part of the Tractor Club and we show the children what it was like before we had electricity. The area that is showing where the greenhouses are shown is where we do tractor pulls which is such a good show of hands for all young and old. I feel very sad to see the city doing completely the opposite to what it was supposed to be used for.
- VIEX will be threatened. Lose their lease over time. VIEX should move out of city. This is an urban park. VIEX should move to the Duncan Agriplex. Loss of park's intent to be an agricultural area over time. Where's the caveat.
- I am disappointed that the wishes of the Beban family are being ignored and the park is no longer an agricultural park. The idea of the velodrome and batting cage remove a considerable amount of area from the public park and give it to special interest groups. The city would be better serving the community by developing sports grounds instead of trying to crowd everything into the existing park. The City of Kamloops is a good example of a leadership that looked ahead and developed large areas for sports complexes that are drawing many large groups and many to the city.
- The overall concept is good. On the other side – I have watched this property being encroached upon by parking lots and non agricultural things. It would be great to have a huge building to house large farm equipment and smaller artifacts associated with farming and olden days – could be very educational (i.e. Learn to churn, weave, spin, etc.). Such a building could serve as a real tourist attraction which Nanaimo needs more of. Thanks for the opportunity!

## B) Beban Park Master Plan Open House Input 2014 (cont'd...)

### EQUESTRIAN FACILITIES

- Does not address safety issue of perimeter fencing (for large animals) and parking of large vehicles (truck and trailers). Horse barn needs to be near the riding arena – horses in this plan have to travel past horse non-friendly areas and the other parks users that are not horse aware. Electrical outlets for vehicles i.e. campers. I believe in the multi use/multi park users. Safety is an important issue with large animals and needs to be considered for all users. Love the community gardens, walkways, green spaces – can be incorporated safely. Thank you for considering my suggestions.
- Horse barns and riding area are too far apart. Needs perimeter fencing for safety.
- I've reviewed the maps for Beban Park Master Plan and I'm concerned over the lack of space for activities that support agriculture. The greenhouses for community gardens are a great idea, but I feel the expansion of facilities is too 'sports related'. In the final draft of the master plan, I would like to see an increase in sq ft related to agriculture. There was no info on the percentage of land devoted to park – sports – or agricultural areas. I would like to see the area of the park devoted to agriculture increased.
- Parking for any event – very poor. Equine events need a lot of space. I'm tired of being included in VIEX land. VIEX once a year. Equine ongoing monthly or weekly. Barns too far away. Fencing a huge issue. Equine needs fencing. Good use of gardening space. Use area 2 for soccer fields.
- My opinion would be to make the equestrian a bigger part of your plan; fenced and room for trucks and trailers. We use these grounds a lot and would be a shame not to have these facilities anymore. I also feel the way it's mapped out in the draft there is a lot of wasted space.
- Where are the outdoor riding rings? The barns seem to be too far away from any potential rings. Security is a huge issue for this site – a fenced area for livestock is important. We need space for a year round farmer's market – adjacent to green houses?
- I really support the plans that don't focus on single (use?). Beban is one of the last large spaces within the city limits. I don't support: the velodrome, barns for horses and fenced areas.
- Barns need to be next to event space and away from road.
- First, let me preface my comments by saying I think Parks and Rec has done a fabulous job developing resources for a wide range of people. The plan – The plan lacks vision, but reflects individual interest. The reality is that agricultural fair/resources has represented diminishing interest and involvement for years (i.e. PNE and every other agri-fair). Allocating a large central area to any agricultural interest is short sighted. Some of those could be accommodated in other area of the park. Equestrian, velodrome...represent small parts of our population. We need to look how we can represent our population as well as tourism dollars. An example would be expanding the soccer/

football/baseball fields so this park could host jamborees that bring in lots of tourist/sport dollars. Those are dollars into the community every year, not just for one event.

- What I see today is not an agricultural fair ground. It is sad to see the land being divided and leased to special interest groups. It will be hard to put on an agricultural fair in the future. I am a member of the Mid Island Vintage Tractor and Equipment Club and see the spaces we use for our display and tractor pulling disappearing. I don't think the Beban family would have visualized a velodrome or batting cage. The best thing that could have or should happen would be the City replace this land with land outside of town and put up barns etc. And we could carry on with an agricultural fair.
- The barns need to be updated. Equestrian centre update.
- Barns as shown in wrong spot along RD.
- We cannot have activities that are going to harm the animals. We should have a bigger piece of the park without interference with other activities. Covered arenas, plenty of parking with electrical outlets, fencing all the way around for protection. Leave that park alone. Go somewhere else and build your agridomes.
- Master plan does not have much parking for horse trailers; riding rings.

### LOCAL FOOD PRODUCTION AND FARMER'S MARKETS

- Wish I'd known about this earlier. I'm a member of the Island Roots Market Co-Op. We're trying to find a retail space for a year round indoor permanent farmers' market. We'd love to be a part of the upcoming Beban plans for new and existing buildings. We have lots of farmers' markets in town in the summer but we'd like to operate year round, and many farmers would love to have permanent stalls where they don't have as much set-up/tear down each sale. We'd start out once/twice a week then as popularity grows we'd expand hours and days. So far we haven't been able to find a suitable space – Beban would be perfect! Please call me if we can pursue this further. Thanks.
- I am also in favour of making indoor space available for the Farmers' Market in the winter if a workable plan can be found.
- A year round farmer's market and food security facility would be appreciated.
- I am a strong believer that all of the present uses can co-exist on the present site. It may mean more shared uses – i.e. a covered street fair shelter to be used for the farmers market as well as for VIEX vendors.
- I am a vendor at the farmer's market (farm/produce vendor). I would very much like to see an area to accommodate a market with a covered area for year-round use. With food security being more and more important, this will become even more in demand. Beban Park has long had an agricultural component and a market will help to continue that.

## B) Beban Park Master Plan Open House Input 2014 (cont'd...)

- I am happy to see Nanaimo planning on doing improvements to this park to allow for all year use. I would really like to see a focus on agriculture as this land is meant to have an agriculture focus and we must protect what little green land we have. I support the ideas on greenhouses and fruit trees, bees and a market space; however I believe we must push for a covered market space to allow for the potential for an all year market. There is already a steady market support and Nanaimo needs a year round market. I believe this Park Master Plan should include this space. \* Perhaps the improved Agriplex could be the indoor market area! \* There is a movement to support local and food security is the biggest growing issue. Let's plan for it.
- I am happy to see agriculture and community gathering spaces included in the plan. Food security is –the- biggest issue facing civilization and so my question is, how will the City foster the local food movement? If there is a space for a “year-round farmer’s market” this will foster an increased local food movement because more people can farm because there is a market for their goods. Seattle is building/planting a public demonstration food forest that will be great for tourism and community. Agriculture is the best way to build positive city space. Local good food attracts educated people to communities because they know the dangers of chemical foods.
- I am pleased to see that the master plan includes space and the opportunity for development of a year round farmers market to support local farmers and serve the needs of local consumers. I hope that this beginning will include a commitment in the master plan to developing a covered facility that meets the needs of local farmers to be economically viable and sustainable. A year round farmers market needs to be covered with secure storage and eventually a value added kitchen and restaurant, serving local food. A facility of this kind is not cheap but will prove to be a stimulus to the local economy over time!
- I sent you an e-mail earlier this year regarding a year-round farmers market in Nanaimo but just became so busy as the growing season continued.
- I just wanted to let you know that I and the rest of the board of the BRFM will be attending this meeting after the market finishes at 7:00 pm.
- The market WOULD be making such a positive impact in Nanaimo. There are so many people who could become farmers if there was a space to sell it. Right now the only thing holding back a revitalized local food movement is a lack of market space.
- Here are some of our feelings in advance for the success of a much needed year round market in Nanaimo:
  1. Year round
  2. Covered in order to be year round
  3. Centrally located
  4. Includes a value added kitchen
  5. Includes a restaurant serving local food
- I believe that Beban Park is the place for a covered farmers market because:
  1. It is centrally located for community access, sales and restaurant pick-ups
  2. The City of Nanaimo would be paying as part of its park redevelopment (Those groups who have tried to rent a suitable place, have failed.)
  3. The covered farmers’ market could be in a multipurpose building that could also be used for agricultural events during the VIEX and throughout the year
  4. The farm buildings at Beban are going to be torn down and will be replaced with playing fields, batting cages, velodromes, etc. **\*\*if\*\*** farmers do not organize with urban foodies to get a farmers market built in their place
  5. Also a good spot for a restaurant when they get to that point.
- The Island is far from self sufficient in terms of food supply. However this could be enhanced through community gardens and private gardens. Hence, public space for a food garden to show what can be done would be valuable in the city. It can also serve as an educational space for children’s gardens or to supply school gardens, teaching new immigrants (both off-shore and from other Canadian climate zones), and giving disabled groups access to good growing. Thank you for taking my views into account.
- Please count me as one who wishes there to be a demonstration greenhouse in the park.
- Glad to see community gardens and greenhouses included.
- I am very interested in the agricultural segment of the park as I am a member of the Nanaimo Community Gardens Society. I agree that the agricultural sector of the park should be well used. Our society’s greenhouse would certainly be used year round and would be a centre to show people in the urban area to grow some of their own food.
- Community garden – add a greenhouse.
- Develop community gardens etc. in forested area off Labieux Rd.

### INDOOR FACILITIES

- I am pleased to see that the pool is not scheduled to close (I had heard this was being considered due to budget concerns). I like the idea of an option for covered recreation area – especially multi-use options including soccer, baseball, equestrian, etc.
- We need more rinks.
- Consult with the arts community re: the performance space to maximise the uses it can support. Include an interactive outdoor exercise circuit. Is there room for a committed “Creative Space” with storage, sink, small rehearsal space, etc? What does “enhanced” mean re: the Agriplex?

## B) Beban Park Master Plan Open House Input 2014 (cont'd...)

- Fitness gym on the entry level or more accessible.
- Very disappointed that most of indoor activities (i.e. Exercise classes) moved to Oliver Woods. It means a lot of driving. I seldom use Beban Park for anything except Special Events.

### COURT SPORTS

- My interests concern the lack of pickle ball facilities. I would like to see more available courts. This includes “covered” as well as outdoor courts. Dedicated courts would be an asset for those of us who are still of working age. At present, we have one \*facility available which is shared with children, as well as other adult sports. (i.e. Pickleball available for only 2 spots a week for 3 hours each à Total 6 hours weekly for a population of 86,000.
- Thank you for all the info made available today. Kirsty was very informative and I really like the idea of making the center of the park a bun of various activities, open and vibrant. As a “new” resident of Nanaimo, Beban Park seemed very under-utilized for such a central location. This plan would definitely move the park in the right direction. I came here to try to find a dedicated space for a new and upcoming sport, “Pickleball,” in the Master Plan. Kirsty patiently chatted about possibilities. We would love a covered multi-purpose space where we can play year round. I will be following this development with great interest.
- With the expansion of Pickleball in North America (fastest growing sport) Nanaimo could really use more facilities for this sport. Anywhere that you can play tennis or badminton would be the need. Today there is very few places to play.
- We are in dire need for more space. 1) Indoor – for 12 month use in addition to Oliver Woods 2) Dedicated outdoor – 4 month use.
- I’m an avid Pickleball player and executive on our club. We are a growing club and sport that really needs a dedicated outdoor court facility. Although our sport is similar to tennis, the net is different and the court layout is different. Also, we need more indoor court space as Oliver Woods is over-booked. Pickleball is a very significant sport for seniors looking for a more active lifestyle. Thanks for hosting this open house!!
- Thank you for presenting a vision that work towards recreation for our growing community. I have actively used almost ALL of the facilities at Beban over the years and do agree with the land being a multi-use centre. Long term planning – the Pitch and Putt space could be used for other sports to maximize the space (just a thought). Pickleball is the fastest growing sport in North America especially with seniors but quickly picking up with younger children and adults. Beban offers a variety of options for Pickleball: tennis courts lined for Pickleball; converting 2 tennis courts to 6 dedicated Pickleball courts; Pickleball courts developed in area #22 and 23; new multi use facility lined for Pickleball. Thanks!
- It is a very exciting project proposal. My wife and I have a specific interest in seeing dedicated Pickleball courts, indoor and outdoor. Due to the growth of Pickleball, we believe this

opportunity presents itself in Nanaimo. 3 Pickleball courts take the same space and upkeep as 1 tennis court. Thank you for your consideration and good luck with this project.

- In site planning P-15 showcasing the future it says it is a good place to test pilot projected emerging recreation trends. Pickleball is such an emerging trend and it would be easy to covert 2 of the tennis courts into 6 Pickleball courts, dedicated to Pickleball. 24 participants in place of 8. It would also be good if Pickleball could be a part of the new flexible facility space indoors. At the moment, there is only indoor city space at Oliver Woods. P-27 Pickleball courts in 2 tennis courts would be quick action with minimal impact.
- Would love to keep the tennis courts just as they are. They are kept up so well. Would love to have night lights around the courts so people that are working and students could use the wonderful courts. We have a group of 12 girls (ladies) that play tennis 3 times a week.

### BIKE SPORTS

- I see no need for a high speed bike track in Nanaimo. I think another arena would be utilized a lot more. I like the idea of more artificial turf and skills/mountain bike trails. I like the idea of the child care facility for shift workers.

### VELODROME

- Velodrome – too big, not suited for agriculture mix.
- I am not in favour of the velodrome/batting cage proposals.
- I do not believe the velodrome should occupy lands here. They would be more compatible at say, the football/ball field area near the skateboard park.
- Yes. Velodrome
- Great plans so far, except for the velodrome.
- I do not support a velodrome because of its concrete footprint and specialized nature.
- Thank you for providing opportunities to comment on the Beban Park Master Plan Update. If this plan (as shown on pages 17 &19 of your hand out) is adopted it will enhance Beban Park greatly and has the possibility of bringing many more public groups into the park. Synergies between different user groups (e.g. various Community Gardens groups, the market, display and vendor groups along the proposed avenue would bring user groups and the general public together. A lot of the currently unused space would become attractive). Of concern to me is the potential conflict of space allotment of the area shown as gardens and greenhouses with both a soccer field and/or the possible Velodrome location.
- Velodrome – not at the expense of the greenhouses, which are in keeping with the agriculture theme! They also need sunlight. Velodrome is not as beneficial to the community as greenhouses!!

## B) Beban Park Master Plan Open House Input 2014 (cont'd...)

- I really support the plans that don't focus on single (use?). Beban is one of the last large spaces within the city limits. I don't support: the velodrome, barns for horses and fenced areas.
- I like the idea of an atrium "Grand Avenue", the balance between green space and buildings in the "CFDO Area", mixed use of buildings, improved signage, Participark improvements. The velodrome seems like an interesting addition to the park which can be used by different groups. Overall the proposed master plan seems to be going in a positive direction.
- Not sure about velodrome.
- LOVE, LOVE, LOVE! The velodrome – we can make Nanaimo a cycling HOT SPOT. I was very encouraged by the long term vision for good stewardship and community engagement.
- Velodrome and batting cage would add to recreational possibilities.

### DOGS

- We have rented the Centennial Building and Agriplex building for many years. We organize agility trials, provincial and national championships. Agriplex is used for training. Fees for the Centennial building have increased drastically over the last 10 years, putting it almost out of reach for our use. We expect the same will happen with the building replacing the agriplex, leaving us unable to use Beban Park for our purposes. It is a central location, well suited to educated people about dog ownership and responsibilities. We hope we will be able to afford it in the future.

### BATTING CAGE

- Batting cages – yes.
- I am not in favour of the velodrome/batting cage proposals.
- The batting cage proposal uses little space and could be a use near the present ball grounds.
- X batting cage.
- I do not support the batting cages, as it is a private company and believe that the velodrome should be built elsewhere as it will leave too large of an imprint on our precious agricultural park.
- I do not support batting cages because it's private in a public park.
- Velodrome and batting cage would add to recreational possibilities.

### CAMPING

- As a long term resident of Nanaimo I'm in favour of a lot of the improvements already taken into account. As this is my first look at the "new master plan" I believe at least one if not two or more open houses would be helpful in coming to proper decisions. No mention of First Nations events? Wants or needs? I.e. Pow wow's etc. Temporary campground – no amenities except

washroom access. For special events – i.e. VIEX, Stock handlers etc. Also gives "free" security.

### PARKING/TRAFFIC

- I feel that a 20 year plan is too ambitious. In viewing the footprint of present and planned buildings, my concern is about parking. There is little expansion to parking anywhere. If we intend to accommodate more "users", where are they going to park? Rapid transit? People who come to exhibit or sell, farmers and equestrians will have trucks and trailers, there is no plan for their vehicles (that I could see). I did discuss it with a planning staff person – with no answers re: parking and no idea how big and long horse trailers and trucks are. Makes for a catch 22 – poor parking = poor use by that group = a facility ripe for change of purpose. Please add reasonable parking spaces next to horse stalls etc.
- Like inclusion of road access through to Labieux. Concerned about access and parking when many events are happening.
- Road will be a cut-through with lots of traffic. Needs gates and major traffic calming to maintain park feel.

### WATERPARK

- I am pleased with the plan; however, I would like to see a "water park" outdoors. The Departure Bay Facility is small. The North End needs an outdoor facility. Beban Park has the space and parking, central location.
- I do support a water feature.
- We would like to see Beban Pool and weight room open longer hours similar to NAC. We live close to Beban Park but go to NAC almost every day due to Beban Pools short hours.

## C) Participark Survey Input and Comments

Question 1 Do you currently use the Kinsmen Participark in Beban Park?

Responses

ANSWER OPTIONS	RESPONSE PERCENT	RESPONSE COUNT
yes	59.9%	82
not currently, but might with improvements	23.4%	32
no	16.8%	23
Comment:		32
<b>ANSWERED QUESTION</b>		<b>137</b>
skipped question		2

### COMMENTS

#### YES

- I use the park regularly (twice a week) for running in the trails. I don't currently use the activity stations but would if they were upgraded.
- Yes I am a regular user, as I work across the road from the park
- a morning walker
- Several times a year
- I run there nearly every day.
- I use it very often to run, walk and to walk my dog. I love it the way it is and hope that you are not planning any development. In a city where green space is rapidly disappearing for more development, it is an oasis of a beautiful maturing Doug Fir ecosystem. It is valuable for its ecological contributions as a reservoir for threatened Coastal Douglas Fir ecosystems (all are blue or red-listed).
- I used this park frequently for walking, jogging, and general use of the 'equipment' that is provided along the trails. I also use this park to walk/jog with my dog on leash. This park is near enough to my work that I can arrive and depart on foot which is very conducive to my schedule.
- For running and a little bit on the stations
- It's great just the way it is. It is a good place to walk, think and unwind, plus it provides valuable wildlife habitat for a surprisingly large number of species.
- Good place for exercise in a calming bit of forest, rare in the City.
- Great for refreshing walks in the woods
- Myself and all our colleagues at FLNRO, and MOE use the park daily as well as on weekends
- Walk through occasionally with dogs on leash and use for training my dogs.
- Usually for a quick walk/wander with the kids.
- I regularly take my granddaughter there to play.
- I use this park weekly for running and attend circuit training sessions in the park weekly
- Outdoor exercise equipment like at Oliver Woods would be nice.
- Walking my dog.
- Yes, I walk my dog there all the time as I hardly see anyone using it. It is nice because the trees shelter you from the rain and hot sun.
- Not the equipment but we walk/run on the trails.
- I Love it!

#### NO

- Too many ants. Can't even stop to tie your shoe it wipe a child's nose and the ants are in to you.
- No. Equipment is old & unsafe.
- No, but I would use a Participark if there was one in Maffeo Sutton Park

#### NOT CURRENTLY, BUT MIGHT WITH . . .

- In the last five years I may have walked through the park about 3 or 4 times, but usually cutting through it rather than walking around it. I would use it if it were fenced and an off leash dog park...like the May Bennett Pioneer Park.
- Current equipment is dangerous. Site is too dark & seclude.
- Not very often, I live in Nanoose Bay.

#### OTHER COMMENTS

- Rarely
- I like the park the way it currently is. The only think I would like change is the pooling of water that occurs during heavy rain periods.



## C) Participark Survey Input and Comments

Question 2 If so, how?

Responses

ANSWER OPTIONS	RESPONSE PERCENT	RESPONSE COUNT
jogging/walking through the trails	78.3%	54
dog walking through the trails	40.6%	28
jogging/walking through the trails and using the fitness stations	24.6%	17
utilizing certain stations during local boot camp classes	8.7%	6
Other (please specify)		7
<b>ANSWERED QUESTION</b>		<b>69</b>
skipped question		70

### OTHER COMMENTS

- Bird watching, invasive species management and ecosystems training.
- I walk through and do park clean up.
- Using some of the stations with the dogs.
- Demonstrate the exercise at a station to the kids if they haven't seen it.
- Walking with family, playing on a few stations.
- I take my kids and daycare there.
- It would be nice to have a couple more garbage cans along the trails as I see that some people pick up their dog's messes but throw the bags in the bush because they don't want to carry it with them.

## C) Participark Survey Input and Comments

Question 3 Please let us know how you currently utilize these specific Participark fitness stations?

Responses

ANSWER OPTIONS	USE AS INTENDED	USE FOR EXERCISES OTHER THAN INTENDED FOR	DON'T USE	RESPONSE COUNT
1. Warm up Station	12	5	41	57
2. Jump & Touch	11	6	40	57
3. Ring Climb	8	5	42	55
4. Chin Ups	15	5	37	56
5. Leap Frog	13	11	35	58
6. Push Ups	17	5	34	55
7. Bench Sit ups	15	7	36	56
8. Hang Walk (Monkey Bars)	13	9	35	56
9. Balance Beam	20	7	30	57
10. Step Ups	23	6	29	58
11. Wall Climb	16	7	35	58
12. Pole Climb	10	4	42	56
13. Hurdles	6	13	41	60
Comment:				8
<b>ANSWERED QUESTION</b>				<b>60</b>
skipped question				79

### OTHER COMMENTS

- I use the balance beam for tricep dips.
- Due to health issues I do not use the stations.
- Ring climb, wall climb and pole climb should be higher. The hurdles would better suit my needs if they were further apart and in line with the main trail.
- Use at a lower intensity.
- I use some of the equipment for dog training.
- I use these with my dogs to jump over, walk on or climb over.
- I do not use any of the stations but love to walk through that area.
- Just use it as a walking trail. I wish there was less dogs, as most are 'off leash' and trails are full of dog poop.

## C) Participark Survey Input and Comments

Question 4 Would you like to see changes or improvements made to the Participark?

Responses

ANSWER OPTIONS	RESPONSE PERCENT	RESPONSE COUNT
yes	56.2%	41
no changes needed	43.8%	32
Other (please specify)		16
ANSWERED QUESTION		73
skipped question		66

### COMMENTS

#### TRAILS

- Remove invasive broom plants from edges.
- Please don't expand the trails of facilities. The forested patch is a great place to de-stress on lunch or at other time, both in the summer when shade is good and in the winter as shelter from the wind.
- This forest, although small, is a wonderful example of an urban forest. Please leave it alone.
- Reduce wet areas during heavy rain.
- The park is perfect as it is a wonderful representation of Coastal Douglas ecosystems and fabulous maturing second growth wildlife habitat.
- Some new bark mulch on the inside trails but other than that, the trail is great.
- More garbage cans.
- Fix the sign so that the legend correctly identifies the trail - currently, the perimeter and interior routes are reversed on the legend.

#### DOGS IN PARKS

- No dogs.
- More dog dispensers.
- Signs enforcing keeping dogs on leashes.

#### STATIONS

- Improve the stations. More benches throughout the park. Lots of exercises I do need a bench and there is only the sit up benches available. Benches are great for push-ups and abs, tricep dips, stretching, etc. Maybe some at different heights, and some places to stretch would be great too. Maybe built in mats.
- It would be nice to have wood chips or something similar to what is found under play equipment in children's parks underneath the activity stations. I have had falls and/or awkward landings from some of the higher equipment and am very fearful of injury when this happens.
- General up keep and replacement of older apparatus.
- I would suggest that an outdoor facility similar to that located at Oliver Woods would be a wonderful addition to Participark, provided it did not result in the removal of trees. Could it be located across the street, adjacent to the playground, still close to the trails, but not impacting the forest?

## C) Participark Survey Input and Comments

Question 5 What improvements would you like to see made?

Responses

ANSWER OPTIONS	PLEASE CHECK ALL THAT APPLY	RESPONSE COUNT
1. Repair of the original fitness stations as they are?	26	26
2. New fitness stations scattered throughout the trail system?	37	37
3. A Wellness Park (stations all together) on the outside border of the trail system?	19	19
4. A Wellness Park (stations all together) overlooking the soccer fields?	16	16
Other (please specify)		7
<b>ANSWERED QUESTION</b>		<b>51</b>
skipped question	88	

### OTHER COMMENTS

- A little of both repair and some new stations. Get rid of ones that are obsolete.
- I don't know what a wellness park is. You should provide a description in the survey. I would say a combination of repair and some new facilities. There are some of those facilities that are never used. Some were designed for kids (i.e. the hill climber) and I do not see kids using the park very often. Many of my co-workers jog the trails and would use more adult friendly stations, but it could be kept simple so that you can do simple boot camp exercises at the sites. You could even have signs at the stations with some exercise examples (e.g. jump squats, burpees, mountain climbers).
- Not sure, most cost effective way to do it. A longer connected trail system, perhaps a trail connecting to Bowen Park.
- Would like to see the equipment in a visible spot rather than secluded area.
- Make it similar to Courtney's, all in one spot, right on the river pathway system (trail).

## C) Participark Survey Input and Comments

Question 6 If we were to add new stations, would you like to see..

Responses

ANSWER OPTIONS	PLEASE CHECK ALL THAT APPLY	RESPONSE COUNT
1. ...simple natural looking fitness stations? (similar to what currently exists)	27	27
2. ...hydraulic fitness equipment (similar to the Wellness Park at Oliver Woods Community Centre?)	27	27
3. ...strength stations (i.e. chest press, leg extensions)?	24	24
4. ...hydraulic cardio equipment (i.e. steppers)?	20	20
5. ...family friendly station suitable for children as well?	36	36
Please give us your ideas:		7
<b>ANSWERED QUESTION</b>		<b>60</b>
skipped question		79

### OTHER COMMENTS

- The hydraulic stuff is expensive, keep it simple but effective.
- I would not suggest putting in expensive hydraulic equipment like you have at Oliver Woods. I have not seen that equipment used for its intended purpose very often. Kids like to play on it, but otherwise I do not see it used frequently. I used the Participark to do boot camp exercises, jog and walk. Many of these exercises require simple equipment. I'd like more stations for doing sit ups and push ups. I would love to see a small site, perhaps a 15' x 15' square area with a rubber playground surface on it. I often stop mid-way through jogging to do burpees or mountain climbers and just put my hands on the soil. It would be nice to have a flat platform for this. Another idea is a simple raised ramp for harder sit ups. There are examples online of simple natural looking equipment. I would also suggest you fix the sign at the entrance. The kilometer markings are not correct. The map should be fixed and perhaps a 5 km route suggested? I see a lot of people using the park for running. Especially at lunch hour. You have three large government buildings (2 Provincial, 1 City) with staff that use the park extensively.
- Don't know what the hydraulic fitness equipment would look like. If others would like this, then I would prefer they were placed together in one area.
- Sheltered from the sun would be nice :)
- I do not find the equipment in Oliver Woods park is great. I like Beban park better but it does need updates. Some stations are not created well
- Keep it natural! Gym equipment is inside. This is great because it is natural.
- Keep it simple for less repairs or maintenance.

### C) Participark Survey Input and Comments

Question 7 If you are a local private or public fitness group that utilizes this Participark? Would you be interested in sponsorship opportunities to see improvements made?

Responses

ANSWER OPTIONS	RESPONSE PERCENT	RESPONSE COUNT
yes	16.7%	9
no	7.4%	4
n/a	75.9%	41
Comment:		0
<b>ANSWERED QUESTION</b>		<b>54</b>
skipped question		85

Question 8 Participant gender:

Responses

ANSWER OPTIONS	RESPONSE PERCENT	RESPONSE COUNT
male	33.3%	38
female	66.7%	76
<b>ANSWERED QUESTION</b>		<b>114</b>
skipped question		25

Question 9 Which category below includes your age?

Responses

ANSWER OPTIONS	RESPONSE PERCENT	RESPONSE COUNT
19-25	5.3%	6
26-35	20.2%	23
36-45	36.0%	41
46-59	28.9%	33
60-74	9.6%	11
75+	0.0%	0
<b>ANSWERED QUESTION</b>		<b>85</b>
skipped question		25

## C) Participark Survey Input and Comments

Question 10 Other Comments or Suggestions:

Responses

ANSWER OPTIONS	RESPONSE COUNT
	23
ANSWERED QUESTION	23
skipped question	116

### COMMENTS

#### EXERCISE AND EQUIPMENT

- Updating the aging stations would be a suitable activity. Otherwise, please let the forest carry on growing naturally.
- I work nearby and the forest and Participark are a great resource. The Beban Park fields provide a place for more organised sports and other forms of exercise, forest patches are disappearing and a great place to visit for a breather from work.
- Beban is a well used park. I would like to see more user groups or individuals using this specific area (Participark) such as schools, fitness groups and general public.
- I really think the park needs an overhaul. It is dated and with the popularity of boot camp exercises, I think the City has a real opportunity to provide a unique experience in this park. I'd love to head out at lunch to a park that could provide a balanced workout with a combo of stations and exercise suggestions for a great boot camp workout.
- Do checks of equipment to make sure it is in safe working order. This is a great park! Don't change anything.
- Please create a fitness park somewhere south of Beban; too far north for a large amount of people, Maffeo Sutton Park right downtown would be better.
- Should contract a professional trainer to design a course that will work for many fitness levels.

#### DOGS

- This park is generally a good park for training reactive dogs (dogs that are fearful of other dogs or people) as most other dogs are on leash. There are also multiple cross trails we can use as escape routes if people and their dog surprise us.
- In the last five years I may have walked through the park about three or four times, but usually cutting through it rather than walking around it. I would use it if it were fenced and an off leash dog park, much like the May Bennett Pioneer Park. Beban off Leash Park is not a healthy place to bring your dog because it is used by so many dogs and is such a small area. My dog just reeks of urine and feces if we go there.
- We have big dogs. Love the size of the dog bags
- Please ensure the signs stay up about keeping dogs leashed. Most folks in the park are pretty good here.
- If I had my way all dogs would be banned from the park. I've been attacked and threatened by dogs too many times. I also tell them about the dog park on the south side of Beban. However, I've been told dog owners do not like to go there due

to the unleashed dogs and amount of feces they see. Just great, so they come to this park and let their dogs run wild. I really do not like those dog owners who pick up the dog feces, put it in the biodegradable bag, and throw it into the bush. They're just dumb as rocks and there's not much you and I can do about it.

#### GREEN SPACE

- Whether intended or not Participark represents one of the last virtually intact drier Coastal Douglas fir stands in Nanaimo. Every other example of these ecosystems in City parks has been, in some way, modified to accommodate human uses. It is important to maintain the ecosystems in Participark for future generations, for the green space amenity and to maintain suitable habitat for the wildlife that utilize and depend on them. The City Parks Department has impacted and destroyed many other ecological gems in Nanaimo, including the wooded wetland complex in the south east corner of Beban with fill to accommodate yet more soccer fields and parking. We hope that you will maintain Participark in its current vigor as a place of quiet reflection and well being. Thank you.
- Please keep it natural! It is a lovely cool trail in the summer and less windy/rainy in the winter.
- I wish I lived closer to Beban Park and could use the facilities more often.
- I'll just reiterate that I hope that trees and bush are not removed for improvements, but suggest that you use the already deforested areas adjacent to the parking lot and playground.
- This park really is an interesting little island in the middle of the city. Those who gave the land to the city would be proud to see it today.
- There's lots of walkers in the park because of the flowers, ground cover, and shrubs, not just people coming for the trees; it's an interesting little park with lots to see. Secondly, the 'dead and standing' are marked with tape that never breaks down and users need to look at it for months. This really is a beautiful little park within a city and does not need to be assaulted visually with plastic tape. The trouble is the tape is there for months. Why don't they get the fallers in within a week of marking? Why mark a 'dead and standing' and leave it for months?
- My grandchildren use it though and love it!

## C) Participark Survey Input and Comments

Question 10 Other Comments or Suggestions:

Responses Continued...

### TRAILS

- I don't feel safe in the treed area so I always bring my dog. To clear a few more bushy areas may offer a better feeling of safety. Thank you for having the trails regardless!
- Maybe new mulch along trail
- Feel unsafe in this park at times.
- Nanaimo has many beautiful parks, but they are all relatively small. I'd like to see trail systems joining them for runners, bikers and hikers. Thanks.
- We love the design of the walking/jogging trails going back and forth, and slightly sloping gives you more cardio

### AMENITIES

- It would be nice to see more garbage cans and doggies bags at some of the trail entrances.
- There's only one garbage can at the top end. The park is usually clean, with users picking up garbage that is left by night crawlers, there are bike riders that collect bottles and cans, I move small branches from the paths as many do. I've watched users take yellow ribbons down left from running groups and the university forest group. This stuff stays for years and is visual pollution. Not what we want in a park.



## D) Staff Workshop Summaries

Beban Park Master Plan – Flip Chart Meeting Notes

2013-MAY-23

### \*Beban/Bowen naming confusion

#### My favourite part of Beban Park is?

- Playground with/ enhancements
- Soccer fields – ball – artificial turfs and washrooms
- Trail system w/ improvements
- Golf course
- Parking
- Pool
- BMX track
- History
- Passive green/open spaces
- Stairs
- Arenas
- Kennel shows
- Tennis courts
- Proximity to grocery store and coffee shops
- Weight Room
- Participark
- Wednesday market
- Host large events
- Signs on buildings are better
- Central location
- Variety of activities

#### I would visit Beban Park more frequently if...?

- Trees limbed in Participark (visibility)
- Link trail from Participark to BMX area (Labieux)
- I could safely turn left on Bowen from exit (north)
- More wheelchair access to all areas
- Keep biking trail in playground
- Grass around arenas – warm up/cool down
- Bus stop on Bowen road indented
- Signage connecting turf fields to Centre – change room – trail – road – pedestrian friendly
- Connections through center area (i.e. Duncan park)
- Library on campus
- Possibility of skate park – covered
- Hard play surface (like Departure Bay)
- Popular basketball hoops – unstructured play – designated/multi use
- Directional signage parking
- Expansion/access/info community gardens
- Walking loops, seating areas, public art
- Coffee shops
- Weight room was larger
- More washrooms – playground/tennis courts – flush/ compostible
- Improvement to indoor facilities
- Picnic shelter
- Disc Golf – Participark – upgrade or relocated
- Enhance/redesign playground
- Skate park (portable or permanent)
- Designated market area – stands/shelters

- Seating at Gyro fields
- Large outdoor events (car shows, concerts, etc.)
- Family changeroom improvements/ increase size
- Aesthetic improvements to Social Centre entrance (garbage, etc.)
- Public Art
- Don't break parking into two lots – flow parking
- Green space by Bowen road – trail usable – bike ride – learn to ride
- Climbing wall/rock
- Access upgrade off E&N to Participark
- Crosswalk on Labieux to E&N
- Wellness Park/sports
- Skatepark

## E) Stakeholder Interview Summaries - Beban Park Golf Course

Harvey Hurd , Mary Smith, Hannah King, Golf course opened 1999

2013-MAY-09 -

### What is the biggest challenge regarding the amenity/facility you lease here at Beban Park?

- The lack of a paved parking lot in front of the clubhouse - dust is an issue
- Lack of signage throughout the park and specifically for the golf course
- Wind
- In recent years noticed a decline in the grounds maintenance levels

### What is vision as far as the facility?

- New covered driving range
- Bring greens/gardens back up to prior standard
- Covered driving range - not facing directly into evening sun

### Do you see any potential partnerships within the current group of licensees or other community groups?

- Not particularly, but has a good working relationship with Beban Lawn Bowling
- Have partnered in the past with VIEX
- Working with Sport Achievement Awards on hole in one competition
- Offer programs through PRE

### Do you have suggestions/concerns about the park's improvement outside of the course?

- Addition of duck ponds, remote control sail boat ponds, more trees

### What does your typical season look like as far as use level and/or big events?

- Open year round, very weather dependant
- Noticed that maintenance has declined a bit around the grounds
- Paint the planters/barricades

### What is your organization's management structure, i.e. all volunteers, some staff, elected members, turnover rate?

- Private business
- Six pros
- Three staff (2 part time, one full)
- Open year round
- Every time the sun comes out - weather dependant

### How do you measure success?

- Bottom line – hasn't been a success

### How can we help make your organization more successful?

- Continue with good relationship
- Keep informed

### General comments

- Programs/lessons offered through PRE going well, seeing growth with adult market as well
- Worries about the impact on parking that a multiplex would have within the park
- Doesn't support the idea of a multiplex if city dollars are used
- Concerned about parking if a multiplex is developed but not the only reason
- Supports the concept of a multipurpose structure, i.e. VIEX suggestion
- Would like to see barns come down
- Would like to relocate the VIEX midway if at all possible, but knew it was a factor coming into the park
- Believes there is merit in the current security arrangement (shared costs)

## E) Stakeholder Interview Summaries - Beban Park Lawn Bowling

Harvey Hodgins, Dean Tomlinson, Mary Smith, Hannah

2013-MAY-09

### Issues

- Parking during events
- Signage
- Overcoming the challenges that recent years of neglect of the club (due to poor health) has had on membership and general upkeep of facility
- Planters/barriers along parking lot. Need to either be planted and painted or replaced with something else
- Washrooms

The vision of the amenity is to continue to grow the membership (now at about 30).

Good working relationship with Harvey and golf course. Working with local school groups to raise awareness through exposure. Focus remains on growing the sport of lawn bowling.

Concerns outside of the amenity- need washroom facility near or in multipurpose space if built. Some concern around the state of the 'undeveloped' areas or back of park- things stored there, junk piled up appears somewhat unkempt.

The organization is entirely volunteer run- board of directors meets monthly. Each member has a key to greens and equipment hut. Open to all ages, every day of the year.

Measure success by growth of sport- that is the main focus of the group.

Open year round.

### Comments

- Doesn't see the need for a multiplex- based on attendance levels, parking concerns, tax payers
- Concerns around parking, doesn't want to see amenities lost for parking
- Likes the concept of a multipurpose space, but doesn't want to have current amenity taken over
- Noted that Beban Park front desk staff still sends folks to Bowen for lawn bowling - need to remind staff that the bowling green is open and active - this is an actionable request
- Asked about a complex colour scheme - do they have to adhere to one when they repaint their shelters?
- Noted improvements in park grounds keeping in recent years
- Working with Parks as far as materials for course - not through VIP
- Working to bring greens back up to meet BC Bowls standards

## E) Stakeholder Interview Summaries - Nanaimo Equestrian Association

Lesley Coultish, Lois Shaw, Kirsty MacDonald, Mary Smith, Hannah King

### Challenges

- Not knowing the plans regarding the renewal of the lease
- Aging amenities
- Seating around Agriplex
- Drainage
- Require special footing for equestrian events that doesn't suit most other user groups except canine groups
- Unclear physical boundaries/responsibilities
- Drainage in little red barn, back two horse stall/barns, Agriplex
- Need power to back grassy area near community gardens
- Fencing- safety

### Vision

- Refurbish stalls (1 and 2) remove 3&4 and create a multipurpose covered space with portable stalls
- Improved washroom facility

### Partnerships

- Currently have a good partnership with agility groups, although could accommodate with smaller multipurpose facility i.e. converted horse barns
- Good working relationship with VIEX
- Open to ideas but the nature of their events has specialised

### Recommendations beyond direct use amenities

- Access road to soccer field- bottle neck, parking
- Washrooms
- Commercial kitchen facility
- Division of park/segmentation
- Perceived conflict between agriculture use/needs and community focus/desire for sports centred complex

### Season

- Year round with events and evening use. May is the quietest use
- Growing membership/diversification
- Events include:
  - Toy Run
  - Musical Ride
  - Cyclocross
  - Private rentals \$10/hour
  - Clinics
  - 4-H events

### Structure

- Board of volunteer directors

### Success

- Measured by level of membership, awareness of association

### How can PRE help support

- Continue to communicate plans
- Help provide opportunities to promote events/membership/amenities
- Site map for all licensees

### Other notes

- Look at Heritage Park Chilliwack
- Armstrong IPEX
- Maple Ridge Equestrian Centre
- Need 2" sand base
- Therapeutic Riding is an area of possible expansion
- Area used by dog off leash walkers- positive and negative impacts
- Vandalism seems to have declined
- Shares patrol/maintenance with VIEX

## E) Stakeholder Interview Summaries - Nanaimo BMX Association

Kathy Davidson, Mary Smith, Hannah King

2013-MAY-13

### Challenge

- Vandalism is the biggest challenge for the group at this point from an amenities standpoint
- Use Footprints security, they do two drive by's a night, ADT security on the buildings
- Signage throughout the park letting folks know where they are and what events are happening
- Parking is adequate-paving it would be nice but not a priority

### Vision

- No plans to add additional track
- Has in the past been some talk including a roller-blading course around perimeter of track
- Stands are expensive to maintain- concrete base but lumber is a liability and an ongoing expense

### Partnerships

- Work well with PRE- just signed 5 year extension to license
- Partner with Cyclocross and Run for the Cure, VIEX
- Exploring partnership with VIU housing for large events
- Will explore revisiting programs through PRE

### Concerns outside of BMX amenity

- Supports LED sign on Bowen- would utilize
- More signage through the park
- Washroom facilities in back of park

### Season

- Park is open year round
- Races run June-August Wednesdays/Sundays with practice on Mondays. Typically three major events over the course of the summer

### Structure

- Board of directors- elected. No paid staff.
- Core group of volunteers
- 350 registered members
- You have to be a registered member to race but not to use facility and you don't have to race
- Biggest growth is in the 3-8 year range. Strider bikes are allowing children to try the sport at an earlier age. Small track has been created specifically for the very young ones (3-5)
- Four tracks on the island, 550 tracks in North America
- 70/30 split male/female ratio

### Success

- Membership satisfaction and participation is how success is measured

### How can we help with success?

- Continued communication
- Enhance way finding
- Explore road access/connection to back side of park

### Other

- 27 year history
- Overall very satisfied and self contained
- The BMX amenity is sport specific so shared use is not entirely practical but willing to work with other groups however possible
- Some concerns about being associated with skateboarding as it is believed that would/does deter parents from registering their children

## E) Stakeholder Interview Summaries

VIEX, holds license for the fairgrounds shared with NEA and two separate licenses for the fair office

and the Community Gardens lot

Steven Kass, Karen Streeter, Don?, Kirsty MacDonald, Mary Smith, Hannah King

### What is the biggest challenge regarding the grounds/buildings?

- Aging barns/buildings are holding the VIEX from moving forward with new ideas and concepts
- Security is an issue- specifically vandalism, the cost of repair, theft
- Entrance and egress into the fair grounds- temporary fencing is the solution currently being used
- Parking is always an issue during fair weekend and large events
- Tried to partner with RDN and other shuttle companies to
- Fencing

### What is your organization's vision as far as the amenities and facility your group uses at Beban Park?

- Still focused on a multipurpose space - 16,000 to 20,000 square feet (see Cannon Design report). An Agricultural Centre owned/operated by the VIEX
- Unfinished/flexible space. Can be built out if need be - don't want to limit possible partnerships
- Agrees that one facility can't meet all the needs
- Programming would (could) include:
  - Animal care courses
  - Canning
  - Gardening classes
  - Museum of local agriculture
  - Grow the annual Pumpkin festival (currently attended by 5000+)
  - Inner city 4-H program
  - Youth programming
  - Skate/roller derby
  - BMX
  - Farmers' Market/Flea Market
  - Agricultural Auction
  - Tradeshows
  - Concerts
  - Events
  - Commercial kitchen (smaller version contained within feasibility study)
- Feel prepared to manage the increased level of programming with current full time employee
- One additional maintenance person
- Board would take on duties
- Volunteers are willing to take on active roles- looking for more work

### Do you see any potential partnerships within the current group of licensees or other community groups?

- Nanaimo Kennel Club- want to be anchor tenant, will draft letter of support
- BMX- will draft letter of support. Indoor riding during winter months
- NEA
- Bowen Road Farmer's Market
- Food bank (produce from BUGS)
- Roller Derby (looking for space to actually compete rather than just practice)
- Community kitchens
- Indoor soccer- no discussion has taken place with local groups
- Empire Days Float storage
- Haunted House

### Do you have suggestions/concerns about the park's improvement outside of the amenities your group currently utilizes?

- Top end of park Bowen Road entrance
- Parking during large events
- Amphitheatre- covered/partially in the back grassy area near Community Gardens, naturally sloped area
- Fencing
- 

### What does your typical season look like as far as use level and/or big events?

- VIEX Fair- weekend in August but two weeks- one pre/post averages 19-26K attendees (2012 was the lowest attendance at 15,000)
- Pumpkin Festival- one day event in October. 5,000 attendees
- Community Gardens- year round. 52 beds, with waitlist. Participants from around the community not just immediate area. No stats re. Demographics. Social aspect. Master Gardeners.
- \*Farmers' Market- Weekly May-October
- \*Haunted House- 10 days in October (portion of it opened throughout VIEX)
- \*4-H Barn- July/August
- \*Rentals/facilitation of events not VIEX managed programs/ events

### What is your organization's management structure i.e. all volunteers, some staff, elected members, turnover rate?

- Board of 12 Directors - working board
- 1 paid full time staff person
- 300+ volunteers
- Held an election at the last AGM
- 120 years running

## E) Stakeholder Interview Summaries

VIEX (cont'd...)

### How does this organization measure its success?

- Longevity of fair
- History/knowledge
- Volunteer terms - many have served for a long time
- Providing opportunities for the community to learn about the role of agriculture
- Primary goal is to educate people about how agriculture is a part of their daily life

### Other discussion

- Developed Agriculture in the Classroom curriculum
- Concerned about the multiplex- will they be displaced? How much do we do, how much do we proceed
- Looking for future plans for entire park to help secure funding from potential funders/sponsors/insurance
- No seed money for multipurpose space in multipurpose space, will be going to sponsors, community, grant writing to fund if motion is supported
- Feels there is money available for projects such as what is being suggested
- Try to give a dollars worth of value for a dollars worth of admission. To hoard money isn't a part of their philosophy.
- Looking to create a campus wide events calendar to be housed on the VIEX website
- Concerned about the changes to the camping policy- will have impacts on the kids 4-H programs that attend the fair. Will be presenting to commission in June.
- Shared contact information about the City's ongoing Food Strategy. John Horn has since made contact with Karen.
- Coordination/partnership with other community events
- Reviewed the timeline again and where the plan lies

## E) Stakeholder Interview Summaries

Harbour City Football Club

Jazz Sohal, Mary Smith, Kirsty MacDonald, Hannah King

2013-MAY-24

### Biggest Challenge regarding the grounds/buildings?

- Signage- Gyro Fields, Lions Pavilion, Beban Four Fields
- Could we arrange for a name change on the building/fields?  
Need City assistance with this
- Mailing address
- Perceived lack of use of lower washrooms/change rooms
- Issues getting access to the upper change rooms
- Lack of signage to washrooms on far side of building
- Lack of storage (tents)
- Field quality in front of pavilion- cement pad? Drainage
- Cricket pitch still in the middle of the fields
- Connectivity between artificial turf fields and the pavilion
- Access road- parking/two way traffic
- Stands are sufficient as is for now- something Caledonia Stadium stands is what you'd need to attract the big teams i.e. Whitecaps

We learned that the use of change rooms is not typically a part of the soccer culture- especially with younger children, at least not as a team. Individuals may make use of the rooms but they are not used as pre/post game spaces as with other sports at this level of play. Good idea to keep one set available for future expansion but not necessary to have two in place.

\*Sounds like there are some communication issues around what is included within the license of use agreement/field rentals. Confusion around who/when can access change rooms. The change rooms are not used by soccer players typically so perhaps just more washrooms are what is needed? Maintain one set of change rooms, convert the other to washrooms/storage? Also some issues with perception of lack of recognition for the financial contribution the group made to the artificial turf fields and resulting agreement of priority use. 'A' classified fields include washroom access. Also some confusion around the location of the new storage shed at ML/SATF. Feels there is a lot of passing along/process.

Would like to see the Mag lock system in place on washroom doors at Pavilion.

### What is your organization's vision as far as the amenities and facility your group uses at Beban Park?

- Exploring the concept of a covered playfield- bubble turf field with a dome
- Jeff has drawings
- Not interested in a facility without walls

### What is your organization's vision as far as the amenities and facility your group uses at Beban Park? (cont'd...)

- Referenced Coquitlam, South Surrey and North Shore as examples
- Could be shared space- lacrosse?
- 40x80m surfaced
- Would eventually like to be able to host MLS tournament- need concession, 8-10 fields

- Would like to see more lit fields
- No parking signage along gravel lot/access road
- Stairs down to BMX track parking
- Won't be using Arbutus Meadows- too expensive
- Would like more time on Saturdays at Oliver Woods during winter months for younger players

### Potential Partnerships

- Feels they have a good relationship with NMBA- shared space
- Could work with lacrosse
- Feels that some groups look at them as taking up field time  
\*Communication Issue\*

### Issues outside of play surface/pavilion?

- Way finding
- Distance of playground to fields

### Typical season

- September- March is league Play
- March- August- academies, clinics

### What is your organization's management structure?

- One paid administrator
- Coaching staff- paid- Claude/Craig
- Technical Director- paid
- Director of Strategic planning- paid, temporary
- Volunteer coaches and board of directors
- President- currently recruiting (since filled- Ian Johnston)

### How does your organization measure its success?

- Level of membership 1,700 players
- Corporate support
- Low volunteer turnover

### How can we help make your organization more successful?

- Better communication



## E) Stakeholder Interview Summaries

RDN Transit

Curtis, Daniel Pearce, Mary, Kirsty

We met with RDN Transit just to bring them up to speed with what we are thinking about as far as the master plan for the park. The timing works well as far as planning as the City and RDN are both working on Master Transportation Plans that will overlap.

We asked about the possibility of having buses come through the park, and while this is a possibility it may not be the best option. They recommended we work to enhance the connection from the bus stops into the center of the park.

The options of pull outs on both sides of Bowen Road were identified as possibilities as well. The long term goal of RDN is to provide 'rapid' type transit along that corridor 5-15 minute services.

We also spoke about the concept of shuttle service or free service during major events. This is a possibility and perhaps needs some exploration. Instead of having to advertise the fact for every large event it just becomes a standard expectation.

We also talked about cross promotion of bus service within our marketing tools, i.e. bus routes in Activity Guide, on social media posts, etc.

Summer staff training could include a presentation from transit re. safe loading/behaviour/coordination of day camp groups.

## E) Stakeholder Interview Summaries

Transportation Engineer, Gord Foy

Informal conversation around future possibilities/considerations.

Agreed with the concept of bus pullouts along Bowen Road.

Noted that the master transportation plan data indicates that Beban Park is at the geographic central point of all trips made within the City.

Talked about the future connection of Labieux to Rock City and the impacts on the north east corner of the Participark park.

Connection from E&N Trail through park to Parkway Trail will come in time as the Boxwood and Rock City intersections and infrastructure is developed.

Of the trip data noted as recreation for purpose - 50% of the trips originating from the north end of the city noted Beban Park as a destination, with 25% coming from the east (Departure Bay) and another 25% coming from the south.

Supported the concept of sharing parking not creating more.

Talked about creating pedestrian right of ways through parking lots - multipurpose trails, tree lined, traffic calming, raised, built along established (habitual) access paths between the nodes of activity.

Suggested that if we include angle parking along the Beban Parkway hill (near fields) that we designate them as back in only spots to address concerns of pedestrian safety (children).

Wants to be kept in the loop as the planning process moves forward so the two plans – Master Transportation and Beban Park Master can support each other.

## E) Stakeholder Interview Summaries

Island Cyclocross Race Series/Frontrunners - Clinics/General Public

Norm Thibault, Kirsty MacDonald, Mary Smith

**No formal questions were prepared as this was intended to be an informal conversation around the park, how the groups he is involved in uses the space/concerns/future suggestions.**

- Blend of road/mountain biking
- Cyclocross hosts seven or eight races per season within the race series, none to be held this year at Beban, just giving the site a rest but does intend on coming back
- Uses a 2-3 km circuit, can pretty much set up anywhere
- 200+ riders, typically an all day event
- 30 minutes – 1-hour heats
- They have used Divers Lake in the past, but outgrown from a parking perspective
- Season is fall, September through November, training for some begins in August
- From Cyclocross perspective likes the undeveloped space towards back of park - will continue to use the site

### **Facility/Park recommendation in general:**

- Connectivity between nodes, multi use trail with inner circuit. (See proposed use map with proposed inner circuit around VIEEX grounds)
- Supports the idea of velodrome in theory- could be part of a multipurpose space. Portable track. 250 meters. Centre of track could be used for practice space for other sports, volleyball, etc.
- Include a 'Heart Smart' element to the trails - i.e. 2000 steps from X to Y example- Austin airport
- Include a mountain bike skills park in area between BMX and soccer fields
- Made mention of lights at the BMX track - might be an item of discussion in lease renegotiation when looking at developing trail right of way?
- Likes the balance of developed/undeveloped space
- Would like a sidewalk through parking lots
- No need for more parking
- Covered bike/scooter parking

Shared some history regarding the Grandview bowl. Overall very positive but understandably frustrated with the lack of pedestrian/cycling routes and infrastructure within the city.

## E) Stakeholder Interview Summaries

4-H Club Cedar District

Sue Bolton, Linda Barnett, Mary Smith, Hannah King

2013-MAY-28

### Challenges

- Maintaining financing for the barnyard program is the group's biggest challenge
- Attempts to find sponsorship has proven challenging

### Happy with the location

- Brings agriculture to the urban centre
- Provides a passive recreation option (supports free play)
- Provides experience for children of all ages - student leaders, visiting groups
- Highly visible
- Wheelchair accessible
- Servicing is great - manure removal/water/deliveries

### Vision

- Continue to provide the barnyard for the community
- Continue to grow the organization and fulfill their mandate

### Partnerships

- Good working relationship with VIEX - arrangement is that the VIEX provides the space, covers the cost of the power during the summer months, services the building (manure)
- Good relationship with NEA
- Have talked with VIEX regarding their inclusion within a multipurpose facility expansion - they'd have space within the facility
- Not discussed - programming concepts/shared role of programs for the community

### Suggestions within the park

- Good discussion about the need to maintain the agriculturally focused component of the park for numerous reasons - (See Challenges)
- Talked about frustration/disappointment regarding the reduced level of city funding
- Explored the history of the program and the park itself
- Horse racetrack used to be on the higher ground where the fields/agriplex is now and would look down to Grandview Bowl - obviously land has been filled in to level the park
- Expressed their concern that the goal is to remove the agriculture features to make way for more fields/arenas

### Season

- Barnyard is open July-August
- Meeting monthly in the red barn for district meetings
- One weekend in June they use a variety of amenities within the VIEX/NEA grounds for judging

### Make up of organization

- All volunteers
- 40+ members
- District spans from Ladysmith to Nanoose

### Additional notes

Send Sue link to Food Strategy. Mention to John Horn the idea of setting up a display re: food strategy at VIEX/markets.

## E) Stakeholder Interview Summaries

Nanaimo Dog Park Information

Julie, Hannah

User discussion focused on dog parks

### Recommendations/Challenges

- Lack of lighting at the Labieux side parking
- Lack of light at shelter in dog park
- Signage to washrooms and other locations within the park
- Include dog park signage/information within the upper level of the campus
- Build shelter in small dog compound
- Sand footing is working. Some complaints about dogs needing a bath after visiting dog park in wet months, but not a universal complaint.
- In future, relocate turf field from Merle Logan to dog park
- Fence advertising as a revenue generator?
- Rain barrel water collection
- Puddles still near gates/garbage cans
- Tunnel is a big hit
- Need to update the bulletin board - corkboard is dried up, hard to post signs/notices
- Likes the new water fountain/tap
- Dog ambassador program - explained that we have a VIP/Wardens program in place

## E) Stakeholder Interview Summaries

SPCA

Cain Summers, Shannon

2013-MAY-30

### Recommendations/Notes

- Cross walk across Labieux from SPCA/St. John's
- Benches throughout Participark Park
- Typically keep to the park trails, some of the more experienced walkers with known dogs would make use of a perimeter trail loop
- Dogs are walked six days a week at various times throughout the day
- Clear undergrowth from some of the corners
- The trail does get washed out in some sections
- Doesn't make use of the dog parks - SPCA rules
- Respectful of the space and other users
- Serve as ambassadors of the park

## E) Stakeholder Interview Summaries

Nanaimo Ultimate Association

Geoff Lowe, Luke Chandler, Mary, Kirsty, Hannah

2013-MAY-30

### Biggest Challenge

- Field access
- Currently using a mix of SD and City fields: Caledonia, Woodlands, Deverill, McGirr, Wellington, Dover Merle Logan (winter).
- Field dimensions

### Visions for Beban Park Amenities

- For future fields to include 130 x 40 yards playing surface
- Love playing on the artificial turf fields, happy with amenities
- Fairly low tech sport as far as equipment

### Partnerships

- Lacrosse, soccer
- Would make sure of a shared covered space, not for games but practices
- Location doesn't really matter

### Suggestions/Concerns

- Floor hockey space
- Standing wave in pool
- Disc golf course (Beaufort)

### Season

- April - September and then summer series
- April - tournament at McGirr six full fields two 'b' fields

### Organization structure

- Volunteer board, five board members, 150 players, 16- 60+ years
- PSO - BCUA

### Success is measured...

- Getting more youth involved through mentoring
- Casual, having fun

### City can help with success by...

- Continued conversations, evaluation regarding field assignment/use

### Notes

- Seed money available - contribute towards covered playing space?

## E) Stakeholder Interview Summaries

Nanaimo Minor Baseball

Pete, Scott Leaf, Mary, Hannah

- NMBA doesn't make use of fields much as they are not set for baseball per se, the group does use the Centennial Building for pitching/throwing/batting practice during the winter, appreciate the utilitarianism of the space
- Use the Artificial Turf Fields April-June for T-ball practice for the youngest players - are very much enjoying the fields, have been great for team cohesiveness. Likes the lights.
- Would make use of a shared covered multiuse space
- Suggested a multi pen batting cage space - they have one at Third Street that they get asked about a lot, could charge for use, multi pens would allow teams to train together (Cloverdale was an example they suggested)
- Board of volunteers, some paid staff but mostly volunteers
- 5-600 Players
- Meetings are held at Rotary Field House

## E) Stakeholder Interview Summaries

Mid Island Velo Association

Peter McCaffery, Mary, Kirsty, Hannah

- Currently use Beban Park for training grounds/Cyclocross
- Boxwood neighbourhood for 1Km criterium racing Tuesdays in the spring/summer
- People come from up and down the island to ride
- All ages, but looking to recruit more youth
- Local group has been developing for the past 8 years
- Looking to have a velodrome built within Beban Park - in grassy area behind stalls 3 and 4 in NEA area (camping)
- 250m track
- Wooden or cement
- Stands would be portable
- Tunnel in or bridge over
- Gave examples - see links in e-mail
- Burnaby (volleyball group operates facility, rents back track to Velo group) Victoria closest
- Could be programmed use - charge public to try/ride/rent bikes
- Near BMX so good potential for crossover
- Mixed membership upwards of 300 for initial users, but open to the public
- Cost would be \$300K
- Could provide some seed money
- All ages facility
- Amenities would include washrooms/storage
- Outdoor, uncovered would be fine - polyurethane coating on track
- Wooden tracks can last upwards of 40 years, surface needs to be replaced every 10 years or so
- Inside track could be used for other sports - soccer, tennis, volleyball, field sport practices
- Safety issues/liability
- Growth of new sport
- Tourism draw

### See websites for examples:

- Construction of wood track  
(Forest City Indoor track, London, Ontario)
- General appearance of wood track  
[http://www.junekvelodromes.com/portfolio\\_canada.html](http://www.junekvelodromes.com/portfolio_canada.html)  
(Pan Am track, Winnipeg, Manitoba)
- Track use and track bikes  
<http://www.youtube.com/watch?v=3wsZB0hN60g>  
(Brian Piccolo Park, FL - some good videos from other tracks on side bar)
- Track as part of a multi-use facility  
[http://www.calgarymapped.com/map\\_view.html?pid=722&pname=north\\_glenmore\\_park\\_community\\_centre](http://www.calgarymapped.com/map_view.html?pid=722&pname=north_glenmore_park_community_centre)
- (Glenmore Park Calgary)  
<http://www.broward.org/PARKS/BRIANPICCOLOPARK/Pages/Default.aspx>  
(Brian Piccolo Park, FL)
- Outside of velodrome - like to see improved weight room, walking/running/riding track throughout park, better linkages between the nodes
- Not a supporter of the idea of multiplex

## E) Stakeholder Interview Summaries

Nanaimo Kennel Club

Bob Scott, Mary Smith, Kirsty MacDonald Hannah King

### E-mail from Carole Anne, President:

To add, storage is only a problem in that when we don't get to use the Centennial Building, we have to haul our equipment to other areas (we use the Agriplex in February for our agility trial), some of the storage is not very accessible with what we need to store in it, and the storage isn't very secure (from rats, from break ins - although we haven't had a break-in in some time).

We would love a building where some of our equipment could be left out (like mirrored walls that could be covered), washrooms with showers, proper kitchen, good heating, and better flooring. A space larger than the Centennial Building and field would be ideal, but we can also use an area much smaller than Centennial for our classes, if it was available all the time or we didn't need to haul equipment (we don't offer agility classes because we have to haul the equipment out every time).

We are concerned that parts of the park will be developed so we lose our ability to use the park. Like the area for camping.

We are offering classes in the summer now as well, and we offer events February through November.

All volunteers, 120 members, but seriously only 40 do anything on a regular basis.

With entries to our events, and members of the public taking our classes, our urgent need is that we are always concerned that Centennial Building will be decommissioned, that we feel we get shafted in use of the facilities, get promised something then have it taken back, that we put a lot of money and physical effort into keeping the Centennial Building going, but the city seems more interested in renting it to other groups rather than us. And despite our heavy use of the Centennial Building, plus the Social Centre and Beban House, that accommodations never seem to be made to encourage our use of other facilities. We are concerned about arrangements made with VIEX and see Beban Park, which was intended for agricultural use, changing to a sports complex which will leave us out.

Notes from meeting

### What is the biggest challenge regarding the building/fields that you use?

- Storage

### What is your group's vision as far as the amenities and facility your group uses at Beban Park?

- Supportive of the idea of a new multipurpose space as proposed by VIEX

### Do you see any potential partnerships within the current group of licensees or other community groups?

- N/A

### Do you have suggestions/concerns about the park's improvement outside of the amenities your group currently utilizes?

- Parking should be kept in consideration but overall good

### What does your typical season look like as far as use level and/or big events?

- Fall through spring the focus is classes/training, in the summer you typically see three to four shows

### What is your organization's management structure, i.e. all volunteers, some staff, elected members, turnover rate?

- Volunteer Board, no paid staff. 120+ members

### How does this organization measure its success?

- The success of our graduates with their dogs - achievements, CGN Program

We got the sense that for the most part things are going well for NKC. That the group would still be interested in making use of a multipurpose space as proposed by the VIEX but there is not a sense of urgent need.



## E) Stakeholder Interview Summaries -

Nanaimo Community Gardens

Kirsty MacDonald, Hannah King, Pat Wells, Rebecca Wenham?

We met with Pat Wells and Rebecca Wenham (last name) to discuss their proposal for a covered green house within the Park that was put before PREC and supported in concept by the Commission.

### Facility/Site Specific Requirements:

- They are looking for space for a 25x75 foot green house, ideally they'd like two of these structures on site
- The structure is prefabricated - cost \$9,000 for the kit - doesn't include labour, site prep, finishing, servicing
- Water/hydro service hook ups
- Some outdoor space for outdoor beds
- Minimal parking requirements for day to day operations
- East/west building orientation to capitalize on sun exposure
- Some protection from wind
- Drainage is an issue to take into consideration
- Soil condition is a consideration - will use raised beds within the greenhouse(s) but the roots will eventually break through to the soil below
- Use landscaping material between beds
- Proximity to washroom
- Will need some storage space
- Proximity to a commercial kitchen would open possibilities but not an immediate necessity
- Signage

### Organizational Structure

- 20 volunteers at the green house (depends on season/sale day event)
- Board of Directors

### Potential/Current Partnerships

- Has met with VIEX previously around the BUGS project, they haven't had much luck as far as opening lines of communication though
- Nanaimo Community Gardens is a volunteer organization that has a few program initiatives focused food production/ education, they are not the same group as Foodshare - a common assumption, although they work well together and are supportive of each other
- Work with Loaves and Fishes, Assisted Living, YPN, School Groups

### Proposed Use of the Site

- Growing/selling seedlings to the community and educating people about the possibilities/sharing skills/knowledge - sale days, this new location will allow for this to happen more easily - better access to site/promotion
- Education is a key part of what the group does so to develop the site using green focused practices as far as water conservation/ use, program partnerships through PRE are all possible

### Season

- February-June - planting/sales
- July/August - current greenhouse not conducive to growing in summer heat
- The new location would impact (positively) the level of use and season - would allow for more sales days and education days

## E) Stakeholder Interview Summaries -

Beban Farmers' Market

Dirk Becker, Kirsty MacDonald, Hannah King

- Biggest challenge - appears to be the relationship with the VIEX
- Concerns over changes to contract, access during VIEX
- Would like to stay at Beban and maintain a contract directly with the City
- Signage is an issue - could they be included in wayfinding?
- Has had some issues with blowing the breaker in the red barn
- Vision - Dirk's vision is much larger than the farm, but for the purpose of this report we'll only note the farmers' market issues
- Market runs May through October (Thanksgiving weekend)
- Doesn't feel the community is ready for a year round market at that location
- Not a huge supporter of an indoor space type market - this might be a personal preference over that of the board though
- Covered without walls would be fine - open to the idea of using the stalls of NEA around sand ring though
- Ideally - a covered space would have a roof high enough to allow for refer truck
- Power with some higher wattage receptacles to provide for freezers/hot water taps
- They currently have 26-40 vendors depending on crop season
- Has not explored the option of Centennial Building but would be interested in finding out more
- Board of Directors in place for the society

## E) Stakeholder Interview Summaries

Altrusa Service Club

Janice Spencer, Jan Weir and Marean Workman, Kirsty, Mary, Hannah

2013-JUN-13

As this isn't a traditional user group, the questions posed were more around the possibility of future partnerships. The group expressed thanks for being involved and consulted.

- The mission of the group is to promote literacy, women's issues, and the needs of children - hence playgrounds continue to be a good fit for the group
- Noted suggestions: Access to water, electricity, and permanent toilet/washroom - perhaps a composting toilet?
- Signage to Social Centre re. family change rooms
- Universally accessible playground features: hills or slopes/sensory areas/swings/stage (or imagination station)
- Suggested involving the Nanaimo Childhood Development Centre in the development of future playground - consulting on accessible features, what needs there are within the community, i.e. autistic children, mobility, sensory, behavioural
- Would welcome an update playground that included a literacy theme within its elements, i.e. stepping stones with nursery rhymes, alphabet blocks, stage area could be programmed with mother goose
- Parking is too close to entrance to playground
- Supported the idea of raised pedestrian pathways through the parking lots to aid in flow between playground and Social Centre also as a traffic calming measure
- Supported the idea of an expanded basketball court area - this might also help with reducing the direct flow of pedestrian traffic into/out of the playground
- Spoke about the need to find a balance between the ages of users - little kids area and bigger kids area
- Other comments about the park as a whole included the need for the relocation of the rear access door to the Social Centre, surveillance (video), increase the size of the little dog park, need for enhanced capability for left hand turn onto Bowen Road
- The group is more than willing to write letters of support for grants, and make application for grants that their service club would be eligible for to fund park improvements
- Looks forward to seeing the plan in September and will be open to future partnerships

## E) Stakeholder Interview Summaries

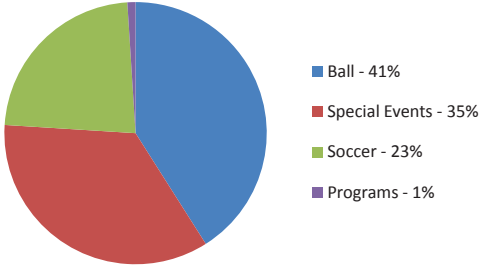
Nanaimo Clippers

Jen Marshall , Dave Johnston, Mary, Hannah

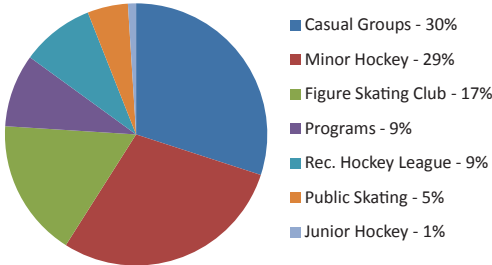
- Parking is only really an issue when multiple events are taking place, although if we expand the facilities we may need to re-examine parking spaces availability
- Has managed to work with Mary to find out when heavy use is expected - i.e. key dates
- Within the arena would like a multipurpose room - nothing fancy, but a place to host volunteers, event logistics groups - could be off the lobby or upstairs across from trophy case
- Like the idea of the phase three proposal for retail space on the front of the Beban Complex - would consider moving operations office to a space there
- A dedicated team dressing room - like the Buccaneers proposal so as not to disrupt the 'Timbermen' - could be built along the Bowen Road side of the arena or between the two arenas - understands need for it to be a partnership agreement - this would be useful for storage, access, player recruitment
- Would like to see an LED sign
- Left hand turn
- Enhance signage throughout park - kiosks
- Corporate viewing boxes like at Cowichan Arena same level as media gondola
- Sound system is poor within Frank Crane arena
- Asked if a multiplex has been raised as an issue - if so some of these things might be addressed
- Would make use of a perimeter trail around complex - currently driving up to Westwood Lake
- Suggested security cameras within arenas - understands not always a deterrent but can be useful in evidence collection
- Generally very happy with the park and enjoy being at Beban House for the sake of proximity

### F) Beban Park Booking Statistics

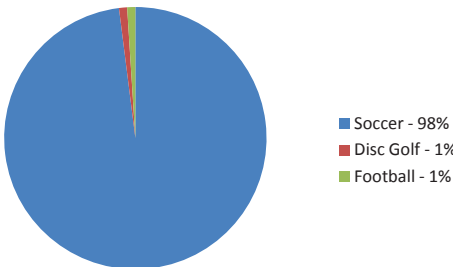
Beban Gyro Fields



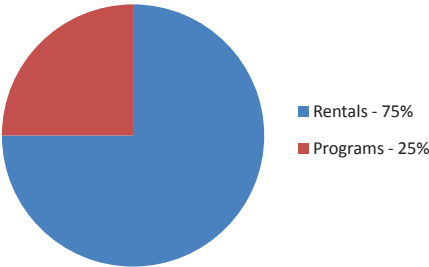
Cliff McNabb Arena



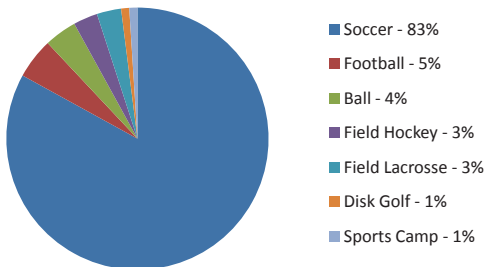
Merle Logan Field



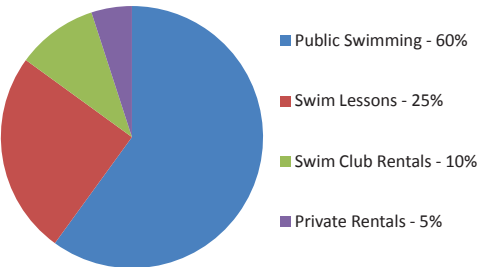
Beban Park Social Centre



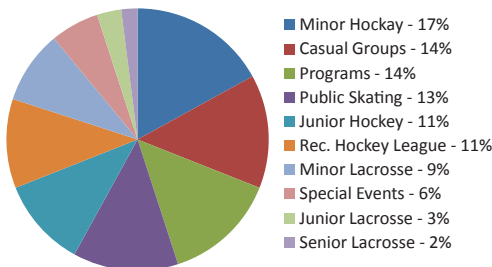
Second Artificial Turf



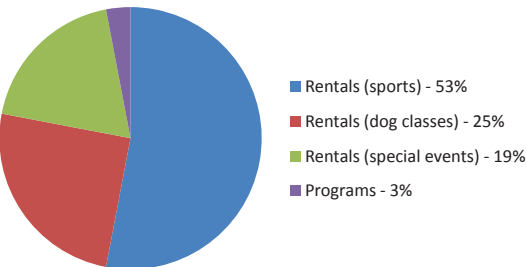
Beban Park Pool



Frank Crane Arena



Centennial Building



Events taking place on the grounds were:

- Jobfest
- Bowen Road Farmers Market
- Vancouver Island Exhibition
- Toy Run

- Cyclocross
- Messiah's Mansion
- Dry Grad
- CIBC Run for the Cure

- Messiah's Mansion
- Dry Grad
- CIBC Run for the Cure
- Pink Pooches in the Park Walk –a –thon and various dog obedience events

## G) Beban Park Trail Counter Statistics

TRAIL COUNTS DAILY AVERAGES 2005 to 2014

Counter Location	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Beban Participark		28 (Jan) 33 (Feb) 32 (Mar) 30 (Apr) 28 (May) 61 (Jun) 55 (July) 69 (Aug) 123 (Sep) 104 (Oct) 93 (Nov) 77 (Dec)	71 (Jan) 81 (Feb) 84 (Mar)							N/A (Jan) 94 (Feb) 99 (Mar) 121 (Apr) 128 (May) 154 (Jun) 182 (Jul) 198 (Aug) 217 (Sep) 182 (Oct) 107 (Nov) 93 (Dec)	
Beban Park Off-Leash Dog Park (Big Dogs Main)					151 (Jul) 166 (Aug) 159 (Sep) 107 (Oct) 67 (Nov) 54 (Dec)	72 (Apr) 74 (May) 85 (Jun) 103 (Jul) 112 (Aug) 122 (Sep) 107 (Oct) 104 (Nov) 90 (Dec)	75 (Jan) 89 (Feb) 95 (Mar) 121 (Apr) 128 (May) 152 (Jun)	135 (Jun) 152 (Jul) 166 (Aug) 156 (Sep) 138 (Oct) 131 (Nov) 92 (Dec)	86 (Jan) 97 (Feb) 100 (Mar) 123 (Apr) 129 (May) 140 (Jun) 144 (Jul) 112 (Aug) 140 (Sep)		
Beban Park Off-Leash Dog Park (Little Dogs)						41 (Apr) 57 (May) 62 (Jun) 65 (Jul) 69 (Aug) 79 (Sep) 66 (Oct) 64 (Nov) 57 (Dec)	52 (Jan) 61 (Feb) 64 (Mar) 77 (Apr) 78 (May) 99 (Jun)	76 (Jun) 84 (Jul) 87 (Aug) 75 (Sep) 65 (Oct) 64 (Nov) 46 (Dec)	42 (Jan) 51 (Feb) 54 (Mar) 66 (Apr) 68 (May) 78 (Jun) 90 (July) 91 (Aug) 78 (Sep)		
Beban Park Off-Leash Dog Park (Side Entrance)						57 (Apr) 61 (May) 67 (Jun) 85 (Jul) 91 (Aug) 101 (Sep) 96 (Oct) 87 (Nov) 75 (Dec)	67 (Jan) 76 (Feb) 84 (Mar) 99 (Apr) 100 (May) N/A	98 (Jun) 102 (Jul) 111 (Aug) 103 (Sep) 90 (Oct) 79 (Nov) 62 (Dec)	58 (Jan) 71 (Feb) 77 (Mar) 93 (Apr) 96 (May) 102 (Jun) 107 (July) 152 (Aug) 100 (Sep)		
Beban Tennis Court										121 (Sept) 91 (Oct)	

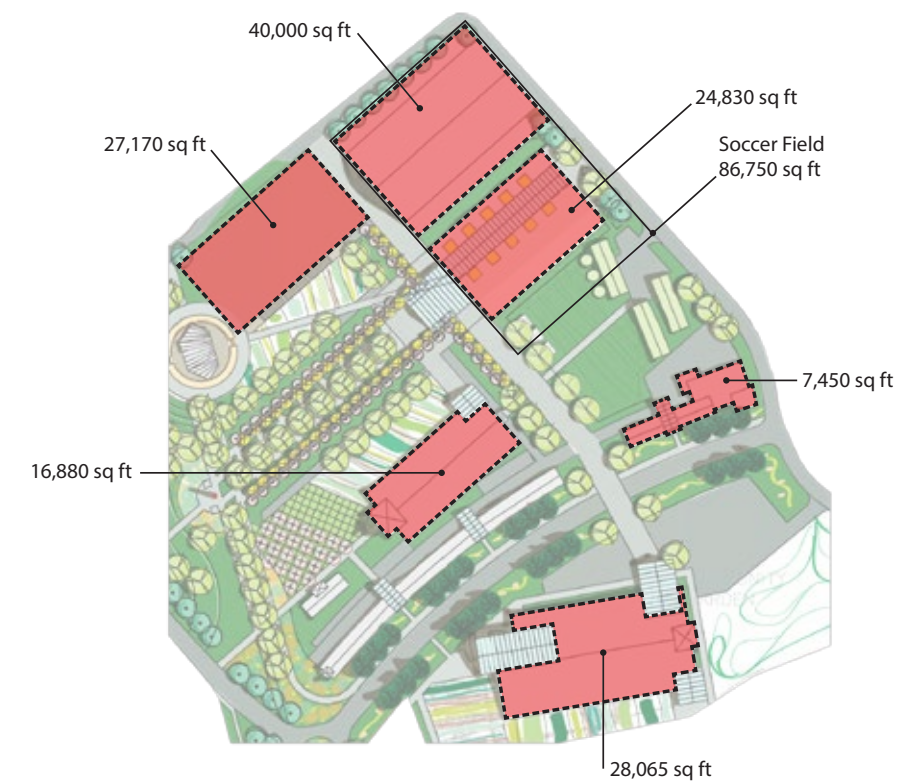
### H) Vendor Opportunities for the Central Facility Development Area



#### Legend

- - - - - Central Facility Development Opportunity Area Boundary
  - W Washroom
  - Flexible Space and Storm water Management
  - Trees - Existing and Proposed
  - Shrubs - Proposed
- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>① Multi-modal Beban Parkway Extension with Traffic calming</li> <li>② Grand Avenue</li> <li>③ The Atrium</li> <li>④ Improved Agriplex</li> <li>⑤ Multipurpose Building</li> <li>⑥ Multipurpose Building</li> <li>⑦ Multipurpose Building</li> <li>⑧ Red Barn</li> </ul> | <ul style="list-style-type: none"> <li>⑨ Multipurpose Building</li> <li>⑩ Gardens</li> <li>⑪ Greenhouses</li> <li>⑫ Multipurpose Building</li> <li>⑬ Multipurpose Space</li> <li>⑭ Gardens and Green Space</li> <li>⑮ Grand Stage</li> </ul> |
|--|--|

#### New Flexible Building Space Framework



### I) Future Agricultural Options for the Central Facility Development Area



Legend



Future Agricultural Options

- ① Vegetable, grain and green cover crops could be highlighted in this area of the Central Facility Development Opportunity Area. Rotating fields of wheat and rye, berry plants, corn, and assorted vegetables on a small scale could provide educational opportunities along with sustaining the feed requirements for animals on site. A farm kitchen on site would take advantage of the food grown at Beban Park and provide urban farming fare for community guests and events.  
  
Ornamental gardens planted with edible plants could also be incorporated in these areas. Hugelkultur would be highlighted as a centuries old technique, used particularly in Germany, that incorporates composting large woody material to create raised garden beds needing minimal irrigation.
- ② Fields could be used for grazing opportunities for on-site animals and are highlighted in this area of the Park. A perimeter fence would provide a physical boundary as access to this area would need to be restricted for public safety and security.
- ③ Composting facilities for the Central Facility Development Opportunity Area could be located on site as part of an educational component to the site's development. Below ground cisterns could be included in this location to service on-site water requirements.
- ④ Traditional barn roof tops could become green and home to grazing goats.
- ⑤ Bees could be housed on roof tops as another opportunity to continue sustainable farming and agricultural education within the Central Facility Development Opportunity Area.



## I) Future Agricultural Options for the Central Facility Development Area

The Central Facility Development Area is intended as a central gathering and recreation hub in the middle of Beban Park. This heart is a flexible space that could be developed with indoor recreation facilities of varying size, be the site of indoor and outdoor special events, and be a destination for day-to-day park use. Extending out of this facility heart is a series of pedestrian scaled urban plazas, open spaces, and trails that connect to existing buildings and facilities.

The destination and accessible open spaces in this part of the park could be developed with agricultural and alternative stormwater management features integrated into the park fabric.

A brainstorming of agricultural ideas that could be incorporated into the open space fabric of Beban Park was conducted as part of the master planning design process. These ideas are not intended to be prescriptive, but instead to show possibilities and ideas could be integrated into the open spaces, if community partners and political will present themselves in the future.

Ideas generated include:

- A kitchen on-site could take advantage of the food grown and provide urban farming fare for community guests and events.
- Planting fruit trees in strategic locations with gleaning partnerships and maintenance strategies
- Greenhouses could be incorporated into the site with future recreation facilities
- Composting facilities could be integrated with greenhouse, production, and community garden initiatives
- Below-ground cisterns could be installed in addition to underground utilities and provide additional on-site water storage.
- Traditional roofs could become green roofs and, potentially, home to grazing goats.
- Bees could be housed to showcase sustainable farming and agricultural education
- Ornamental garden areas could be planted with edible plants. Hugelkultur could be highlighted in the planting schemes. It's a centuries old technique used particularly in Germany that incorporates composting large woody material to create raised garden beds needing minimal irrigation.
- Consideration of food forests.

Some notes to keep in mind when considering the agricultural incorporation are as follows:

- Food Security and increasing local food production.

- Showcasing sustainable design features and building elements such as green roofs, living walls, compostible toilets, large-scale composting facilities, water collection, and both semi-permeable and hard surfaces.
- Intensive Management and community partnership development.
- Farmer's Markets and the local food economy.
- Programming about agricultural production, healthy eating and lifestyles, active living etc.
- On-site food processing.
- Showcase ideas such as "Feed a Family." On Vancouver Island, it is estimated that 0.524 ha is the area required to produce a healthy traditional diet for one individual. This equates to approximately one football field. The open spaces in this central area could have roughly 2 ha in production (including use of open meadows for grazing). So in theory, the open spaces could serve as a demonstration site to show what it takes to feed a family of four.

## J) Relevant Trends and Precedent Studies

Arbutus Meadows, Nanoose

### Arbutus Meadows Facilities Include:

#### Multi-use Arena

- 60,000 sq ft multi-use space with concrete floor
- Can be converted to an equestrian riding ring with exceptional footing by Footing Solutions
- Can be converted to indoor soccer with Field Turf artificial turf
- Washroom facilities
- Available for a variety of shows and events
- Hourly, daily or weekend rental
- Hospitality barn

#### Hospitality Barn

- This barn will soon be available for farm markets, barn dances, social gatherings, etc.
- Features an open space upper loft and reception area downstairs, surrounding area has a historic stagecoach barn from 1886 and beautiful gardens with areas for gathering

#### Equestrian Show Rings

- Derby Field includes two grass show rings and warm-up ring
- Grand Prix Grass Ring (365 ft x 220 ft)
- 3 Outdoor Sand Rings
- Indoor Sand Ring (220 ft x 110 ft)

#### Stabling

- Show stabling (10 x 10 stalls) for 100+ horses
- Show barn with stabling (19 12 x 12 stalls), grooming and wash stalls, show office, washrooms and showers

#### Services

- On site catering
- Concessions
- Event planning
- Show services

#### Equipment (rental equipment available for on-site events)

- Ticket booth
- Tables
- Chairs
- Sound systems
- Staging
- Tents



## J) Relevant Trends and Precedent Studies (Continued...)

### Cowichan Exhibition Grounds

This multi-purpose facility was developed in the early 2000s and is managed by the Cowichan Exhibition Society. In addition to the Board of Directors, the facility is run by a small staff including an executive director and officer manager, groundkeeper and several officers.

The expansive 62 acre site is programmed all year round in creative ways. With very few exceptions, every facility is multi-purpose. For instance, in warmer months, barns can be converted into wedding spaces. In the winter, barns can be used for vehicle storage. In addition, the grounds are zoned for agricultural use and have productive landscapes as well as recreational facilities.

Annual festivals and special events at the Cowichan Exhibition centre for the whole community include:

- Cowichan Exhibition Fair
- Bounty of the harvest festival
- Annual zucchini race and scarecrow competition
- Sheep to shawl competition
- Show ring and sheep dog competition
- Milking competition and rooster crowing festival
- Display animals
- School trips and seniors visits
- Chainsaw competition and grape stomp
- Vintage machine and tractor pull
- Midways
- Deck the Hall Christmas Craft fair

Facilities at the Cowichan Exhibition Centre can also be rented for private use (music festivals, weddings, private parties etc) including:

- Meeting room  
holds up to 60 people and features a kitchenette, projector screen, 10 tables, heat and air conditioning, 60 chairs, and a lectern
- Horse rings  
200 feet by 250 feet, and 75 feet by 190 feet
- Barns  
hold up to 180 guests as well as provide vehicle storage
- Large multi-purpose hall  
170' by 80' (14,000 sq feet) with commercial kitchen, heat and air-conditioning, sound system, natural lighting, 14' roll-up door, wheel chair access, tables and chairs for 450, and interior lighting
- Small multi-purpose hall  
holds up to 60 people and features a full kitchen, projector screen, 60 chairs, heat and air conditioning, 10 tables, wheelchair access
- Other site equipment available for rent includes a portable PA, wireless internet, tables (8' by 6'), 3 stages (17' by 8'), 570 banquet chairs, wood benches, and picnic tables
- Grounds



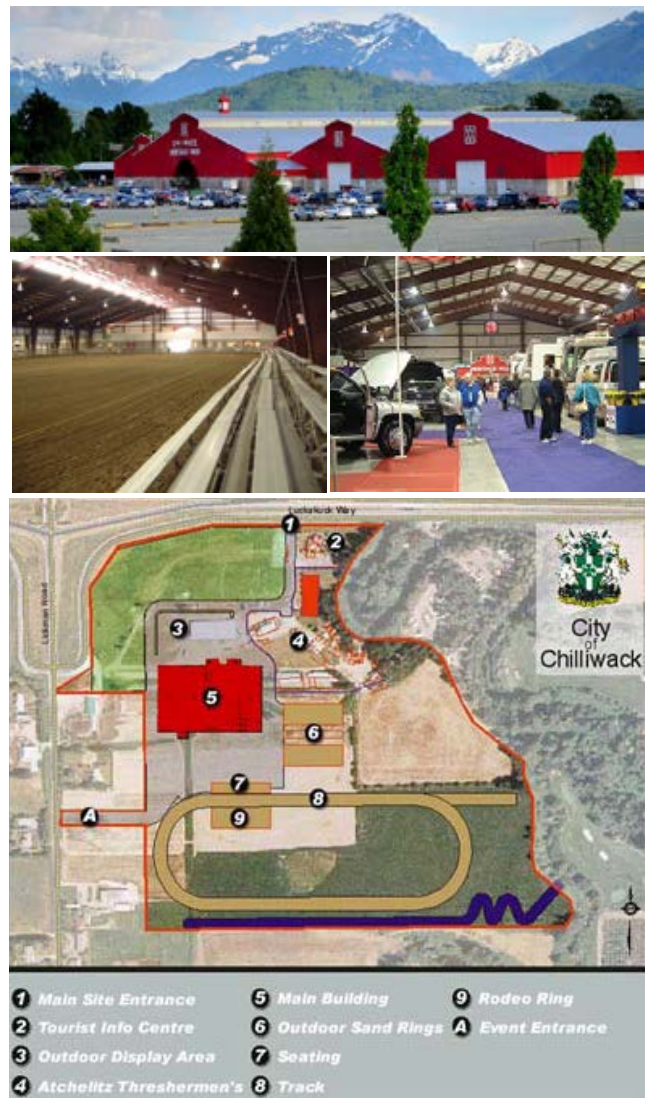
## J) Relevant Trends and Precedent Studies (Continued...)

### Chilliwack Heritage Park

Chilliwack Heritage Park is a 65-acre park that boasts a 150,000 square foot building. It can accommodate a number of events: trade shows, conventions, concerts, dog shows, horse shows, arena cross events, ABA BMX Grand Nationals, kart racing and local club events just to name a few.

- (<http://www.chilliwackheritagepark.com>)

There is a seven-acre field for outdoor concerts and festivals, as well as plenty of space for camping with your event. There is a 5/8 mile race track and rodeo arena, as well as two outdoor sand arenas for your many different equestrian and agricultural events. All arenas are equipped with outdoor lighting for those evening rentals. Heritage Park, which has been operational since July 2001, is ideally and conveniently located just off the Trans Canada Highway at Exit 116. This allows for easy access by those within Chilliwack as well as people living in the Lower Mainland. The striking presence of this 150,000 square foot "red" building and 65-acre grounds also attracts travellers from all over the province.



### J) Relevant Trends and Precedent Studies (Continued...)

#### Hastings Park, Vancouver

Hastings Park is a popular Vancouver open space and is home of the PNE (a 17 day summer fair), the Hastings Racetrack and the Pacific Coliseum.

A visioning process for Hastings Park began in 1995 to create a better green space for locals and tourists alike to enjoy year round. A Master Plan for the site was adopted in 2011 which will endeavor over the next few years to transform the Hastings Park of today into a greener, year-round destination for park use, culture, sport and recreation, pleasure, and fun.

The multi-purpose nature of the Plan represents the challenging balancing act of the project, including:

- A 17-day annual summer fair.
- Playland operating seasonally, in a greened environment.
- Pacific Coliseum used for year-round, city-wide sports, concerts and events.
- A mix of community and commercial uses on the site.
- Increased connectivity to the adjacent neighbourhoods and parks.
- Additional park space and amenities.
- Youth park amenities.
- Community centre.
- Relocation of the racetrack and barns.



*New popular green passive space and shady areas integrated into the fair grounds.*



*Local food demonstrations integrated into the PNE.*



*Grand Allée with trees and vendors at Hastings Park.*



*Banquet table site furnishing idea from Hastings Park.*



## J) Relevant Trends and Precedent Studies (Continued...)

### Terra Nova Park, Richmond

Terra Nova Rural Park is a 63 acre city-wide nature park in the City of Richmond with historic agricultural buildings, a large community garden and picnic area, destination natural playground, and extensive wetland and bird habitat with walking trails.

Various agriculturally oriented activities take place at the park including: a water wise demonstration garden, community garden (also home to user groups such as the Fruit Tree Sharing Project and the Terra Nova School Yard Project), a community interpretive and teaching programs. The garden area has a caretaker building, public washrooms, and hardscape plaza area. It is well connected by walking trails to other locations in the park.

In 2005, a Terra Nova Rural Park Plan was developed to preserve the unique rural character while providing a balance between agricultural heritage, wildlife conservation and recreational uses of the site.



### The Site Plan





