

Coquitlam

For Council

October 18, 2016
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To: City Manager
From: General Manager Parks, Recreation & Culture Services

Subject: **Wesbild D9 Parcel ("Ranch Property") Park Site – Concept Design**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Manager Parks, Recreation & Culture Services dated October 18, 2016 and entitled "Wesbild D9 Parcel ("Ranch Property") Park Site – Concept Design" for information.

Report Purpose:

The purpose of this report is to provide Council with information and seek feedback on the conceptual design plan for the future park site on the Wesbild's D9 parcel located at 3000/3001 Highland Drive.

Strategic Goal:

The project described in this report aligns with the City's Corporate Strategic Goals of "Increasing Active Participation and Creativity" and "Enhancing Sustainability of City Services and Infrastructure". This project is proposed for advancement in the Park Prioritization Framework due to the substantial financial benefits and partnership opportunity for development of the park presented to the City by the developer. With Council approval, it is anticipated to be a "B" Priority in the 2017 Business Plan.

Background:

Wesbild's D9 Parcel located at 3000/3001 Highland Drive within the Upper Hyde Creek Neighborhood was originally envisioned as a future school/park site in the OCP with a School/Park designation. As a result of a decision made by School District 43 to eliminate the school site, an OCP amendment was completed in July 2015 to remove the "School" land use designation and add a "Special Study Area" designation as an interim measure until the appropriate land use could be determined. In preparation of the application for an OCP amendment and rezoning of the land, Wesbild held a public open house in November 2015 and collected input from the community regarding the development site, including desired park amenities. At this session, the community identified the need to expand the park beyond the planned 3 acres, retain the community garden, complete trail connections, locate the park to the north of the site, and build the park as soon as possible. A second public open house held later in May 2016 confirmed the above.

In September 2016, an OCP amendment was approved by Council to remove the Special Study Area and facilitate a townhouse development and a 4.4

acre enhanced neighbourhood park. As part of these applications, Wesbild has proposed to manage the design and construction process for the park site and therefore following Council approval of the OCP amendment and rezoning, staff have worked with Wesbild's design team to complete a conceptual plan for the new park site, which is the subject of this report.

Discussion/Analysis:

Park Planning Process

The Upper Hyde Creek Neighbourhood Plan ("UHCNP") establishes a network of neighbourhood parks, open spaces and trails within an average five-minute walk of local residents and it includes design policies geared to creating inviting and recognizable neighbourhood parks. Planning for this new park site has considered other parks within the neighbourhood plan area as well as those parks in close proximity in other neighbourhoods (Attachments 1 and 2).

The UHCNP has several established parks (Marguerite, Millard/Orchard and the Upper Hyde Creek Natural Area) as well as Princeton Park which is under construction and a 'green street' which provides for social gatherings and informal play space. In addition, Queenston Park and Smiling Creek Park (located with the new Elementary School) in the Smiling Creek Neighbourhood is located less than 1km away from this park site, while Galloway Park is also located approximately 1km away. Combined, these neighbourhood parks provide the community with a range of amenities including various types of playgrounds, sport courts, a spray park, full-size grass field and bike skills as identified in Attachment 3. A summary of the amenities is as follows:

- Playgrounds (Marguerite, Princeton, Queenston, Millard Orchard, Galloway and Victoria)
- Half-size sport courts (Queenston, Millard Orchard, Galloway)
- Water spray park (Galloway)
- Bike Adventure & Dog Off-Leash (Leigh)
- Trails and pathways (all parks)
- Open activity lawn areas (Marguerite, Millard Orchard, Galloway, Leigh, Queenston, Watkins "Green Street")

Given these existing amenities, this new park site has been planned to compliment the surrounding parks and provide a neighbourhood level grass play field for soccer and ball, and a full-size multi-use sport court, with basketball and ball hockey nets. Given the number of playgrounds in neighbouring parks, no playground element has been included in the concept design, however, the design offers several rolling and flat lawn areas which will serve as opportunities for active and passive play for all ages.

Proposed Park Program and Concept Design

Although Wesbild will be managing the design and construction process, planning for the park will still follow established City park planning

processes and methodology. Programming of the park has been coordinated to ensure amenities are reflecting the unique existing natural characteristics of the site and have amenities that are complementary to, and not a duplication of, other nearby neighborhood parks. As a result of analysis of the surrounding park system, potential amenities, site conditions, and community input, a preliminary park program and concept plan has been developed for Council consideration and feedback (Attachments 4 and 5). The concept design features the following amenities:

- Neighbourhood level grass sport field (approximately 65 metres x 50 metres) with ball backstop. This is consistent with the 2013-2023 Sports Field Strategy that identified the development of three new neighbourhood level, multi-purpose grass fields in the Northeast;
- Full size multi-use sports court with basketball and ball hockey nets;
- Mid-site entry feature and strongly defined entry plaza on the axis of the green street to the east;
- Gathering space and seating area (benches and picnic tables) in plaza for social activities and watching park play;
- Open lawn area for picnicking and informal play activities including rolling grass berms to create natural play features for children's play;
- Pathways and trails that integrate with neighborhood streets and circulation system and linking the existing trailhead at Highland Drive;
- Trees and vegetation protection along Hyde Creek environmental area corridor utilizing low wood rail fence;
- Enhanced and relocated community garden; and
- On-site storm water management to manage site drainage.

In the 2002 UHCNP, Highland, Princeton and Collins roads are all designated as collector roads to accommodate neighborhood traffic requirements. Highland Drive and Princeton Avenue are built to the City's collector road standards and a cul-de-sac extension of Princeton Avenue west from Collins Road will facilitate access to the sports field on the south side of the park. Perpendicular parking has been provided along the east edge of the site on Collins Road to support the park program and to mitigate any parking concerns in the neighbourhood.

Park Name

The desired approach for naming new parks is to utilize the adjacent road name, in this case Collins Road, to facilitate public understanding of the location of the park. Although Collins Park was proposed initially, there was some concern that this name did not capture the historical significance of the property to the neighbourhood and Burke Mountain. The property, originally owned by the Hoigaard family, has been traditionally known as "the Ranch property" and the original entry gate at the end of Highland Drive included a sign with the words "Burke Mountain Ranch". The "Ranch" was used as an equestrian academy and later for cattle farming.

Since the City already has an existing neighbourhood and park called Ranch Park, maintaining the name "Ranch Park" name is expected to create confusion and therefore the following options are noted below for Council feedback:

Upper Hyde Creek Park	- Consistent with the natural area "Upper Hyde Creek Natural Areas" north of the park.
Hoigaard Park	- In recognition of the Hoigaard family who were long-time owners of the property.

The following potential names are not recommended by staff:

Collins Park	- Consistent with past practice due to adjacent road but no historical significance to the community.
Highland Park	- This name has already been attributed to the planned future park at the east end of Highland Drive.
Burke Mountain Ranch Park	- Consideration was given to this name as this is most consistent with the historical name of the property but this could cause confusion with existing "Ranch Park" and Ranch Park Elementary School.

Project Timeline

The updated project schedule of milestone dates are summarized below:

Work	Target Date
Park Planning, Conceptual Design and Costing	September 2016
Report to Committee – Conceptual Design Feedback	October 2016
Detail Design Development	Nov 2016-Feb 2017
Report to Council – Design and Budget Approval	March 2017
Construction Drawings, Permits & Tender	March-April 2016
Construction	May-Sept 2017
Project Substantial Completion	Oct 2017
Field Opening	April 2018

Financial Implications:

This Park was identified in the DCC program as 3 acre site, and with an anticipated timeline for completion after 2025. Because advancing the Wesbild D9 Parcel park site will impact the City's Park Prioritization Framework and approved projects in the 5-year Capital Plan, both from a perspective of funding and resource capacity, the City and Wesbild have agreed to equally share the cost of the park planning and construction to a

maximum of \$2.5 million, including road frontages, and Wesbild is dedicating 1.4 acres of park land at no cost. The 2017 draft Capital Plan is being updated to include the cost of this park development. More details on the anticipated park development costs, and phasing of these costs, will be provided to Council in the detailed design and budget approval report.

Operating Impact:

As part of the completion of the final detailed design, staff will be determining the anticipated impact of the proposed park improvements on the operating budget. This will help inform Council of the long-term implications of the additional park and recreational assets on the City budget. The maintenance and operating costs are determined based on the inventory of park infrastructure that is selected when the design has progressed to a stage where these assets can be quantified.

Conclusion:

The planning and design process for the park site at the Wesbild D9 Parcel has progressed during Wesbild's public presentations and consultation with respect to the application for OCP amendments and rezoning. Design was further refined with City staff input on site considerations and park amenities. Moreover, the program plan fits within the typical neighborhood park program, and complements existing parks within the local area. Committee feedback on the design will be incorporated as the detailed design progresses and a final design and budget, including long term operational costs, will be brought forward in early 2017 for Council approval and if acceptable, this park will be targeted for construction completion in summer 2017. The sport field will open in spring 2018.



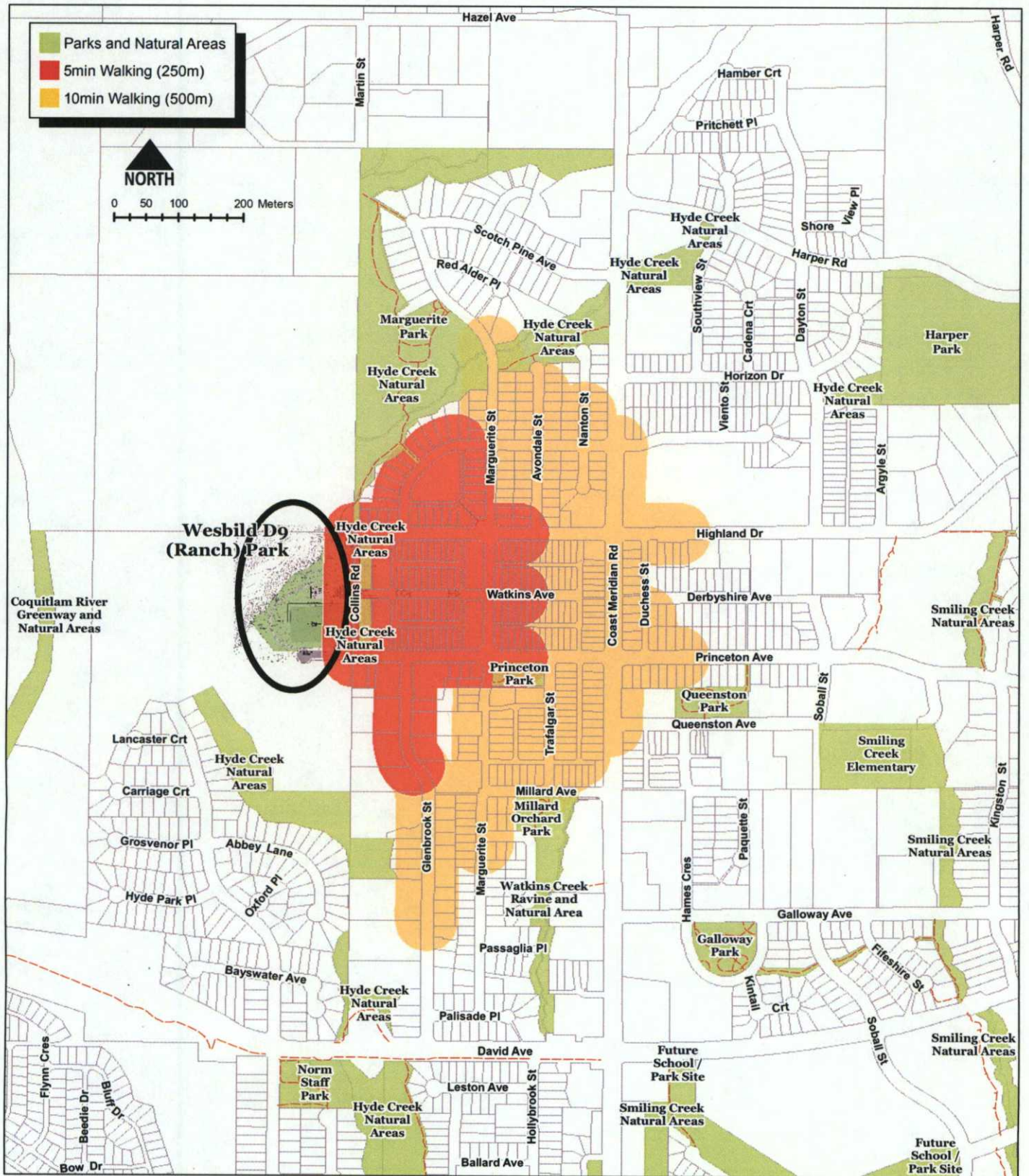
Raul Allueva, RPP

Attachments:

- Attachment 1 Park Location Map
- Attachment 2 Northeast Parks Context Map
- Attachment 3 Analysis of NE Amenities
- Attachment 4 Concept Plan
- Attachment 5 Illustrative Concept Plan

This report was prepared by Dorsai Sharif, Park Planner and reviewed by Michelle Hunt, Director Planning & Business Services and Kathleen Reinheimer, Manager Parks.





Existing NE Park Amenities

PARK	Playground	Trails/ Pathways	Informal Grass Area	Sport Court	Spray Park	Washroom	Dog Off Leash	Off Road Cycling	Skate Park/ Youth	Playing Field	Baseball	Community Garden
Queenston Park	✓	✓	✓	1 half size court								
Galloway Park	✓	✓	✓	1 half size court	✓	Summer Portable						
Millard Orchard Park	✓	✓	✓	1 half size court								
Marguerite Park	✓	✓	✓									
Leigh Park		✓	✓				✓	Bike Skills				
Princeton Park	✓	✓	✓									
Victoria Park	✓	✓	✓	1 full size court		✓			Skate Spot	Grass Field	✓	
Smiling Creek Elementary	✓	✓	✓	1 full size court		✓						
Leigh Elementary	✓		✓	✓								

