



**CITY OF RICHMOND**

**REPORT TO COMMITTEE**

**TO:** Community Services Committee

**DATE:** April 11, 2000

**FROM:** Dave Semple  
Director, Parks

**FILE:** 2325-20-019

**RE: McLennan North Community Park**

---

**STAFF RECOMMENDATION**

1. That Council receive the McLennan North Community Park report for information only; and
2. That Council direct staff to begin the public input process for this project.

Dave Semple  
Director, Parks

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

---

## STAFF REPORT

### ORIGIN

The Official Community Plan identified a need for a community park within the City Centre area of Richmond, and designated for the site a location within the neighbourhood of McLennan North (the area bounded by Garden City Road to the west, Alberta Road to the north, No. 4 Road to the east, and Granville Avenue to the south). The purpose of this park is to enhance and reinforce City Centre identity, and provide its residents with a broad range of recreational opportunities. Size of the park is 21.5 acres. Anderson Elementary School lies directly east of the city park site, and A. R. MacNeill Secondary School will be located on properties further east towards No. 4 Road.

The planning and design process for the site began in July 1998. A Park Committee group comprised of City of Richmond and School District # 38 (Richmond) staff was formed and a consultant hired (Catherine Berris Associates Inc.) to prepare the conceptual design plan. The purpose of this report is to present for information the preliminary concept plan for site development and request approval to begin the public input process for this project.

### BACKGROUND

The Park Committee has met on a regular basis since the summer of 1998. Work began by constructing some exploratory trails within the site so an analysis could be conducted, as well as some preliminary environmental and geotechnical investigations.

The site at this time is a mixture of various landscapes and uses. Much of the area is still in a forested state, primarily birch and pine, with understorey of ferns, spiraea, and salal. Many introduced tree and shrub species are also growing on site, a reflection of the garden styles of the various single family residences that have now been acquired for park purposes. Several remnant blueberry fields also remain, now out of commercial production. Blackberry has become a common groundcover plant. A marshy area, with some standing water, dominates much of the western portion of the site.

The Committee then, through a series of workshops and site visits, focused on developing a vision statement and objectives for the North McLennan Community Park. Issues affecting environment and park character and use were also discussed; a program was developed and design criteria identified. This phase of the Committee's work has been summarized in the attachment.

In general, a site of this size, with its existing landscape resources is rare, and presents to the City an important opportunity to develop a park of lasting significance. It has helped to focus the Committee's vision statement for the North McLennan Community Park as follows: "to develop a highly accessible and visible community park which will enhance the community identity, serve the active and passive recreational needs of McLennan North residents and City Centre users, and promote the long-term environmental integrity of the site." Such a site would take its place as one of the "one of the jewels in a necklace of parks".

## ANALYSIS

The preliminary concept plan is attached for information. In general, the park shall combine a traditional park-like atmosphere (treed grassy areas) with a "natural" character (existing vegetation). It is distinguished by an interesting arrangement of spaces and a great variety of experiences for park visitors. Key features of the design include: 1) retaining as much as possible, the unique vegetation with high habitat value, 2) integrating the frontage along Garden City Road to provide views into the park and to act as a showcase which will draw people into the park, 3) developing a hierarchy of pathways through all portions of the site, 4) developing a major water feature on the west side of the park in a central position, and 5) locating the playground, waterplay area, major picnic area, and parking close to each other in the north portion of the park. This area has suitable soils for these purposes, sufficient space, and a good vantage point over the pond feature. The pond will be linked to a greater system of water collection ponds, wetlands (including fens), and streams.

## **Public Participation Process**

Staff is recommending a public open house format to involve the community in the development of this plan. The appropriate maps, background information, photographs and concept plans would be available (see attachment 1), and possibly a questionnaire to record public reaction. The City Centre Community Association has been invited to co-host this open house session.

## FINANCIAL IMPACT

Two order of magnitude budget estimates for the preliminary concept plan have been prepared.

## CONCLUSION

The lands comprising McLennan North Community Park have the potential to be of great community significance. A preliminary concept plan has been prepared for site development.

Staff recommend that Council receive the park concept for information, and direct staff to begin the community input process for this project by co-hosting a public open house session with the City Centre Community Association.

Clarence Sihoe  
Park Planner

CS/mh



# MCLENNAN NORTH COMMUNITY PARK

## Introduction

# OPEN HOUSE MCLENNAN NORTH COMMUNITY PARK PLAN

The City of Richmond, together with the City Centre Community Association, is preparing a design plan for McLennan North Community Park. The purpose of the plan is to ensure that the site is developed to best meet the needs of the residents it will serve.

All residents of the City Centre are invited to drop in at an open house to view the drawings and plans, and provide comments through a questionnaire that will be made available to all interested people. The open house will take place at:

***Time and Location of the Open House to be announced***



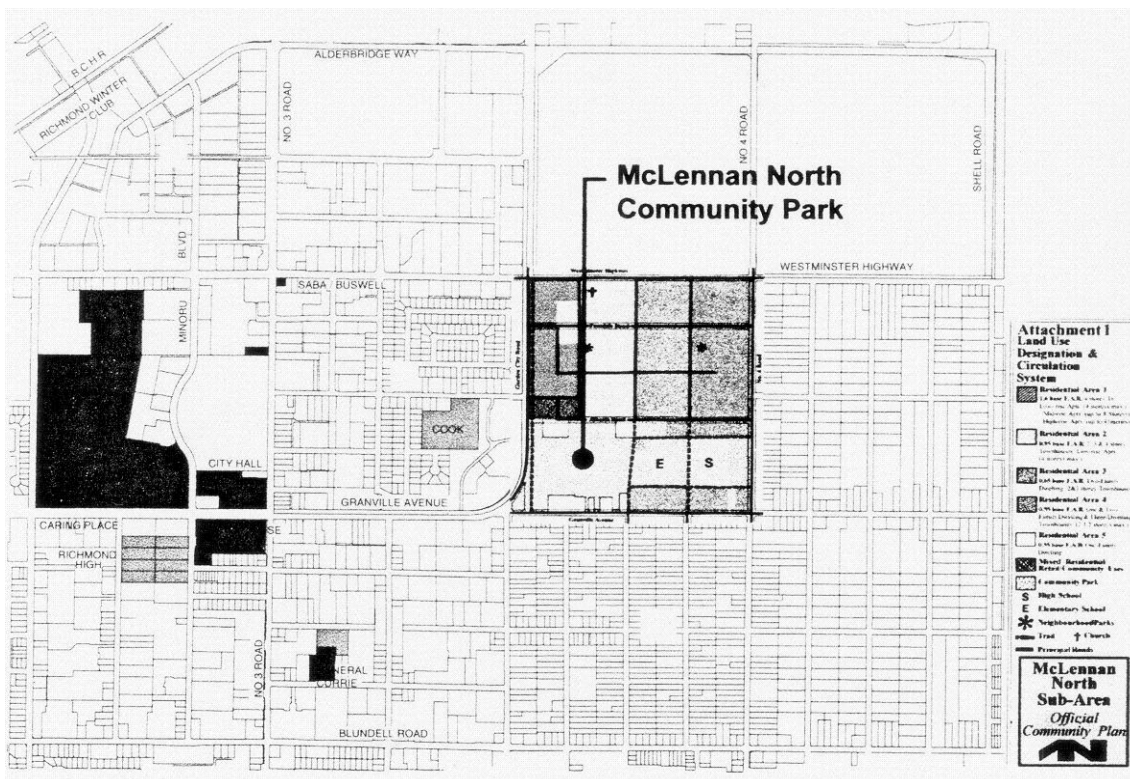
City Centre Association members, City and School District staff will be on hand to answer questions about the design plan. Please contact the City of Richmond Parks Department at 244-1208 for more information.



# 2

# MCLENNAN NORTH COMMUNITY PARK Context

“The Official Community Plan identified a need for a community park within the City Centre area of Richmond, and designated for the site a location within the neighbourhood of McLennan North (the area bounded by Garden City Road to the west, Alberta Road to the north, No. 4 Road to the east, and Granville Avenue to the south.”



“The purpose of this park is to enhance City Centre identity, and provide its residents with a broad range of recreational opportunities in highly visible and accessible settings.”

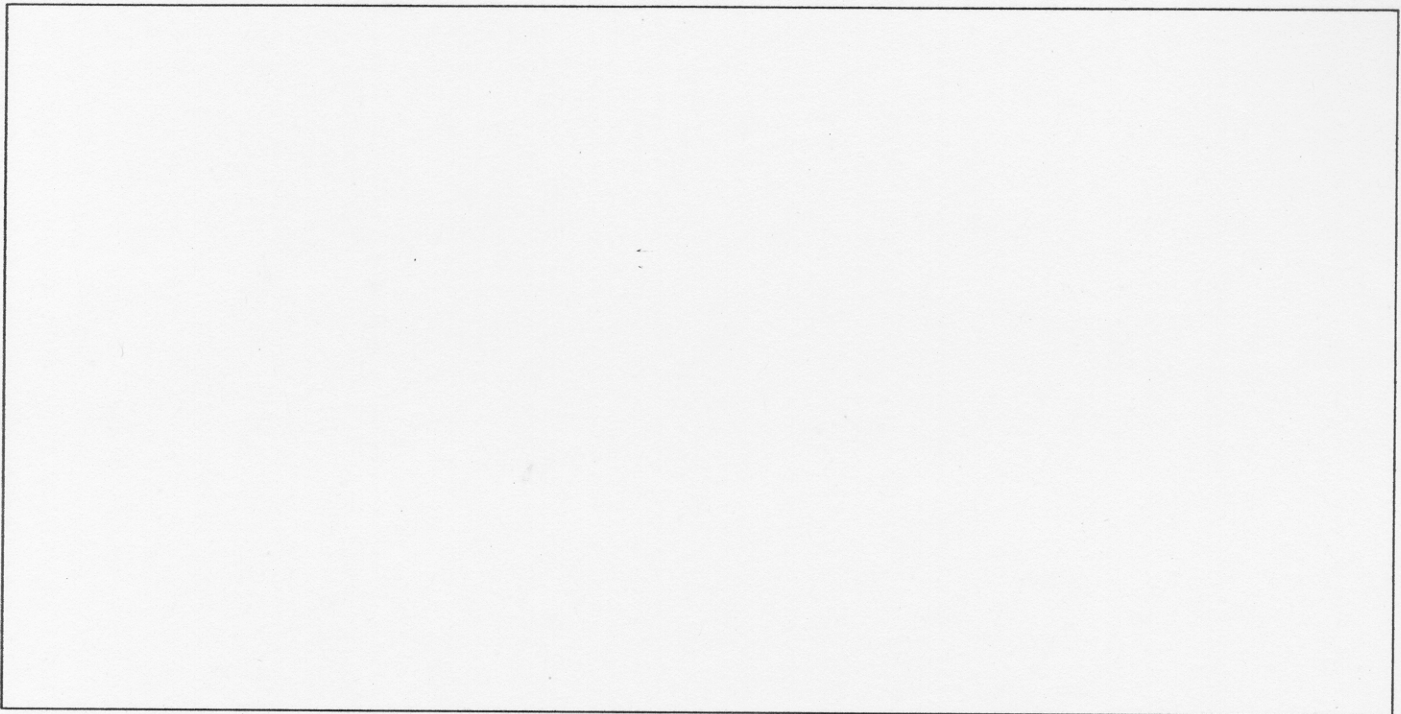
“McLennan North Community Park will takes its place as one of the key parts of the City’s ‘green necklace’ around the Downtown district; the others include Minoru and Brighthouse Parks and the MOT site.”



# **M<sup>C</sup>LENNAN NORTH COMMUNITY PARK**

## **Aerial Photo c.1997**

"The site at this time is a mixture of various landscapes and uses. Much of the area is still in a forested state, primarily birch and pine, with an understory of ferns, hardhack, and salal. Many introduced tree and shrub species are also growing on the site, a reflection of the garden styles of the various properties that have been acquired for park purposes. Several remnant blueberry fields also remain, now out of commercial production. Blackberry has become a common groundcover plant. A marshy area, with some standing water, dominates much of the western portion of the site."

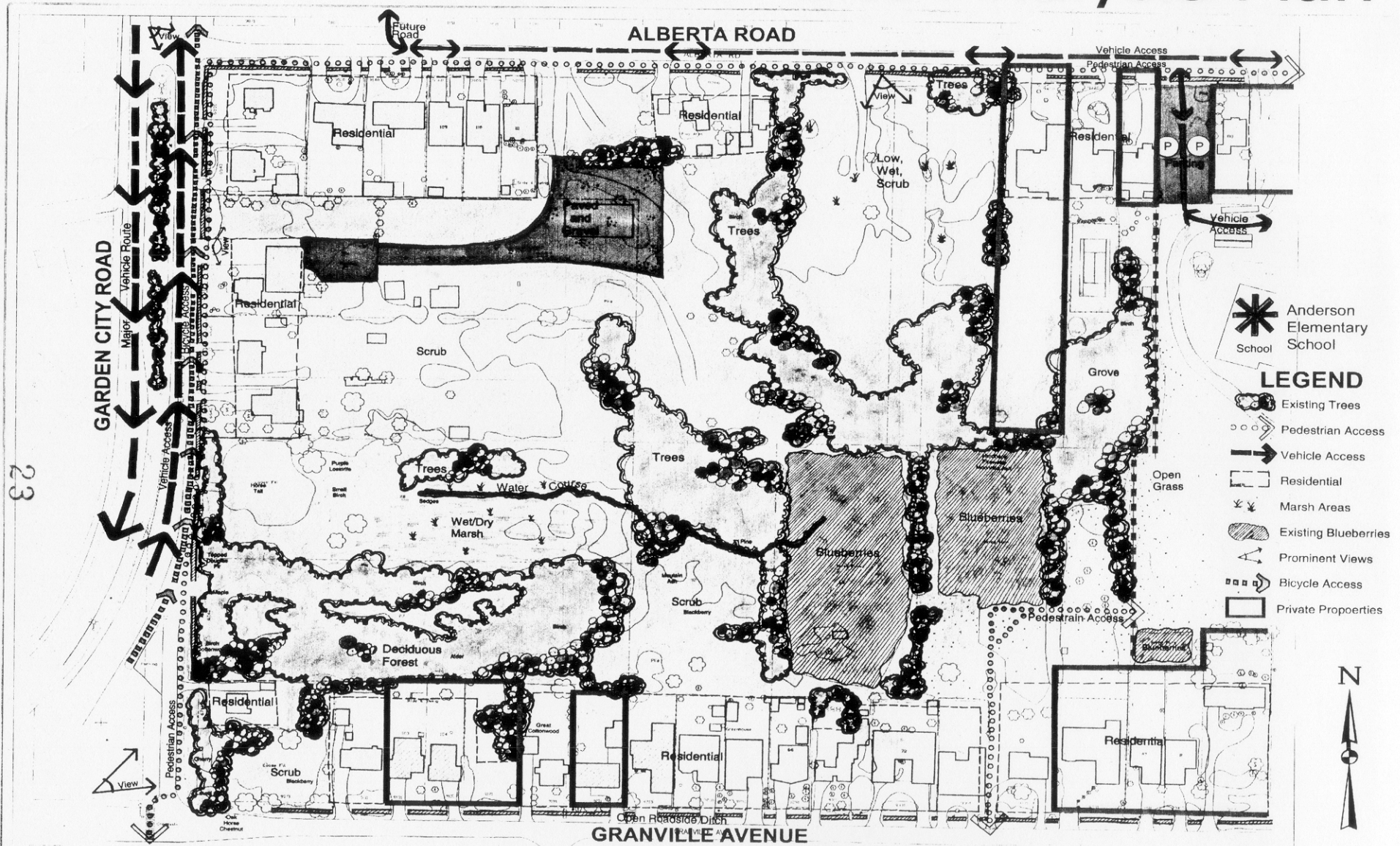


"Anderson Elementary School lies directly east of the City park site, and MacNeill Secondary School will be located on the properties further east, towards No. 4 Road."





# 4 McLENNAN NORTH COMMUNITY PARK - Site Analysis Plan



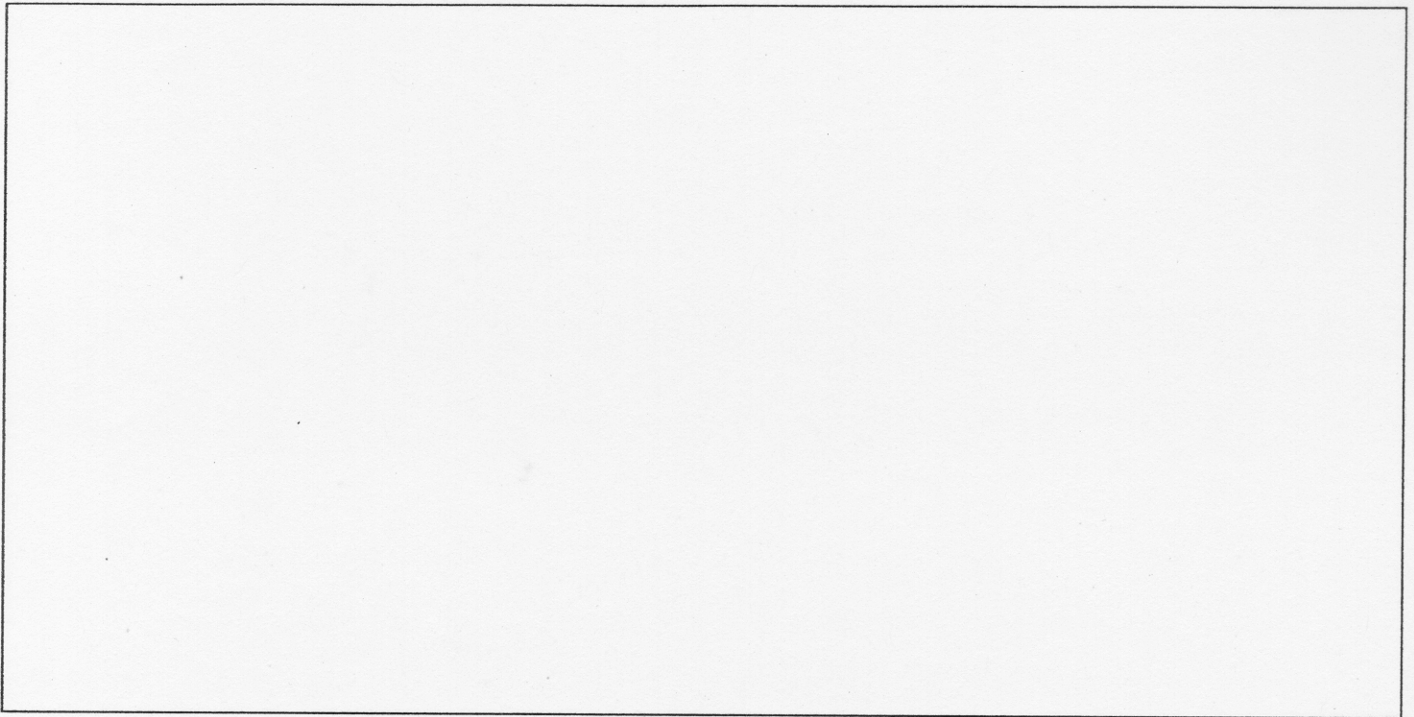
23



**5**

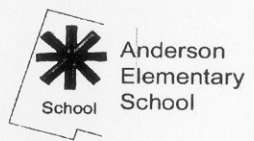
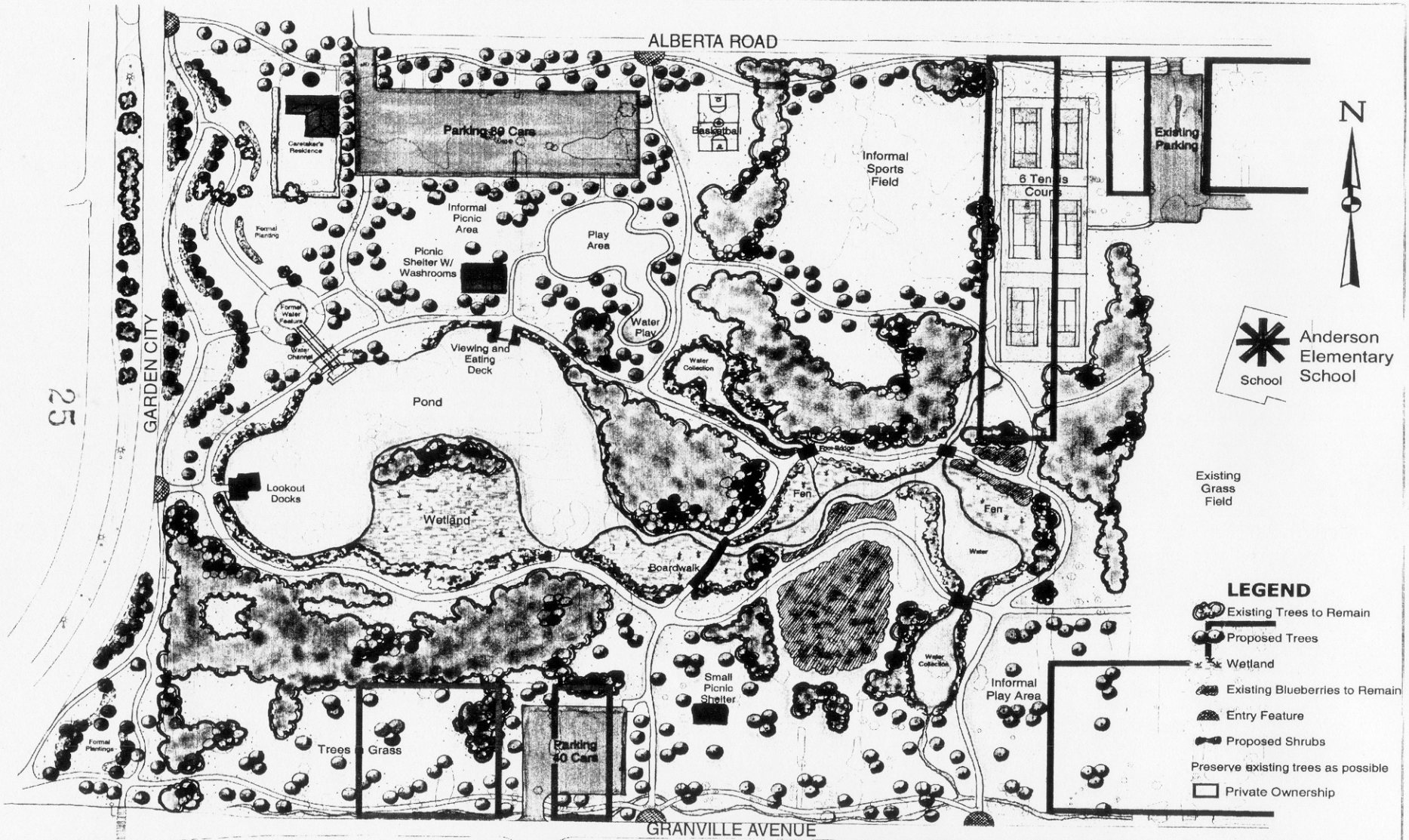
# **M<sup>C</sup>LENNAN NORTH COMMUNITY PARK**

## Site Photos



# 6

# MCLENNAN NORTH COMMUNITY PARK - Preliminary Concept Plan



Existing Grass Field

### LEGEND

- Existing Trees to Remain
- Proposed Trees
- Wetland
- Existing Blueberries to Remain
- Entry Feature
- Proposed Shrubs
- Preserve existing trees as possible
- Private Ownership

Pathway Design Associates Inc.  
 1100 West 10th Street  
 Calgary, Alberta T2M 4K6  
 Phone: (403) 243-1100  
 Fax: (403) 243-1101  
 Website: www.pathwaydesign.com

City of Richmond  
 10000 130th Street  
 Richmond, BC V6V 1G6  
 North McLennan Community Park  
 LANDSCAPE CONCEPT  
 Date: 11/11/11  
 Scale: 1:1000  
 Project No: 11-001



# MCLENNAN NORTH COMMUNITY PARK Project Description

## VISION AND OBJECTIVES

### Vision:

The vision for North McLennan Community Park is as follows:

To develop a highly accessible and visible community park which will enhance the community identity, serve the active and passive recreational needs of McLennan North residents and City Centre users, and promote the long-term environmental integrity of the site.

### Objectives:

The following are objectives for the park:

- design a “jewel in a necklace of parks”
- provide a park which combines a traditional “park-like” atmosphere (treed grassy areas) with a “nature park” character (natural vegetation)
- protect environmentally sensitive resources such as important vegetation; special habitats for birds and other wildlife; and heritage and cultural resources
- provide opportunities for passive recreational use, interpretation and education
- provide opportunities for active recreational use (e.g. children’s play, tennis, basketball, badminton)
- provide access to the site including vehicles, bicycles and pedestrians
- integrate the design with the school sites





# M'CLENNAN NORTH COMMUNITY PARK

## Project Description

### PROGRAMS

The following items have been identified as desirable program elements:

#### Activities:

The identified activities are:

- walking and general viewing
- bird-watching and wildlife-viewing  
(e.g. squirrels)
- informal picnicking
- cycling
- leashed dog walking
- informal active sports  
(e.g. soccer, football, baseball, frisbee)
- tennis
- basketball
- interpretation and education
- special events

Optional facilities dependent on the availability of space (and input) include:

- arboretum
- community garden

#### Facilities:

The proposed facilities are:

- naturalized water features, e.g. pond, wetland, stream
- naturalized plantings
- trees in grass
- formal garden plantings, e.g. flowers
- habitat features, e.g. bird houses, eagle roosts
- viewing facilities, e.g. decks
- bicycle and pedestrian paths
- benches
- playground
- children's water play
- picnic shelter
- informal sports area
- badminton/volleyball area
- outdoor ping-pong tables
- tennis courts
- basketball
- public art
- parking
- washroom facilities
- garbage facilities
- caretaker facilities
- signage (interpretive and directional)





# **M<sup>C</sup>LENNAN NORTH COMMUNITY PARK**

## **Project Description**

### **PROGRAMS**

The following concepts form the basis for the preliminary plan.

#### **Protect Valuable Vegetation**

- As much as possible of the unique vegetation with high habitat values is retained. This includes the pine and birch forest, as well as some of the wetland areas. During detailed design, attempts should be made to retain as many large trees as possible.

#### **Formal Showcase Along Garden City Road**

- The frontage along Garden City Road is treated with grass, trees and formal plantings to provide views into the park and to act as a showcase which will draw people into the park. This includes the triangular parcel in the southwest corner of the park.

#### **Pathways for Multiple Uses**

- There is a hierarchy of pathways to accommodate walkers, bird watchers, dog walkers, wheel chairs, bicyclists, and rollerbladers. These include inner and outer loops and walkways through all portions of the park. The paths provide access into the park from the Garden City greenway.

#### **Water as Integral Feature**

- Water is an integral park feature. A formal pool/fountain in the formal gardens is a focus, and from there the water flows through a channel into the pond. There is one large pond which is linked to a system of water collection ponds, wetlands (including fens), and streams. A fen is a specific type of acidic wetland well-suited for the soils of this site which supports unique plants with limited natural habitats.

# 10

# MCLENNAN NORTH COMMUNITY PARK Project Description

## **Pond Feature Location and Role**

- The major pond feature is located on the west side of the park in a central position. This is the natural low point of the site and provides the largest low area without significant trees for this purpose. The source of water for the pond will include stormwater from the park site. It will likely need to be supplemented with one or more of the following: stormwater from off-site, water from the water play area run through a filter, a well, and/or city water. Richmond engineers have indicated that it may be possible to route stormwater from south of the site into this project. If that is arranged, it will likely be necessary to pass the water through a wetland before it enters the pond. A filtering system for water from the play area could potentially include a vegetative filter. A well could be dug on site to augment the pond water during dry periods. City water will only be used to supplement the pond if the other alternatives are not practical or do not provide sufficient water. It is assumed that the water in the pond will be recirculated for aeration.

## **Active Uses at North**

- Active uses, including: playground, water play area, major picnic shelter, tennis, basketball, and major parking area are located close to each other in the north portion of the park. This area has suitable soils for these purposes, sufficient space, and a good vantage point over the pond feature.

## **Variety of Spaces**

- Spaces are arranged to provide a variety of experiences for park visitors. For example, there are bridges that cross the various water courses and a boardwalk. The pond has different types of decks that will provide opportunities for the public to experience the water.

## **Caretaker Residence in Existing House**

- The caretaker residence is located in one relatively large existing house.



Landscape Architect's Preliminary Order-of-Magnitude Estimate

March 25, 1999  
 North McLennan Community Park  
 Catherine Berris Associates Inc.

Item	Size	Qty.	Extended Amount Low	Extended Amount High
<b>Site Work</b>				
Housing Demolition	lump sum	1	\$ 150,000.00	\$ 200,000.00
Clearing & Grubbing	lump sum	1	\$ 30,000.00	\$ 50,000.00
Preloading for Hard Surfaces	lump sum	1	\$ 150,000.00	\$ 200,000.00
Rough Grading	lump sum	1	\$ 80,000.00	\$ 120,000.00
Pond Excavation	lump sum	1	\$ 150,000.00	\$ 350,000.00
<b>Site Services</b>				
Water Supply	lump sum	1	\$ 50,000.00	\$ 100,000.00
Water Circulation	lump sum	1	\$ 20,000.00	\$ 50,000.00
Irrigation	lump sum	1	\$ 50,000.00	\$ 100,000.00
Water Weirs & Mechanical	lump sum	1	\$ 25,000.00	\$ 100,000.00
Site Electrical	lump sum	1	\$ 20,000.00	\$ 50,000.00
<b>Structures &amp; Hard Surfaces</b>				
Parking Lots Supply & Install	lump sum	1	\$ 100,000.00	\$ 150,000.00
Pathways	lump sum	1	\$ 150,000.00	\$ 250,000.00
Shelter w/ washrooms (incl. servicing)	lump sum	1	\$ 300,000.00	\$ 350,000.00
Picnic Shelter	lump sum	1	\$ 50,000.00	\$ 100,000.00
Bridges	lump sum	1	\$ 80,000.00	\$ 150,000.00
Boardwalk	lump sum	1	\$ 30,000.00	\$ 80,000.00
Overlooks (three)	lump sum	1	\$ 80,000.00	\$ 200,000.00
<b>Landscape</b>				
Soil Placement	lump sum	1	\$ 500,000.00	\$ 600,000.00
Trees, Shrubs & Hydroseed	lump sum	1	\$ 150,000.00	\$ 250,000.00
Wetland & Riparian Planting	lump sum	1	\$ 100,000.00	\$ 200,000.00
Formal Gardens	lump sum	1	\$ 40,000.00	\$ 60,000.00
Establishment Maintenance	lump sum	1	\$ 160,000.00	\$ 300,000.00
<b>Amenities</b>				
Formalized Water Feature	lump sum	1	\$ 150,000.00	\$ 250,000.00
Site Lighting	lump sum	1	\$ 150,000.00	\$ 200,000.00
Signage	lump sum	1	\$ 50,000.00	\$ 150,000.00
Pedestrian Entry Features	lump sum	1	\$ 25,000.00	\$ 100,000.00
Play Area	lump sum	1	\$ 100,000.00	\$ 200,000.00
Water Play (incl. servicing)	lump sum	1	\$ 100,000.00	\$ 200,000.00
Basketball Court	lump sum	1	\$ 20,000.00	\$ 30,000.00
Tennis Court (six)	lump sum	1	\$ 180,000.00	\$ 200,000.00
Site Furniture (e.g. benches, bike racks)	lump sum	1	\$ 50,000.00	\$ 150,000.00
<b>SUB-TOTAL LANDSCAPE</b>			<b>\$ 3,300,000.00</b>	<b>\$ 5,500,000.00</b>
Consulting Fees			\$ 500,000.00	\$ 830,000.00
15% Contingency			\$ 500,000.00	\$ 830,000.00
<b>TOTAL ESTIMATED VALUE</b>			<b>\$ 4,300,000.00</b>	<b>\$ 7,200,000.00</b>

Note: This estimate assumes that the site soil toxins are removed prior to work commencing.  
 The estimate does not account for any off-site servicing (e.g. storm, sanitary, electrical), or for property acquisitions.