



City of Richmond

Report to Council

To: Parks, Recreation and Cultural Services
Committee

Date: September 5, 2013

From: Mike Redpath
Senior Manager, Parks

File: 06-2345-20-
CMUE1/Vol 01

Re: Cambie Road/Mueller Development Park - Public Consultation

Staff Recommendation

That the design concept for Cambie Road/Mueller Development Park, as described in **Attachment 1** of the report, dated September 5, 2013, from the Senior Manager of Parks, be approved.

Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att. 2

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Development Applications	<input checked="" type="checkbox"/>		
Transportation	<input checked="" type="checkbox"/>		
REVIEWED BY DIRECTORS	INITIALS:	REVIEWED BY CAO	INITIALS:
	DW		

Staff Report

Origin

At the February 12, 2013 City Council meeting, the following recommendations were approved:

That:

1. The design concept and proposed program of the Cambie Road/Mueller Development Park, as described in **Attachment 1** of the staff report dated January 16, 2013, from the Senior Manager, Parks, be received for information; and
2. Staff seek public input on the proposed Cambie Road/Mueller Development Park Concept Plan as described in the staff report dated January 16, 2013, from the Senior Manager, Parks.

An Open House was held on Saturday, May 18, 2013 to gain public response to the concept plan for the Cambie Road/Mueller Development Park proposal. This report summarizes the findings of this public consultation event, and the feedback received online via the City's social media network.

Analysis

The Plan

The new park is envisioned as a major focal point for the Capstan Village area of Richmond. The concept (**Attachment 1**) proposes that the park function both as a neighbourhood green space that provides contrast and relief from the busy urban realm, and as a vital and attractive square for public gatherings and community activities. It will offer a diverse mixture of landscapes, programs, activities and amenities for residents and visitors alike to experience and enjoy in a shared setting.

Public Consultation Process

An Open House was held at the Richmond Cultural Centre from 11:00 a.m to 2:00 p.m. on Saturday, May 18, 2013. This event was publicized through advertisements and an article in the local newspaper, and information and a news release on the City's website. Twenty seven residents of Richmond attended the Open House. During this event, attendees were given the opportunity to meet and discuss the project scope and concept drawings with City staff, and the consultant retained by the developer, and a feedback form was available for those interested in providing written comments.

Concurrent to the Open House process, people were also invited to view the material and complete a questionnaire on the Lets Talk Richmond website (www.LetsTalkRichmond.ca.) In total, seventeen surveys were filled out on the Lets Talk Richmond website and four feedback forms were returned at the Open House.

Response to the park proposal was generally favourable and comments are summarized in **Attachment 2**.

Positive comments were received about the:

- Diversity of spaces to support a variety of activities.
- Public Square for socializing, gatherings, and hosting events.
- Mix of ornamental plantings and more naturalistic landscapes.
- Water feature that both assists in stormwater management and functions as a place to explore and enjoy.

Concerns were expressed about a number of issues. They included:

- If there would be enough people living in the area to use and enliven the park.
- Appropriate size of the dog park.
- The proximity of the basketball court to the plaza space.
- The lack of community gardens.

General comments made included:

- The performance area. Will a program of events be organized?
- Park character. Ensure that it reflects its context and history. Make it memorable and inspirational.
- Public plaza requires shade and site furniture to so that it is a comfortable place to visit and inhabit.
- Plant of a variety of trees and shrubs, including evergreens and Rhododendrons.

As a result of this public consultation process, the basic concept and program for Cambie Road/Mueller Development Park remains the same, but details responding to the feedback will be refined and resolved in the next phase of design work.

Next Steps

The emergence of this new park will be the result of a proposal by Polygon Development 192 Ltd. to rezone lands at 8311, 8331, 8351 and 8371 Cambie Road; and 3651 Sexsmith Road from single family detached and auto-oriented commercial uses to high rise apartments and school institutional use. An existing City owned playing field will be sold to the developer for consolidation with adjacent lands to create the new residential project and the new park site.

When the park design progresses through the servicing agreement phase, site frontage design and details will be coordinated between Parks, Engineering and Transportation staff.

Temporary Sales Centre

Via the detailed design process for the first phase of the park, opportunities will be explored, through a licensing agreement, to potentially locate the developer's temporary sales centre on the park site, at the sole cost of the developer, together with the potential for repurposing the building to accommodate one or more of the park's future amenities (e.g., concession, storage,

covered stage). Business terms with respect to potentially locating the sales centre on the park, would be developed as part of a separate licensing agreement and would include but not be limited to access, frontage, and servicing agreements for the sales centre. This proposed licensing agreement will be brought forward to Council for consideration in a separate report.

Financial Impact

The total cost of the park is estimated at \$4.2 million, plus \$200,000 for frontage works and \$358,000 for public art. Prior to rezoning adoption, the developer must enter into a Servicing Agreement for the detailed design and construction of the park's first phase. This phase is proposed to include the plaza, landforming, lighting, tree planting and other landscaping, infrastructure, and related features as required to ensure that the park will be immediately attractive to and usable by local residents, workers, and visitors for general park activities. The value of phase one park construction is \$1.2 million, based on the subject development's total "park construction" DCCs payable. Polygon must have its park construction complete prior to occupancy of its Phase 1. Based on a 2014 construction start, this would likely be in late 2015 or 2016.

Subsequent phases will involve the addition of special amenities (e.g., stage, water features) aimed at enhancing the park and its role in the community. To complete this park, a total amount of \$3.0 million has been proposed in the current Five Year Parks Capital Program from 2016 to 2020.

Conclusion

The Cambie Road/Mueller Development Park will be an important part of the City Centre's emerging system of open spaces. It will function both as a quiet neighbourhood green and as a place for the community to gather, socialize, and entertain, set within the heart of the urban scene. Approval of this report will advance the rezoning application of this project to the Public Hearing stage.

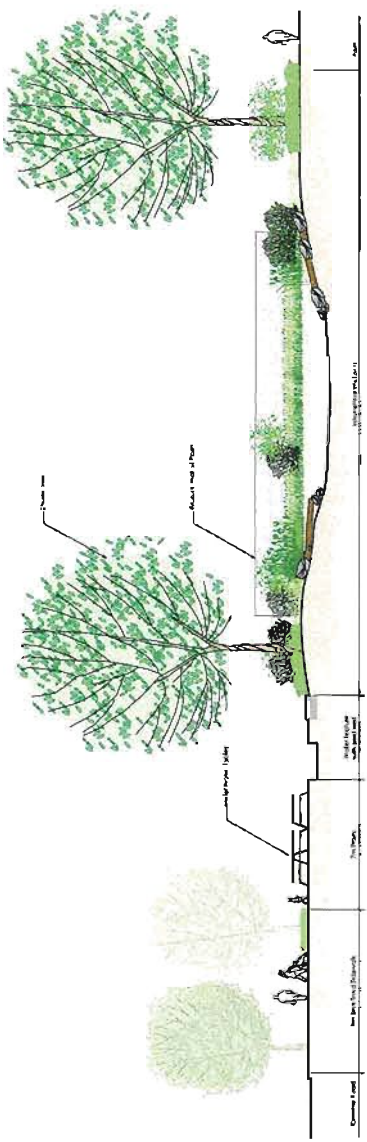
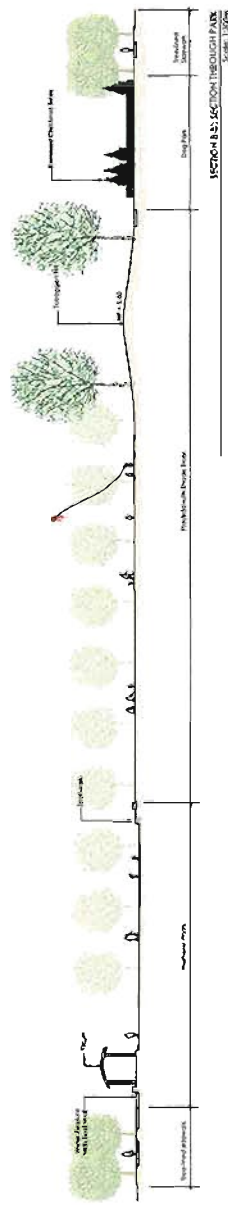
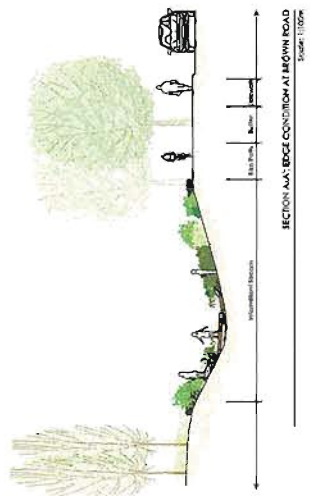


Clarence Sihoe
Park Planner
(604-233-3311)

ILLUSTRATIVE SECTIONS

2

"Eco-amenity" features will figure prominently within the plan for this new park. Rain gardens and bioswales will be designed to take the places of some conventional on-site storm water management features for a variety of benefits: enhanced habitat, slowing of infiltration, recharging of the water table, filtering of run-off, enjoyment of the natural systems in the urban environment. There will also be space for a large lawn area, as well as a multi-use plaza.



- 1 2012/13 Construction
- 2 2013/14 Construction
- 3 2014/15 Construction
- 4 2015/16 Construction
- 5 2016/17 Construction
- 6 2017/18 Construction



Project: Mueller Park

Drawn By: JAE
 Checked By: JAE
 Date: 11/10/12
 Scale: AS SHOWN
 Drawing Title: Phase 2 Sections

Number: 12077
 Date: 11/10/12
 L-2 of 5

3

PHASE ONE OF PARK CONSTRUCTION

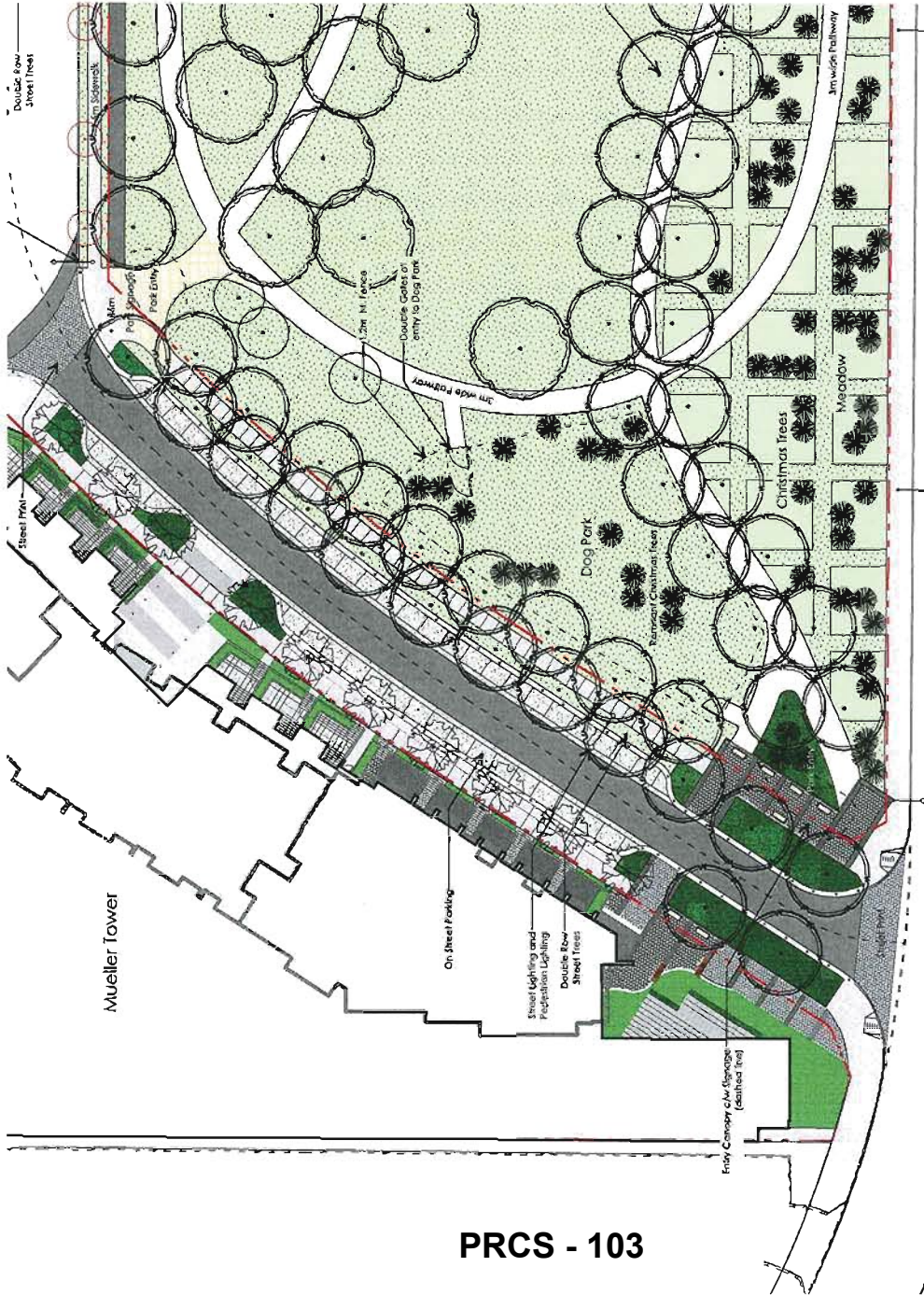
Phase one of park construction is proposed to include the plaza space, landscaping, lighting, tree planting and other landscaping, pathways and a off leash dog area.



4

PHASE ONE OF PARK CONSTRUCTION

Phase one of park construction is proposed to include the plaza space, landscaping, lighting, tree planting and other landscaping, pathways and a off-leash dog area.



- 1. 10/28/11 Construction
- 2. 10/28/11 Construction
- 3. 10/28/11 Construction
- 4. 10/28/11 Construction
- 5. 10/28/11 Construction



Project:	10/28/11
Client:	City of Richmond
Location:	10/28/11
Scale:	10/28/11
Author:	10/28/11
Checked:	10/28/11
Drawn:	10/28/11
Reviewed:	10/28/11
Approved:	10/28/11
Project No.:	10/28/11
Sheet No.:	10/28/11
Sheet Title:	10/28/11
Project Name:	10/28/11
Project Location:	10/28/11
Project Description:	10/28/11
Project Status:	10/28/11
Project Start Date:	10/28/11
Project End Date:	10/28/11
Project Budget:	10/28/11
Project Manager:	10/28/11
Project Team:	10/28/11
Project Contact:	10/28/11
Project Phone:	10/28/11
Project Email:	10/28/11
Project Website:	10/28/11
Project Address:	10/28/11
Project City:	10/28/11
Project State:	10/28/11
Project Country:	10/28/11
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Project Latitude:	10/28/11
Project Longitude:	10/28/11
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Project Surface Area: 10/28/11

PRCS - 103

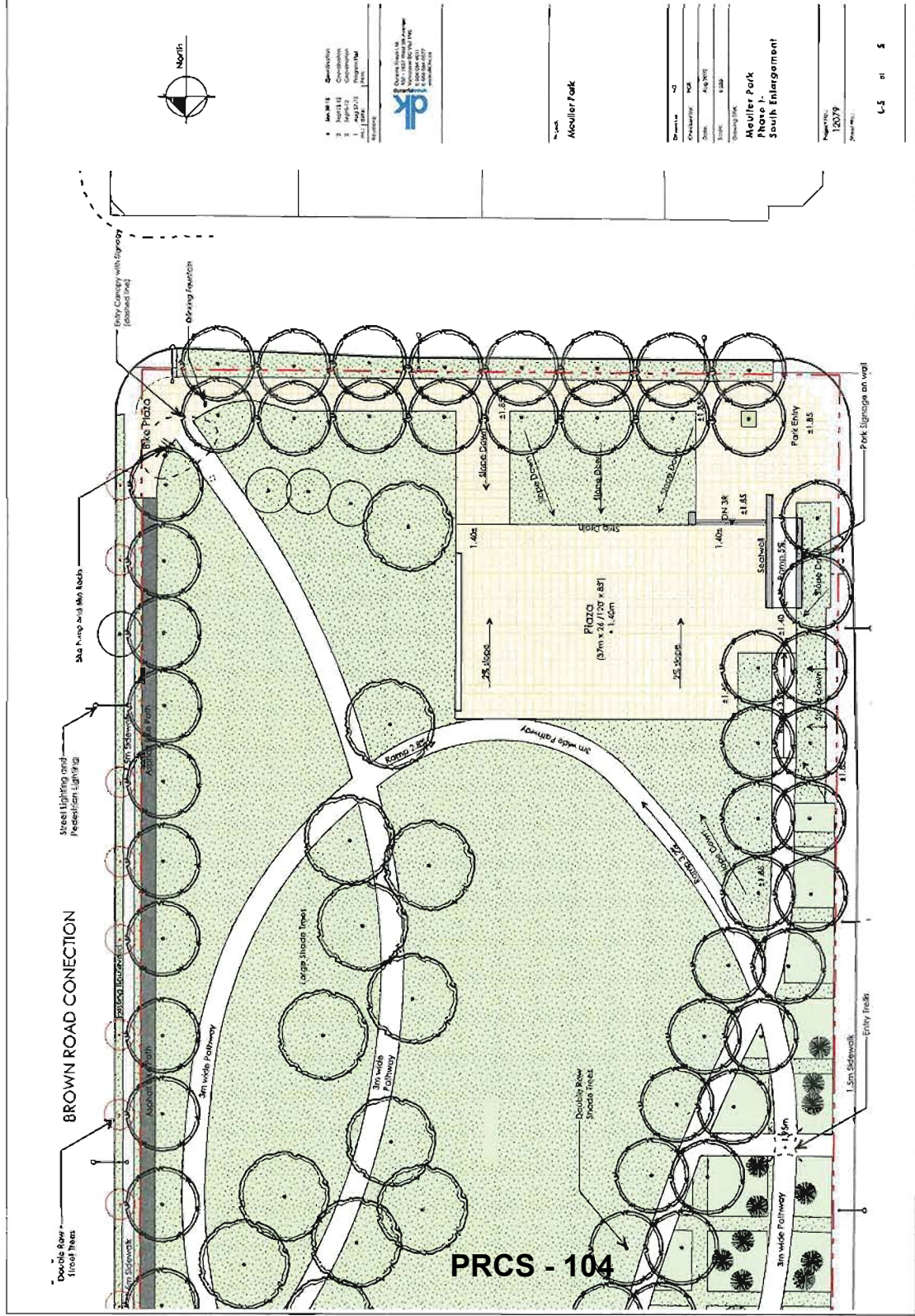
Proposed New City Centre Park

CITY OF RICHMOND
MAY 2013



5 PHASE ONE OF PARK CONSTRUCTION

Phase one of park construction is proposed to include the plaza space, landscaping, lighting, tree planting and other landscaping, pathways and a off leash dog area.



6

CHARACTER IMAGES

Thinking about the new park has been inspired in part by work done in other places. Details will be refined in the next phase of design work.



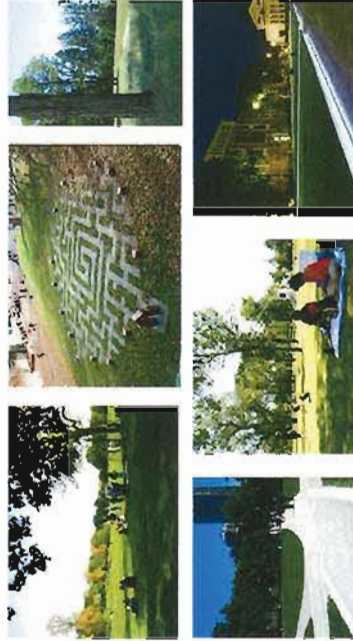
Art for Play

Adventure Play



PRCS - 105

Public space



Open Spaces & Paths



DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
45-1107 AVENUE AVENUE, VANCOUVER, B.C. V6T 1M6
TEL: 604-271-1111
WWW.DURANTEKREUK.COM

MUELLER PARK - CHARACTER IMAGES

L01

DATE: May 6 2012
DRAWN BY: EN
PROJECT NUMBER: 11007

CITY OF RICHMOND
MAY 2013

Proposed New City Centre Park



7 CHARACTER IMAGES

Thinking about the new park has been inspired in part by work done in other places. Details will be refined in the next phase of design work.



Places to Sit



Art in the Park



Interpretive Signage



Surface Stormwater Management



MUELLER PARK - CHARACTER IMAGES

L02

DATE May 8 2013
DRAWN BY
PROJECT NUMBER 11007

CITY OF RICHMOND
MAY 2013

Proposed New City Centre Park



CHARACTER IMAGES

8

Thinking about the new park has been inspired in part by work done in other places. Details will be refined in the next phase of design work.



Concession Pavillion



Public Plaza



Winter Play Toboggan Hill



Dog Park Amenity

PRCS - 107



MUELLER PARK - CHARACTER IMAGES

DATE: May 9 2012
DRAWN BY: AG
PROJECT NUMBER: 11027

L03

Cambie Road/Mueller Development Park

May 18, 2013

Public Consultation Summary: Feedback Forms and Let's Talk Richmond Comments

The features of the proposed design that I liked the **most** are:

- Bike way for kids.
- Kids play area.
- The wetlands maintain Richmond's identity of its original landscape.
- Large open spaces, and areas enabling the presentation of public art and music.
- Accommodating area for families and pet owners.
- An area designated for people to assemble in front or potential cafe and rooftop structure.
- Location is great!
- The stage. The inclusion of a plaza for hopefully outdoor gathering of music, dance and plays. Will there be seats there?
- Space for different activities and all ages.
- Opportunities for generational activities and for solitude.
- Natural looking area with logs, boulders, trees. The green "heart".
- Small pond. Abundance of trees.
- Toboggan hill.

The features of the proposed design that I liked the **least** are:

- Need to slow down traffic along Brown Road south.
- Traffic light needs to be on corner of Brown and Cambie to avoid potential traffic accidents with elderly and kids.
- Part of the design discusses sidewalks, where pedestrians are close to road traffic and bike lanes on the inside. Not convenient for cyclists and pedestrians. I would suggest that the bike and pedestrian lanes be swapped so that there is a transition of the flow of traffic: vehicle, bike, pedestrian.
- The dog park appears to take up a very large area. The dog park, only because I don't have a dog.
- Proposed basketball court in the open plaza space.
- Performance area.

I have the following additional comments on the overall proposed design for the new City Centre Park:

- Kid area should be further in park.
- Mosquito consideration for water feature.
- Slope/barrier should be erected to avoid traffic running into park along Brown Road and Hazelbridge Way.

- A safety concern for the accessing the park. Cambic Road is a busy corridor, it may need to slow down traffic for children and seniors.
- Generally well designed but knowing how developers try to change the plans once they get planning permission I will believe this park will be when it is there!!!
- Please ensure proper signage for bike/walking paths.
- Since the park is for everyone, it is necessary for city to install parking space for the park.
- All trees are too boring. Why not build in some fantastic gardens.