



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: Councillor Harold Steves, Chair
Community Services Committee
DATE: June 7th, 2000
FILE: 2325-20-015
RE: STEVESTON PARK UPGRADE PLAN AND PHASE ONE CONSTRUCTION APPROVAL

The Community Services Committee, at its meeting held on Wednesday, May 24th, 2000, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION

- (1) *That the Steveston Park Upgrade Plan (as detailed in the report dated May 3rd, 2000, from the Director, Parks), be approved as the guide for future development of Steveston Park.*
- (2) *That the expenditure of \$435,000 (from the 2000 Parks Capital Budget, Account No. 45853), be approved for the purposes of commencing construction of the priority items listed in Schedule A (attached to the report dated May 3rd, 2000, from the Director, Parks).*
- (3) *That staff work with the Tram Society to review options for relocating the tram to a more permanent site in Steveston and report back with these options to Council by October, 2000.*
- (4) *That the Steveston Park Upgrade Plan include provision for a swimming pool.*

Councillor Harold Steves, Chair
Community Services Committee

Attach.

VARIANCE

Please note that the Committee added Recommendation No. 4.

STAFF REPORT

ORIGIN

In early 1994 the City acquired the rail corridor through Steveston Park from the Canadian Pacific Railway Company. The rail tracks were subsequently removed and soon after the Steveston Society approached the City with the request to develop a park plan that would both integrate the former rail bed into the park and provide overall guidance for upgrading the park. Staff had begun the planning process in 1996. However, with the other public issues such as the proposed redevelopment of the BC Packers site occurring at that time it was determined that the planning process should be delayed to limit the possible confusion with the other public meetings. The project was then approved by Council as part of the Parks Department's 1998 Work Program. Work began on this project in Fall of 1998.

This report outlines the planning process to date, presents the Steveston Park Upgrade Plan, recommends a set of priorities for development, and makes recommendations with regard to specific user interests and concerns.

FINDINGS OF FACT

Steveston Park Background

Steveston Community Park located at the corner of No. 1 Road and Moncton Street is a 29 acre park that has been the centre of recreation within Steveston for many years. From the park's beginning in the late 1940's through to the construction of the Japanese Cultural Centre, the site now offers a wide variety of indoor and outdoor activity for community use. As with other community parks, Steveston Park not only acts as a community and City wide park, but also functions as a neighbourhood park for residents in the immediate area. In addition, due its location within the tourist destination of Steveston Village, the park is also visited by users from outside of Richmond.

The population of the Steveston planning area is 22, 472 (1999) and has seen an increase of 7.36 % over the last three years. With potential for future residential development in Steveston, particularly in the immediate vicinity of the park on the former B.C. Packers site, as well as the Trites and London-Princess industrial areas and Southcove Lot C, it is expected that there could be up to 3678 more people living in the area. This in turn will undoubtedly increase the demand for recreation and leisure services in the area.

The Planning Process

The planning process was initiated in late 1998. Staff worked closely with the park committee to review the existing park site and create a vision for the future of the park. The Society shared in the cost of hiring a landscape architecture firm, Phillips Farevaag Smallerberg, to help develop the plan. A number of different venues were used to gather public input about Steveston Park and the Upgrade Plan. These included ongoing meetings with a park subcommittee of the Steveston Society; two focus group meetings with special interest groups associated with the park; two sets of questionnaires; and a public open house advertised in the newspaper, community centre, and by direct mail to the adjacent land owners.

A summary of the planning process is outlined below:

1. Formation of working committee- Fall 1998
2. Identification of key issues and opportunities
 - 150 responses to public questionnaire
 - 1st Focus group meeting-October 13,1998
3. Preparation of design options – Preferred option chosen
4. Interim update
 - Steveston Community Society
 - Community Services Committee 2000
5. Public Open House March 1, 2000
 - 75 responses to questionnaire
6. Further refinement of Upgrade Plan
7. Presentation of Upgrade Plan for approval
 - Community Services Committee
 - Council

Public Input

The purpose of the first questionnaire and focus group meeting was to gather from park users information such as their concerns, what they valued about the park, and what improvements they would like to see. There was a strong consensus that people really “like” Steveston Park and that there is a strong community attachment to it. The playground was the most popular amenity with people also coming to the park to walk, sit and relax, and to attend special events like Salmon Festival. The greenness of the park, including the trees and the open grass spaces was often mentioned. Concerns revolved around the low levels of maintenance, vandalism, late night activity, the lack of lighting, and the safety and amount of play equipment. Improvements were recommended for the play area, for better access to the pool with longer hours, and for increased safety. Specific interest group comments included preserving the location of the ballpark, maintaining the tram in the park, keeping the pool, and making the park safer for seniors.

In April 1999 the preliminary concept plan was presented to Community Services Committee, the Steveston Society, and to the Aquatic Services Board. Unfortunately a misunderstanding about the short term and long term intentions with regard to the swimming pool, resulted in a series of letter writing campaigns to Council and the local newspapers in the Summer and Fall of 1999. A second meeting with the Aquatic Services Board on February 22, 2000 was more successful and the Board was pleased to see that there would be no major changes to the pool in the short term. The Aquatic Services Board clearly indicated that it is essential that an aquatic facility (whether it be new or refurbished) be integrated into any long term plan for Steveston. It was also determined at that meeting that a representative from the Aquatic Board would sit on the Steveston Park planning committee.

The revised Upgrade Plan was also presented to the second focus group on November 25th, 1999. There was strong support for the majority of the planning principles, however, specific groups had concerns with the proposed changes to their specific facilities in the park. An example of this is that the Men’s Fastball representatives wish to preserve their privacy and did not like the idea of visually opening up the diamond by pruning the vegetation or removing parts of the high cedar hedge. The pool representative continued to be concerned about the fate of

the pool and the representatives from the Tram Society were very concerned about the proposal to relocate the tram off the park site.

The next step in the planning process was the Public Open House at which the Upgrade Plan was presented. The next section of this report describes the plan, the results of the Open House questionnaire, and presents the recommended final plan for approval.

ANALYSIS

The Steveston Park Upgrade Plan

The Steveston Park committee initiated the design process with the premise that Steveston Park has many amenities that are well loved by the community. The main impetus for developing a upgraded plan for the park was the removal of the former CPR tracks. The tracks were perceived to split the park into two resulting in poor visual and physical access between the two sections. This split has also resulted in all the major building and facility developments occurring along Moncton Street thus further dividing off the northern section. For the existing site plan see Attachment One. The main goals of the park plan are to unify the north park with the south park visually, spatially, and physically; create a focus for the park; and enhance the existing facilities.

The resultant Upgrade Plan differs in its format when compared to the park master plans that have been developed in the last ten years for other community parks in Richmond. This is due in part to the expectation that there may be limited funding sources in the near future (vs. the federal infrastructure grants that were available for King George Park) and that there is a potential for redevelopment or expansion of key building facilities in the future. Rather than one final Master Plan being presented for Council approval, the Steveston Park planning committee has developed an Upgrade Plan that focuses on establishing:

- a) long term planning principles;
- b) an overall concept/vision; and
- c) short term implementation plan and construction priorities for 2000.

A. Long-Term Planning Principles

1. *Improve the pathway system*
 - create a series of loop trails
 - upgrade rail right-of-way to a major pedestrian and cyclist greenway through the park
 - retain a portion of the existing railway track as part of the heritage landscape and integrate it into the main pathway
 - enhance Moncton Street with broader sidewalks and a series of pedestrian crossings
 - enhance linkages to neighbourhood and proposed BC Packers site
 - enhance the Chatham Street connector to better link the Park to the Village and onto Garry Point Park (an opportunity may arise with a potential redevelopment of Army, Navy, Air Force Veteran site on Number 1 Road)
 - construct an interior promenade (sidewalk) north of the trees connecting the Millennium corner project with the community centre
2. *Enhance the park landscape*
 - Open view and connections by:

- selectively pruning plant materials
 - removing or relocating storage and caretaker buildings
 - removing fencing along the rail corridor
 - removing tennis concrete walls
 - relocating or removing tram building(s) after restoration is completed
 - opening up views into pool area
 - replacing overgrown or inappropriate plant material.
 - enhance the Japanese garden as a special park feature
 - add community based public art
 - design site furnishings such as benches, paving and lighting to create a unified park character
3. *Create a central open space- a heart to the park*
- create a major focal area in the park linking the buildings, park walkways and facilities to a central open space
 - link this directly to the proposed public facilities and spaces in the BC Packers site
 - create a festival plaza/civic commons that can spill into an open field area. Program this to become a hub of activity and a place for celebration. This is a long term goal that ideally would be located in the area of the existing swimming pool.
 - design a recreational building precinct that looks at combining and sharing facilities when the future expansion of the community centre is considered and the life span of the pool is completed
4. *Enhance park activities*
- review park programming regularly to accommodate future community needs
 - spaces should be designed to have multiple purposes
 - expand the children's play area north and create a new water play facility
 - balance active and passive needs

B. The Steveston Park Concept/Vision

A sketch plan was developed based on these planning and design principles. This plan provides a long-term guide to how the park could be developed (Attachment Two). Due to the unknowns surrounding the lifespan and potential expansion of a number of major building facilities it is recognized that some of the proposed designs in the Vision may need to change over time to respond to new community needs. However, the overall principles, if approved by Council, should guide any new plans.

Steveston Park Outdoor Swimming Pool - Implications

Within the long-term plan to create a focus to the park, open up vistas to the north, and to establish a better relationship between all the facilities, it was determined that a central open space in the future would be ideally sited in the location of the existing swimming pool. Civic Properties is presently conducting a 'facility condition assessment' on the pool and auxiliary buildings. The possibility of replacing or relocating the aging outdoor swimming pool facility when its lifespan is complete should be considered with regard to overall City aquatic needs. This would require more complete study and consultation with the community. If it is determined that a facility is needed then options could include replacing it elsewhere in the park or incorporating it within a new community/recreation centre complex in order to share washrooms, change rooms, staffing, and other resources.

Interurban Tram - Implications

In 1995, as a result of the need to relocate the tram from the BC Packers site, the Steveston Interurban Tram Society with the assistance of the City and the Steveston Society, moved Tram 1220, a historical tram, to Steveston Park. Since then the Interurban Tram Society has been actively restoring the tram with the intent that it will be fully operational in the Steveston area one day. It was anticipated that full restoration would take 2 to 5 years (Year 2000) to complete.

The Tram Society put forward a proposal in the 1996 Steveston Interurban Restoration Society Business Plan to make this site their permanent home for storing the tram in a car barn, constructing a replica of a CPR station on the site, and reinstating the track to the east boundary of the park to allow the tram to run through the park. This Business Plan was presented as part of a staff report to General Purposes Committee in July 11, 1996. At that time Council referred the Business Plan to the Steveston Society for their consideration as part of the present Steveston Park Plan planning process.

Since 1996 the population of Steveston has grown and will likely continue to grow with the potential residential redevelopment of areas such as the BC Packers site, Trites Road and London/Princess industrial areas. This, in turn, will increase the demand for open space. The Steveston Society and the park committee reviewed these long-term trends together with the goals of integrating the park and developing a major pedestrian corridor, and have determined that Steveston Park is not the appropriate site for permanently storing or running the tram. The proposed Bayview Avenue extension in the BC Packers site has been designed to provide the necessary width and turning radii that would allow a tram to run on it.

The historical value of the tram and the efforts made to restore the tram to operational condition are recognized and supported by the park committee, therefore, the following recommendation was made:

That Council direct staff to work with the Tram Society to review options for relocating the tram to a more permanent site and report back to Council by October, 2000.

C. Short Term Implementation Plan And Construction Priorities For 2000

A series of priorities for development were established by the working committee and reviewed by the public at the Open House. These priorities include:

1. *Upgrade the former rail corridor as a major pathway through the Park*
 - asphalt the surface
 - develop the trail around the temporary tram buildings
 - fill in the ditch
 - if possible open sides of tram building for public viewing
2. *Improve integration of north and south areas by:*
 - removing fence behind tennis court building
 - removing fence and gate west of Japanese Canadian Cultural Centre
 - opening up views by selectively pruning, removing, relocating vegetation
 - replace a portion of swimming pool concrete wall with a more open fence design and replace dense vegetation
3. *Enhance landscape between buildings and along Moncton Street*

- replace overgrown or dense vegetation
4. *Develop continuous perimeter pathways*
 - construct the path along the east and north side of the park
 5. *Upgrade the lacrosse box* to address immediate safety concerns
 6. *Integrate the Steveston Society Millennium project* (entrance into the park) and the park paths

The cost associated with these priorities are outlined in attachment four.

Over 90 people attended the March Public Open House and 75 questionnaires were filled in. There was support for the plan, however, there was an obvious clustering of comments from the residents along the east and north east edge of the park who were concerned about increased parking in their area and increased foot traffic beside their houses with the new paths. The plan sketch shown in this report (Attachment Two) was modified in response to some of the concerns and suggested improvements made by the participants.

Analysis Summary

This report has presented a summary of the planning process and the Upgrade Plan. Staff is recommending:

That Council receive and approve the Steveston Park Upgrade Plan presented in this report as the guide for any future development in Steveston Park; and

That Council approve the expenditure of \$430,000 from the 2000 Parks Capital Budget, Account No. 45853, for the purposes of commencing with construction of the priority items listed in Attachment Four.

The Steveston Park Open House presentation is attached to this report. Upon approval by Council of the Steveston Park Upgrade Plan, this presentation will be reformatted to become a report/ plan that will act as a stand alone document that the Steveston Society and the City can refer to for any future development of the park.

FINANCIAL IMPACT

Council has approved a budget for Steveston Park of \$430,000 in the 2000 Parks Capital Budget Account No. 45853. Attachment Four outlines the work to be accomplished in Phase 1. Staff is requesting that the City crews, who have expertise and are efficient at typical park construction such as drainage, paving and horticulture, commence work on Phase 1 this summer. The Steveston Millennium corner project will be constructed primarily by contracted forces due to its speciality items such as the water feature. Attachment Five outlines the total cost of developing Steveston Park as per the Upgrade Plan. Not included in this cost is the construction or upgrading of the pool or any of the major building facilities.

CONCLUSION

Steveston Park is greatly valued by the residents of Steveston, as well the larger community of Richmond and visitors from other areas in the Lower Mainland. The goal of developing the Steveston Park Upgrade was to build upon its positive attributes by integrating the former CPR rail corridor into the park, opening up the north side of the park, upgrading aging facilities, and

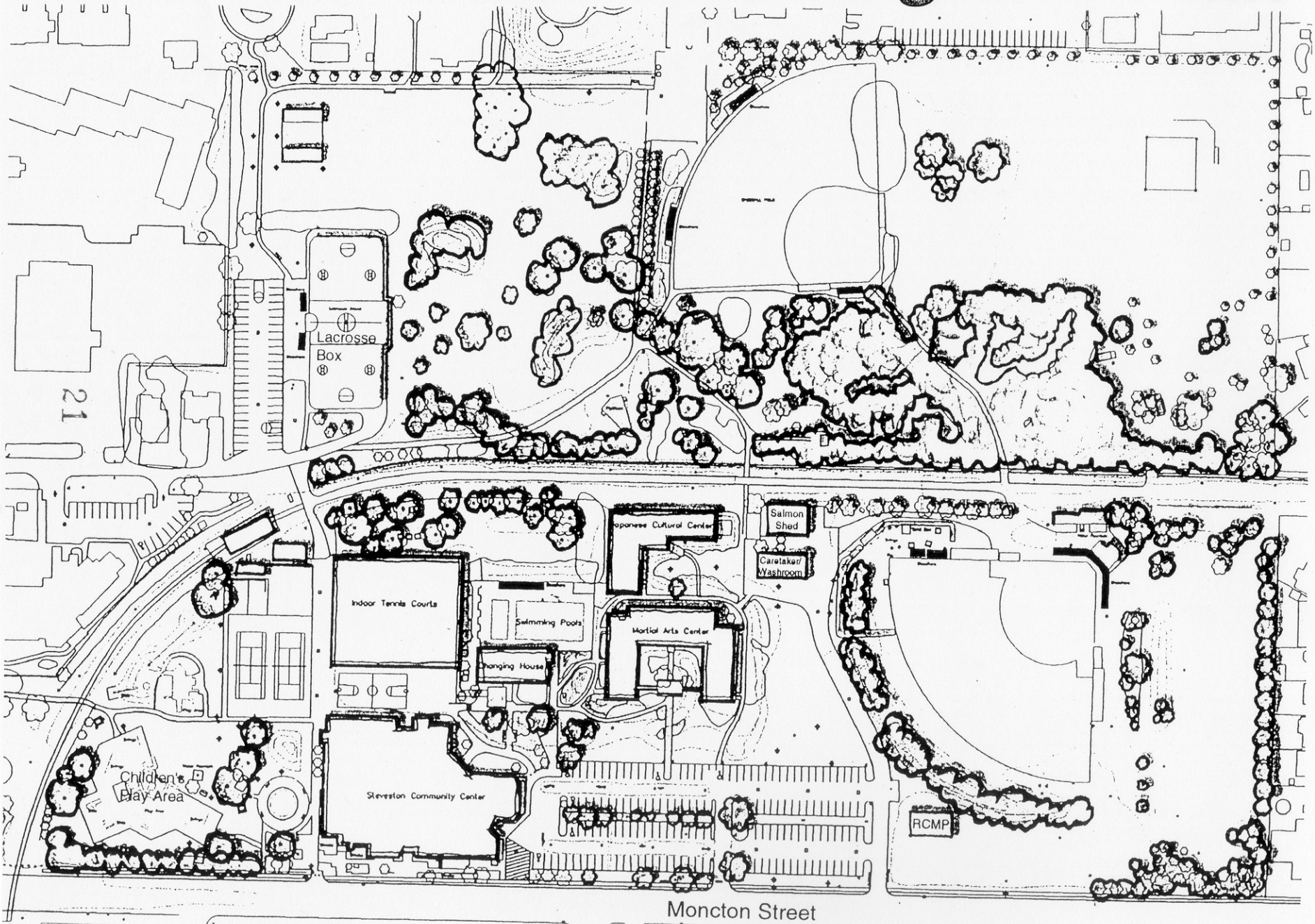
July 26, 2000

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enhancing the landscape. Priorities have been established for the first Phase of construction to commence this summer. Staff is requesting that Council approve the overall Steveston Park Upgrade Plan and the expenditure of \$430,000 for Phase One Construction.

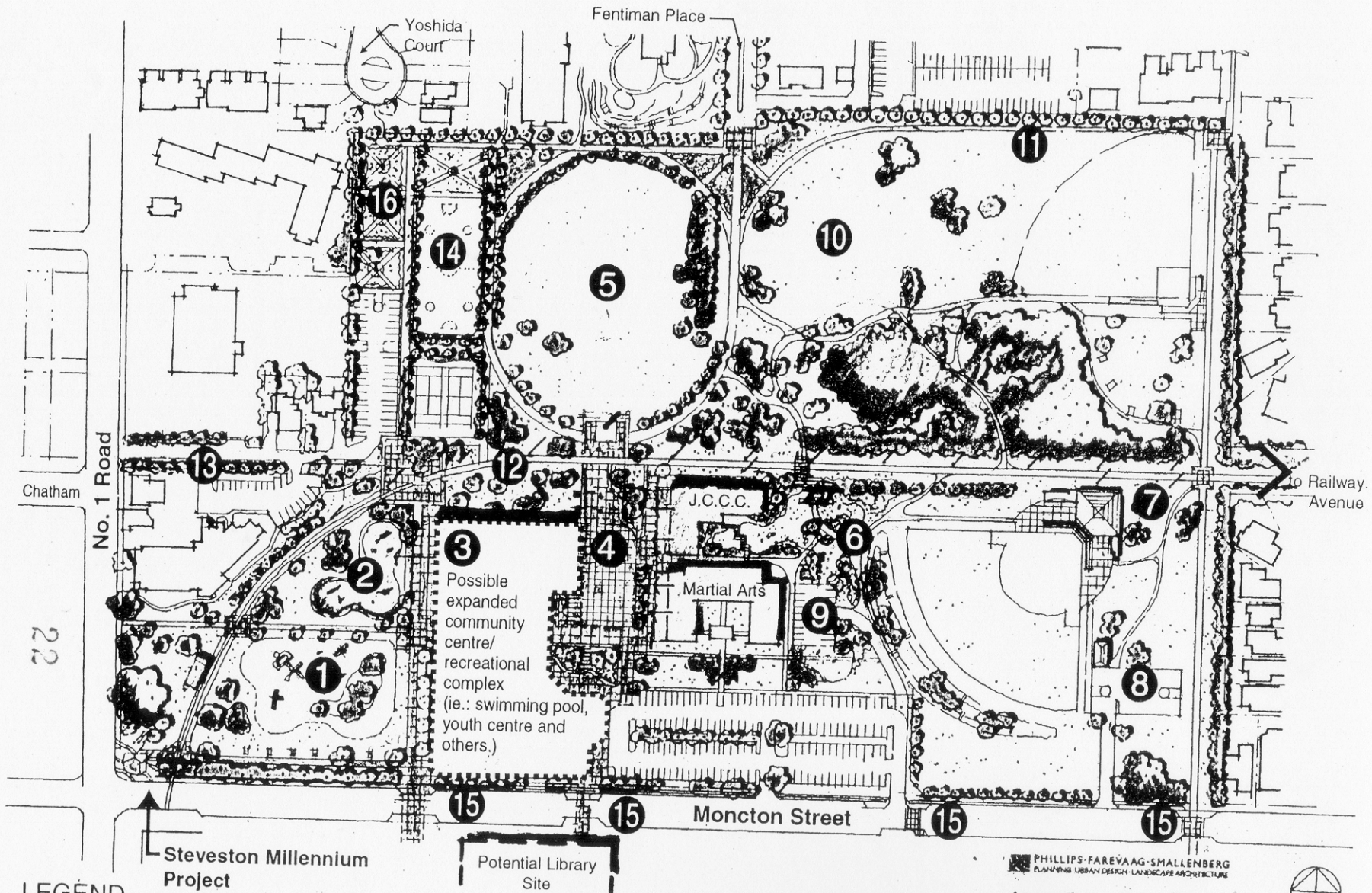
Yvonne Stich
Park Planner

Steveston Park - Existing Site Plan



Attachment

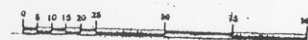
Steveston Park - Long-Term Vision



LEGEND

- | | | | | |
|---------------------------------|--------------------------------|-------------------------------------|---------------------------------|--|
| 1 Expanded Children's Play Area | 4 Festival Plaza/Civic Commons | 7 Caretaker/Washroom Relocation | 11 Continuous Perimeter Pathway | 15 Connections to proposed B.C. Packers waterfront trail |
| 2 Waterplay Area | 5 Festival Field | 8 Possible Parking/Basketball Court | 12 Main Promenade | 16 Community Garden |
| 3 Community Recreation Complex | 6 Expanded Japanese Garden | 9 New Parking (20 stalls) | 13 Chatham Street Connector | |
| | | 10 Informal Field | 14 Lacrosse Box/Tennis Courts | |

PHILLIPS-FAREVAAG-SMALLEMBERG
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE



Steveston Park Upgrade Plan

***Open House
March 1, 2000***

***Welcome to the open house. Thank
you for taking the time to attend.***

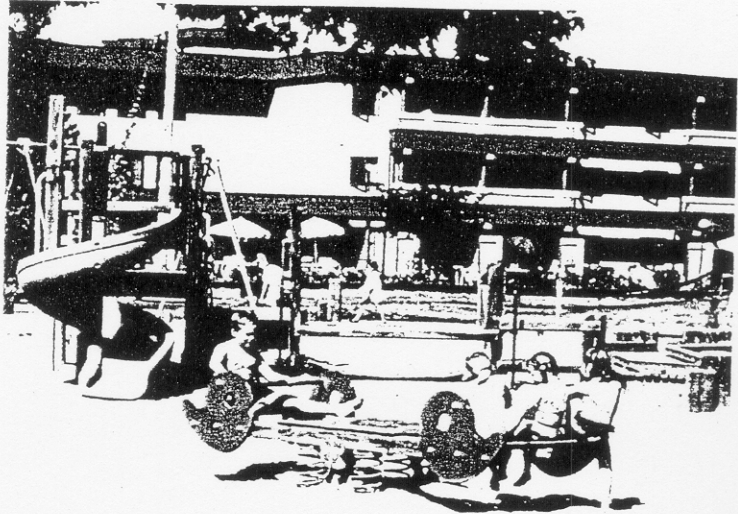
***Steveston Society Park Committee
members, City Staff, and the
consultant are on hand to answer any
questions you may have.***

***After reviewing the display panels
please fill in the survey:***

What's working well...

The Playground

The playground is large and its proximity to the Village makes it very attractive for both local and City-wide users.



Community Tree Grove

An attractive, heritage tree grove planted by the community in 1979. It has created an area of mature trees and vegetation.



Passive Open Green Space / Mature Trees



The Existing Site

Key Issues and Opportunities

Through the consultation process with members of the community, key issues and opportunities have been identified. Generally, responses have indicated an overall appreciation of the park and its current facilities, but many suggestions for improvements have been put forward.

The Planning Process

Working Committee formed Fall 1998

- Steveston Society Reps.
- City Staff
- Consultant Landscape Architect



Key Issues and Opportunities Identified



Questionnaire at Centre • 150 Responses received
Further issues and opportunities identified



October 1998 – 1st Focus Group meeting
• Input re: Key issues and opportunities



Design options developed and refined



Preferred Plan chosen



Spring 1999 Interim Plan: Update

- Steveston Society Board
- Community Services Committee
- Aquatics Board



September 1999 – Phasing Priorities established



November 25, 1999 – 2nd Focus Group Meeting

Plan revised to show:

- Long Term Planning Principles
- An overall Vision Plan
- Short-Term Implementation Strategy

Next Steps in Process

Public Open House on March 1st, 2000



Further refine the Plan



Presentation for approval to Community
Services Committee and Council

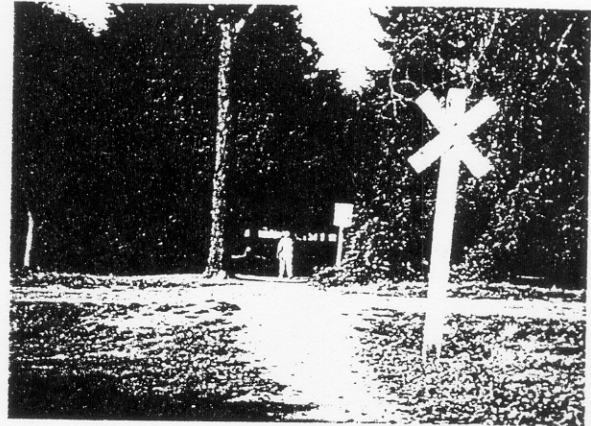


Detailed drawings of Phase I



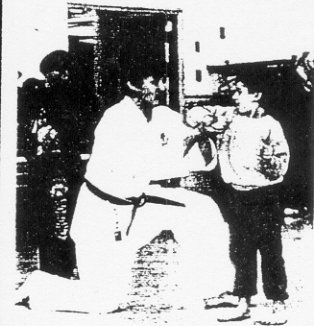
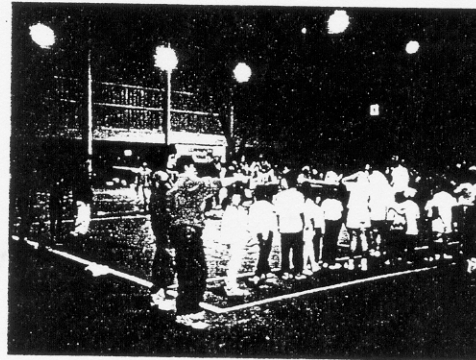
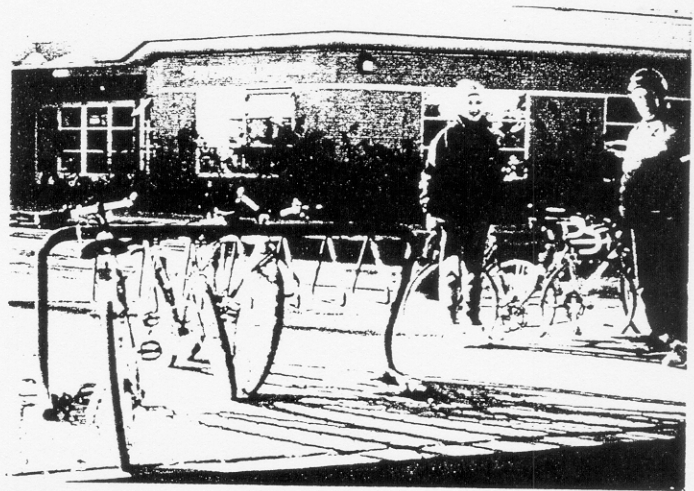
Upon budget approval, construction
in early Summer 2000

Existing Pathways



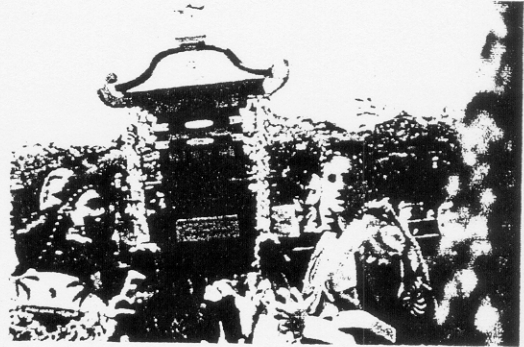
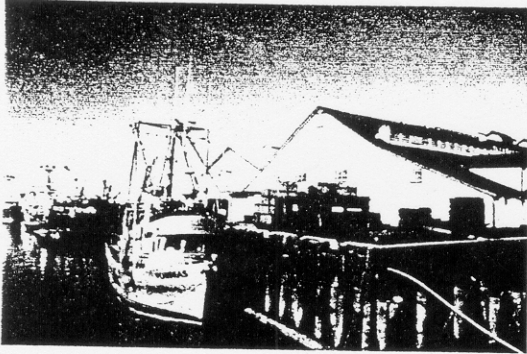
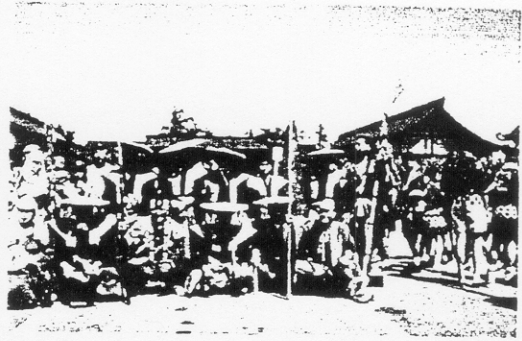
Facilities

- *Steveston Community Centre*
- *Japanese Cultural Centre*
- *Martial Arts Centre*
- *Swimming Pool*
- *Fastball/Softball Facilities*
- *Lacrosse/Road Hockey Box*
- *Indoor Tennis Courts*



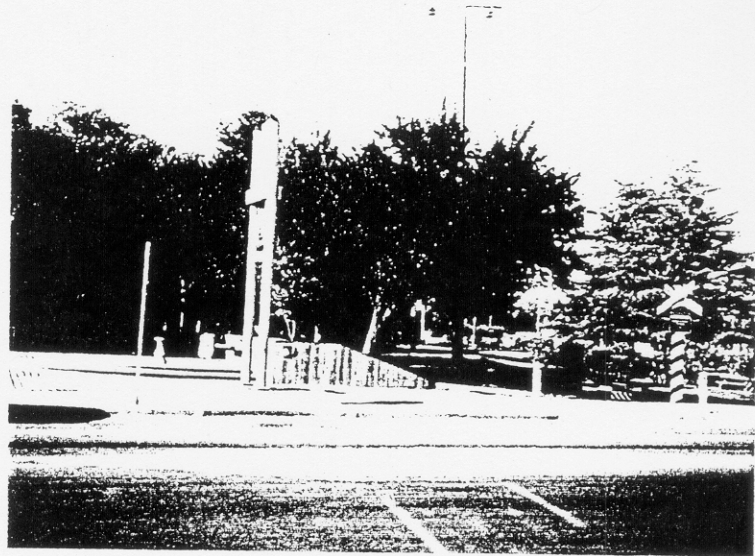
*Eagle's Nest
Ensure that the eagle's nest is
not disturbed in any future
development.*

*A Sense of Tradition
Located adjacent to the
commercial Village of Steveston,
the park helps to develop a strong
sense of community. Elements in
the Park and in the facilities reflect
this sense of community and the
ties to the fishing industry and the
Japanese Community.*



*Millennium Plaza
Project*

*The Steveston Society
presented this project
to the City, which
includes a complete
retrofit of the Moncton
and No. 1 Road corner.
The construction on
this project is expected
to commence in the
late Spring.*

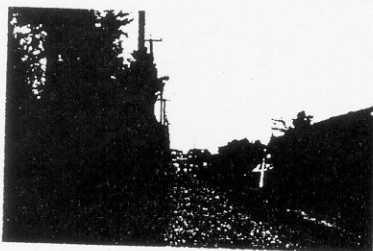


Key Issues . . .

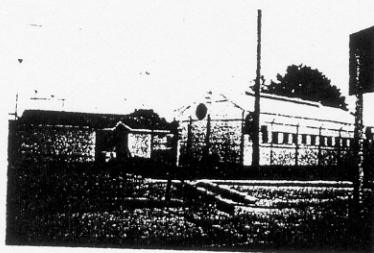
1. Unify the north and south areas of the Park

Issues:

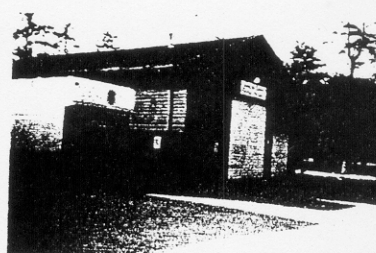
The former rail corridor splits the Park into two. Stronger visual and trail linkages between the two sides are needed.



Dense vegetation on the north side creates a solid green wall.



Development has been focused on the south side of the Park, visually and physically cutting it off from the north side.



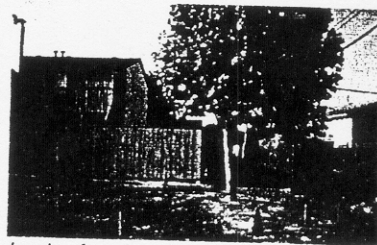
2. Improve Park Circulation

Issues:

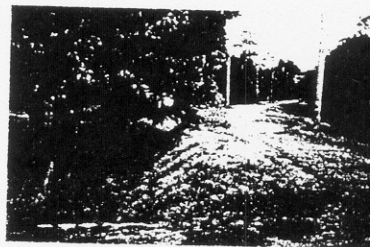
The path system is not continuous.

A need to improve connections to the neighbourhood, to existing trails, and to the proposed BC Packer's development.

The CPR corridor is too rough for baby strollers, wheel chairs, and elderly walkers. The ditches adjacent to the former railway act as a barrier and are a safety concern as well.



Lack of paths along the north and easterly edges of the Park.



Former railway corridor

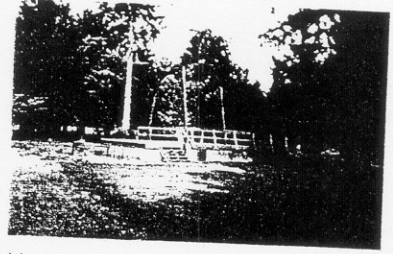
3. Review the Park programs

Issues:

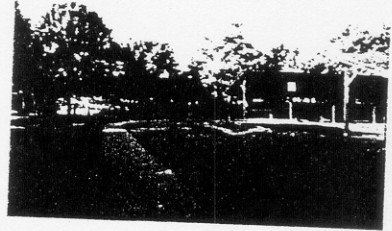
Some of the park amenities and facilities need to be repaired or removed if no longer in use.

The bandstand and horseshoe pitch area are under-utilized and a target for vandalism.

The lacrosse box is in disrepair.



Under-utilized bandstand



Under-utilized horseshoe pitch

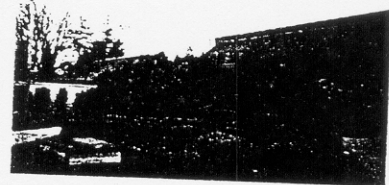
4. Dealing with safety concerns

Issues:

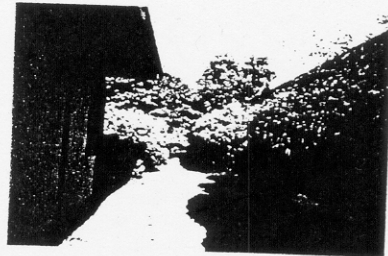
There are safety concerns between the buildings especially the Japanese Cultural Centre, Martial Arts and Community Centres.

Overgrown vegetation cuts down on visibility.

New Canadian Standards Association guidelines for play equipment means that some play structures will need to be modified.



Martial Art building shrouded in overgrown vegetation



Overgrown vegetation between buildings

5. Improve open spaces, landscape, and Park identity

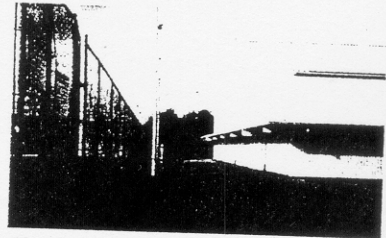
Issues:

The Park lacks strong focus and identity as buildings and amenities have been added over the years.



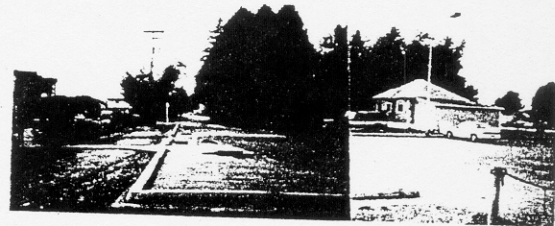
Lack of well-defined entrances into the Park

Some of the landscapes are overgrown and lack cohesiveness especially around the buildings.



"Bleak" landscapes

"First impressions" need improvement



6. Protect existing Centennial tree grove and other mature trees on the site

Issues:

This large beautiful tree grove was planted by the community for the 1967 Centennial year. Only minimal and selective pruning should be done for safety or tree health reasons.



Community planted tree grove

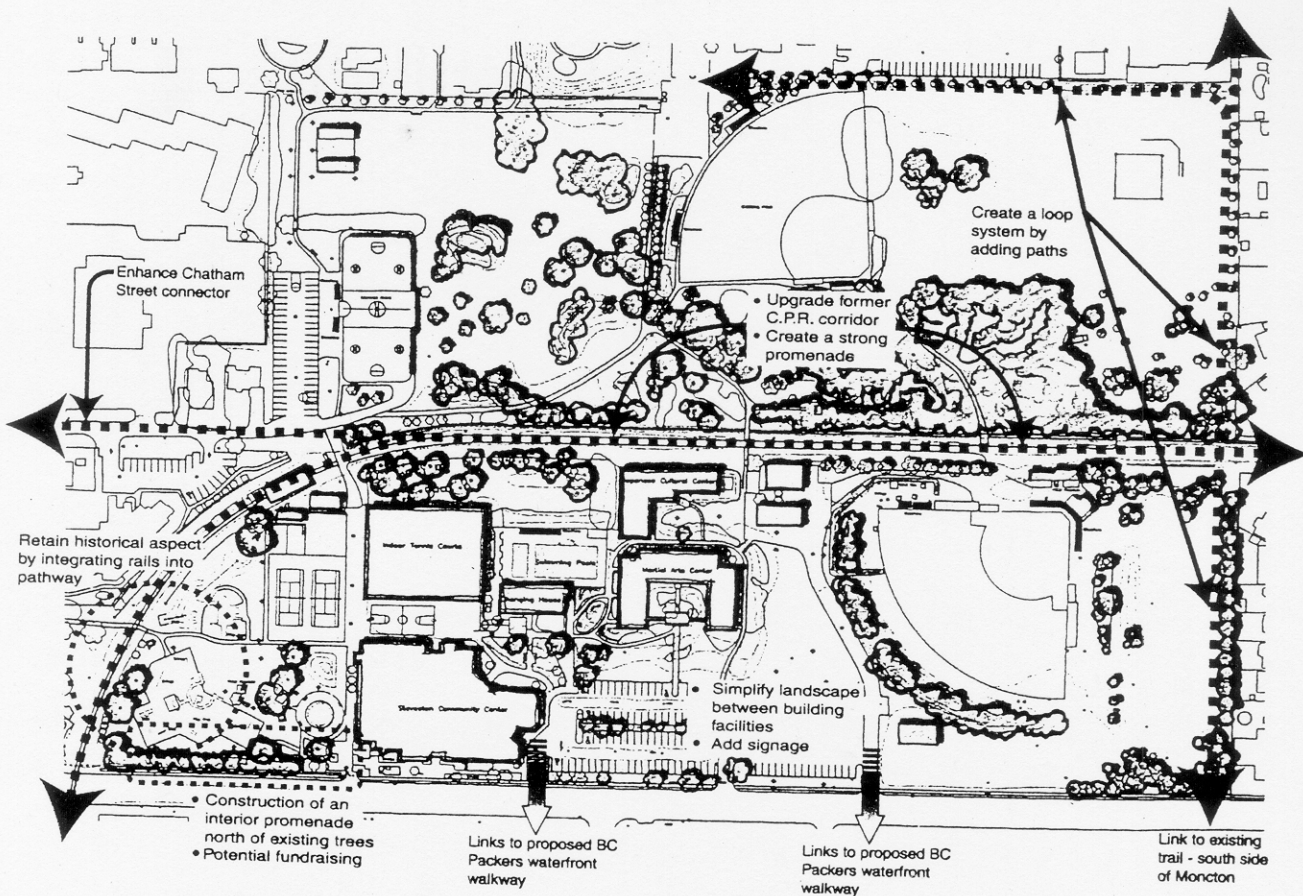
Long Term Planning Principles

In the near future, there will be a limited source of funding for major development/upgrade of Steveston Park. This coupled with the potential for redevelopment or expansion of the key building facilities, in the future, has resulted in a Plan that identifies long-term design principles as well as short-term implementation goals.

As opportunities arise or funding becomes available, these guidelines can be used to guide future upgrades.

1. Improve the pathway system

- Create a series of loop trails in and around the Park
- Upgrade former rail right of way to a major pedestrian and cyclist greenway through the park linking Railway Avenue to No. 1 Road
- Retain a portion of the existing railway track as part of the heritage landscape of Steveston
- Enhance Moncton Street as a greenway with broader sidewalks and a series of pedestrian crossings
- Enhance linkages from neighbourhoods into the Park especially the proposed BC Packers waterfront walkway
- Enhance the Chatham Street connector linking the Park to the village and onto Garry Point Park. Design this as an easily identifiable park entry and to encourage better use of the back parking lot.
- Construct an interior promenade north of the trees connecting the new Millennium Corner Project with the Community Centre



2. Enhance the park landscape

In order to provide a unified park character, the following improvements are recommended:

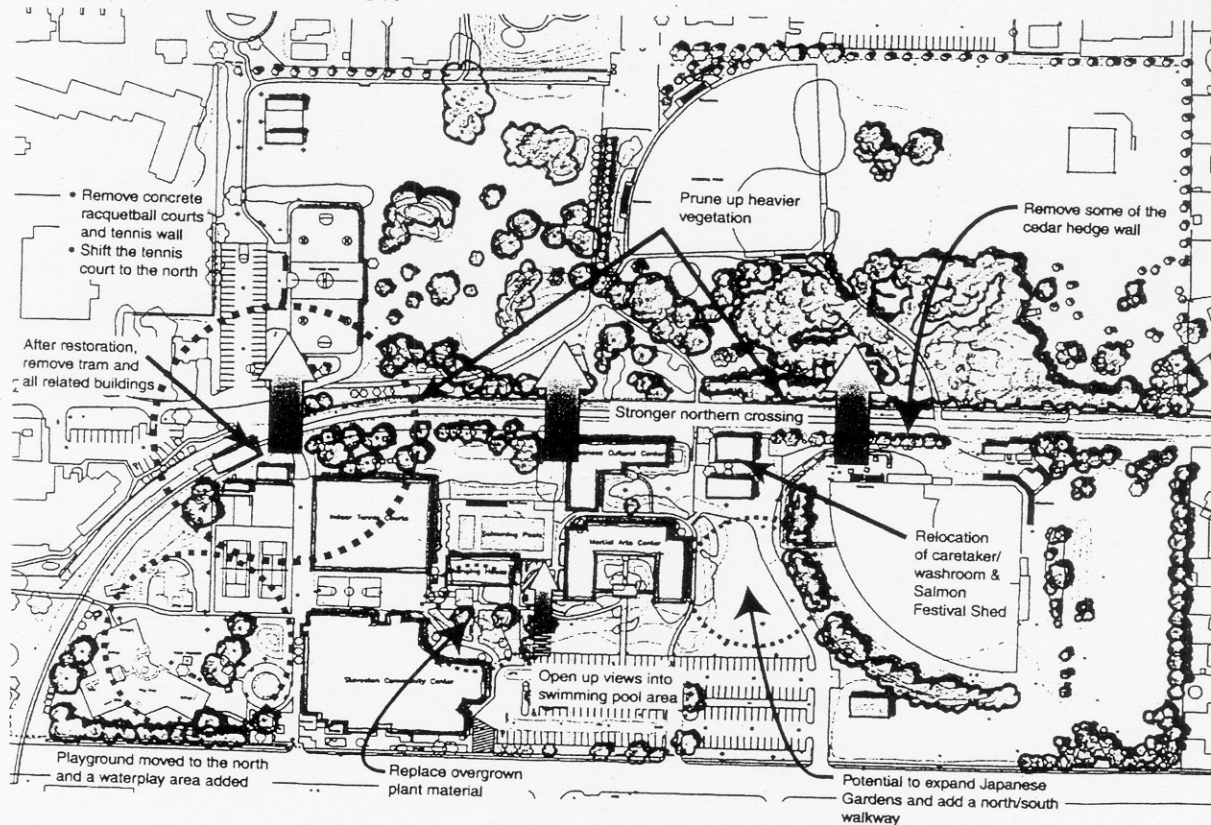
Open up views and connections by:

- Selectively pruning plant materials
- Removing or relocating the storage and caretaker/washroom buildings
- Removing fencing along the railway corridor
- Removing tennis / squash court concrete walls
- Relocating or removing the tram building after restoration is complete
- Opening up views into the swimming pool area
- Replacing overgrown or inappropriate plant material

Use planting to define and identify spaces and places in the park. For example expand and enhance the Japanese garden around the Japanese Canadian Cultural Centre as a special park amenity.

Add interesting community based public art to reflect the heritage of Steveston.

Design site furnishings benches, paving, and lighting to create a unified park character.



3. Create a Central Open Space - A Heart to the Park

- Create a major focal area in the park that links the major buildings, links the park walkways and facilities to this central open space.
- Link this directly to the proposed public facilities and spaces in the BC Packers site.
- Create a Festival Plaza and Festival Field. Program the central open space to become a hub of activity and a place for celebration, ie.: Salmon Festival. Located ideally in the area of the existing swimming pool, this would be a longterm goal.

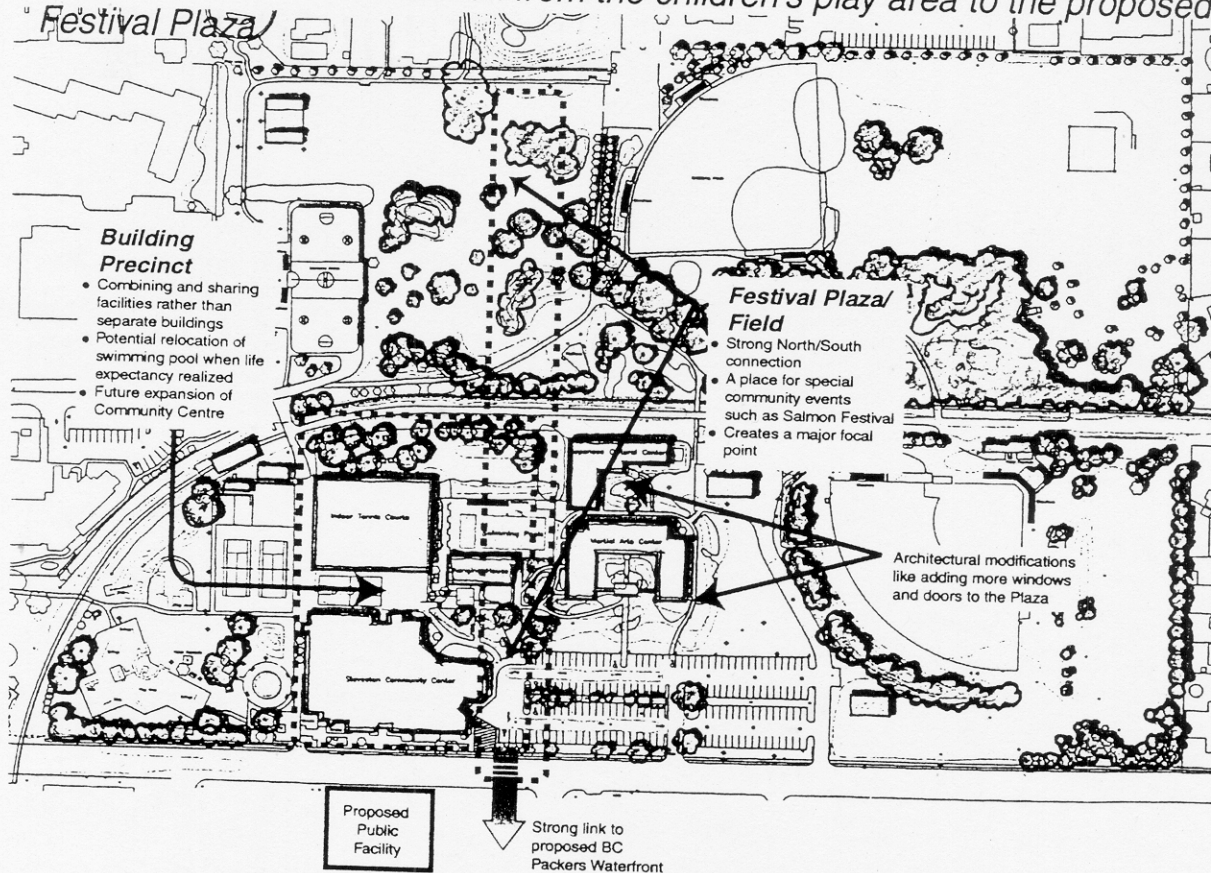
Special note about the swimming pool:

This central open space would be ideally sited in the location of the existing swimming pool.

The swimming pool could be replaced on its own in another location within the Park; or, it could be incorporated within a new community/recreation centre complex in order to share washroom, changerooms, staffing and other resources to ensure efficient operations systems.

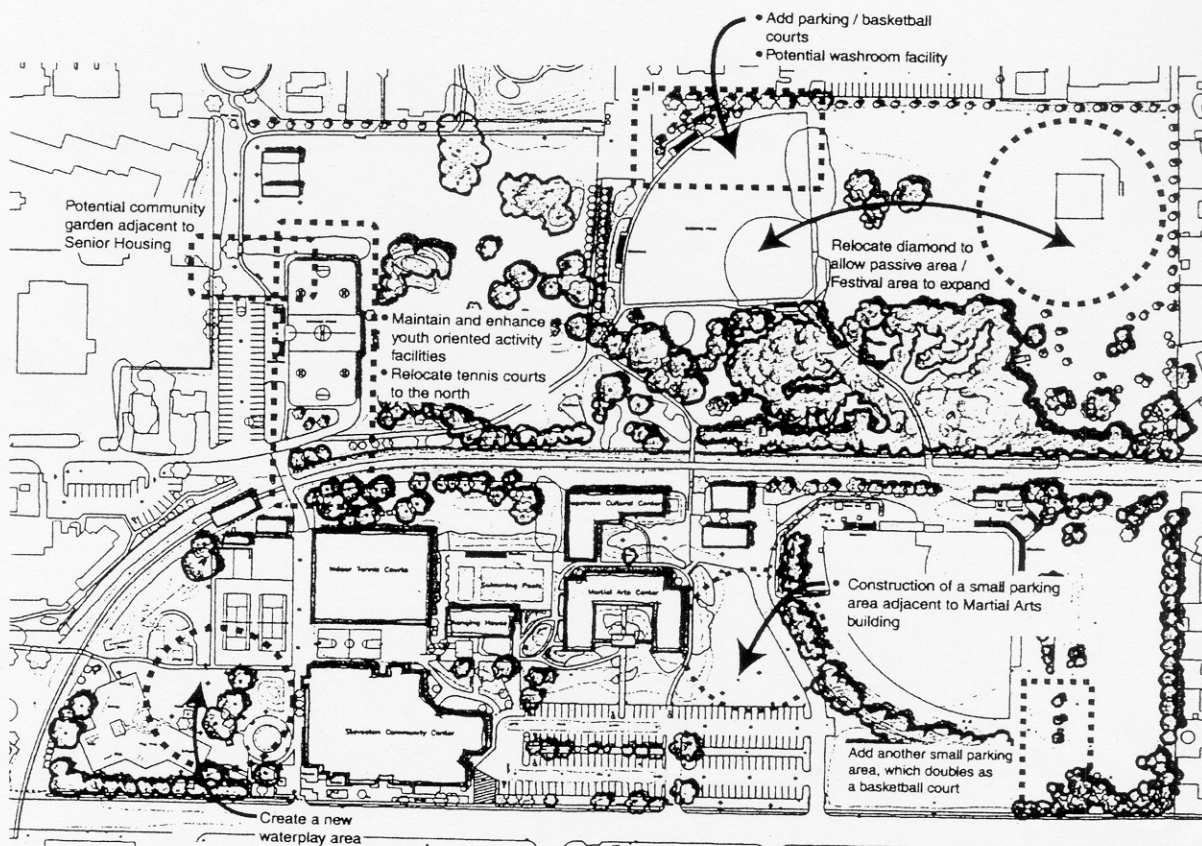
The possibility of replacing the aging outdoor swimming pool facility when its lifespan is complete should be considered with regard to overall City aquatic needs. Any possible consideration to the replacement of the pool would require more complete study and consultation with the community.

- Future Community Centre expansion could include tennis, swimming pool, RCMP, library and other facilities. An atrium could serve as a covered east-west connection from the children's play area to the proposed Festival Plaza



4. Enhance Park Activities

- Review park programming regularly to accommodate future community needs
- Spaces in the Park should have multiple purposes and be flexible
- Expand the children's play area and create a new larger waterplay facility
- Balance active and passive needs in the Park



Special note about Tram 1220 in the park:

In 1995, as a result of the need to relocate the tram from the BC Packers site, the Steveston Interurban Tram Society with the assistance of the City and the Steveston Society, moved this historical tram to Steveston Park. The Interurban Tram Society have been actively restoring the tram to it's full glory with the intent that it will be fully operational in the Steveston area one day.

The Tram Society have put forward a proposal to make this site their permanent home for storing the tram, to rebuild the track to the east side of the park allowing the tram to run through the park, and to recreate a CPR station on the site. As this tram will be a "work of art" when its completed, it will have to be protected and stored in a car barn.

The Steveston Society and the Park Working Committee are making the following recommendations:

Short-Term Plan

The historical value of the tram in Steveston and efforts made by the Tram Society to restore the tram to operational condition are recognized and applauded. In the short-term, it is recommended that the tram and auxiliary buildings associated with it remain in the park so that the full restoration can be completed.

At the same time, the road network in the proposed BC Packers redevelopment site has been designed with the adequate width and capability to allow for a track to be built if funding became available. This track would go from No. 1 Road along the proposed Bayswater extension to Westwater Drive.

Long-Term

As the Steveston area is growing and demand on the park open space is also growing, the working committee does not believe that Steveston Park should be the permanent home for storing the tram or operating it. There are safety concerns about operating a tram within the community park so close to the playground and another large building on the site does not meet with the goals of the plan to open up views and develop a major pedestrian corridor/greenway through the park.

Short Term Implementation Strategy

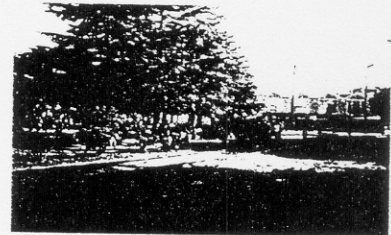
The first phases of park improvements have been identified. The recommendations are as follows:

1. Upgrade the former rail corridor as a major pathway through the Park

- a) Asphalt the surface
- b) Develop the trail around the temporary tram buildings
- c) Construct the pathway parallel to the section of existing railway track through to Moncton Street
- d) Fill in the ditches
- e) If possible, open sides of tram building for public viewing and interpretation



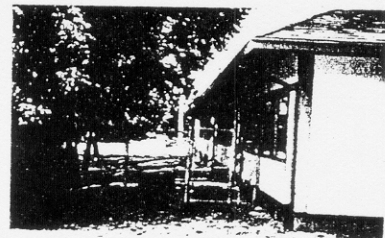
Existing ditches along C.P.R. railway corridor.



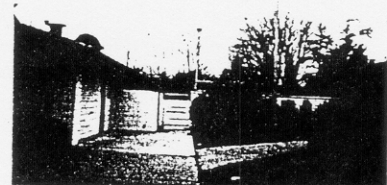
Maintain track . Construct path adjacent to it.

2. Improve integration of north and south areas of the part by improving visability and connections

- a) Remove fence behind tennis court building
- b) Remove the fence and gate west of the Japanese Canadian Cultural Centre
- c) Open up views by selectively pruning, removing or relocating vegetation
- d) Replace part of the concrete wall and heavy vegetation around the swimming pool with a more open fence design and more appropriate planting material.



Remove fencing and gate



Swimming pool wall and vegetation

3. Enhance the landscape between buildings and along Moncton Street

- a) Replace overgrown plant material to improve visibility and sense of safety between the buildings.
- b) Create landscape character areas through new plantings
- c) Develop a vocabulary of site furnishings for the park including signage, benches, and lighting. Consideration should be given to the relationships of the architecture in the park, such as the Japanese inspired architecture.



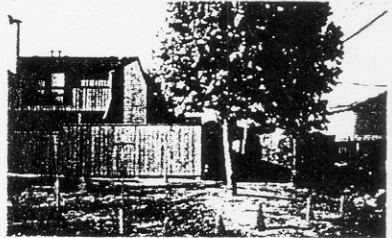
Overgrown shrubs to be replaced by new plantings



Remove overgrown shrubs on Moncton Street. Add colour and benches.

4. Develop continuous perimeter pathways

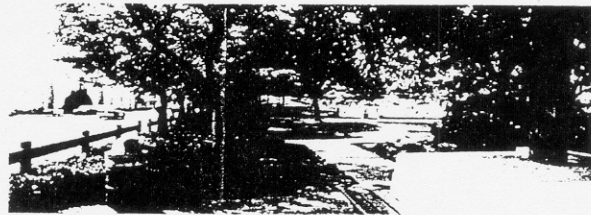
- a) Construct the path along the east and north sides of the park.



Loop trails to connect north and south park

5. Strengthen the links between the Community Centre and the Village and the Millennium project.

- a) Construct a pedestrian friendly path / greenway north of the existing fence away from the traffic, linking directly to the corner.



Interior promenade to extend from the Centre to the new Millennium Plaza

6. Upgrade the lacrosse box

- a) Repair the lacrosse box to continue to provide a multi-use facility for youth.

**Steveston Park
Preliminary Cost Estimates**

Phase 1

1.1 Upgrade former railway r.o.w. asphalt surface ditch infill drainlines pedestrian light conduits(stubbed out)	\$150,000
1.2 New perimeter pathways	\$45,000
1.3 Miscellaneous asphalt pathway connections (play area)	\$15,500
1.4 Lacrosse Box upgrade	\$20,000
1.5 Landscape Improvements	\$50,000
1.6 Integration of pathways/link with Millennium corner	\$50,000
1.7 Swimming Pool fence/landscape modifications	\$25,000
1.8 Site demolition and preparation,technical design-Millennium corner	\$35,000
Subtotal	\$390,500
Contingency 10%	\$39,050
TOTAL	\$429,550

**Steveston Park Upgrade Plan
Preliminary Cost Estimates for Construction-All Phases**

Phase 1 (see Attachment 2 for details)	\$429,550
Phase 2 – Opening up major view corridors	
2.1 a)Relocate Salmon Shed Storage bldg. b)Relocate Caretaker/washroom bldg. (recycling existing bldg)	\$140,000
2.2a)Remove buildings adjacent to tram b)demolish concrete walls(tennis court/racquetball)	\$25,000
2.3 a)Further landscape improvements b)New site furniture/bollards/signage	\$50,000 \$75,000
 Phase 3 – New Park Facilities/Amenities	
3.1 a)Children’s Water Play b)Expand children’s play area c)Picnic Area/seating areas/new paths	\$250,000 \$250,000 \$100,000
3.2 a)New lacrosse box/Multi-purpose court b)Move and reconstruct tennis courts	\$135,000 \$65,000
3.3 a)Japanese Gardens expansion b)New parking area(east of Martial Arts Centre)	\$150-300,000 \$50,000
3.4 a)Pedestrian Lighting (along r.o.w) b)Miscellaneous Lighting	\$120,000 \$100,000
3.5 a)Festival Plaza/Civic Commons	\$500,000
3.6 a)Chatham Street Connector	\$100,000
3.7 a)Relocating back diamond	\$100,000
3.8 a)Design Fees	\$150,000
Subtotal	\$2,789,550
10% Contingency	\$278,955
TOTAL	\$3,068,505