



# City of Richmond

## Report to Committee

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**To:** Parks, Recreation and Cultural Services  
Committee **Date:** September 1, 2017

**From:** Cathryn Volkering Carlile  
General Manager, Community Services **File:** 06-2345-20-  
GARR2/Vol 01

**Re:** **Garry Point Park Master Plan Update**

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### Staff Recommendation

That the staff report titled "Garry Point Park Master Plan Update," dated September 1, 2017, from the General Manager, Community Services, be received for information.

Cathryn Volkering Carlile  
General Manager, Community Services  
(604-276-4068)

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY CAO (Deputy). 	

**CNCL - 337**

## Staff Report

### Origin

At the October 27, 2015, Parks, Recreation and Cultural Services Committee meeting, the committee made the following referral:

- (1) That the 2017 Garry Point Park Legacy Pier Proposal be referred back to staff; and*
- (2) That staff report on the status of the current Garry Point Park Master Plan.*

The purpose of this report is in response to the second referral and details how the current uses at Garry Point Park conform or depart from the existing Garry Point Park Master Plan, which was developed in 1983.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

- 2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

- 3.2. A strong emphasis on physical and urban design.*

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

- 6.1. Safe and sustainable infrastructure.*
- 6.2. Infrastructure is reflective of and keeping pace with community need.*

### Analysis

#### Background

The Garry Point Park is a popular destination for Richmond residents as well as regional visitors who are interested in the panoramic views and the pastoral landscape. Garry Point Park was the original location for the deposition of dredge spoils resulting in the 'dune-like' sand landscape of this reclaimed portion of land. The Garry Point Park Master Plan (Attachment 1) is the current master plan for the design and use of the Garry Point Park.

In 1983, a master plan for the Park was approved. Over the past 35 years, a number of changes to the Park have been implemented, some consistent with the Master Plan and others a departure from the vision portrayed in the original vision for the Park. Community growth, new recreational activities and trends, which may not have been envisioned in the early 1980's, indicate a master plan renewal should be considered for Garry Point Park.

#### Garry Point Park Master Plan Summary

Garry Point Park was envisioned to be a space supporting passive recreational activities in a natural, dune-like waterfront setting with expansive views out from this prominent location. It

was to have strong links to the greater Richmond open space system and the Steveston waterfront. The principle recommendations of the Master Plan include:

1. Rip-rap the shoreline to protect it from the wave action;
2. Create beach facilities to encourage water-based recreation;
3. Build a pedestrian walkway connecting the Park to Moncton Street and the Steveston Village core with a restaurant facility located in the vicinity;
4. Purchase the lots between Seventh Avenue and the existing park boundary and the land adjacent to Scotch Pond; and
5. Implement the Master Plan in five phases.

The Garry Point Park Master Plan divided the Garry Point Park into three distinct zones; they are:

1. The Commercial Zone: The smallest of the three zones, though the most intensively developed with the greatest amount of visitor activity. This zone serves as the transition between the more natural zones and the urban waterfront in Steveston. Proposed improvements included a pedestrian plaza, formal plantings and boardwalks providing access down to the water;
2. The Maintained Natural Zone: Proposed park features included a fresh water feature, a parking lot, open turf areas, and planting areas for naturalized trees and shrubs. The general use will be for passive recreational activities such as picnicking; and
3. The Natural Zone: The largest of the three proposed zones, it is characterized by dune-like landforms, undulating down towards the beach and Scotch Pond. Plantings will consist mainly of grasses and shrubs with limited tree plantings. Scotch Pond was shown to extend southeast into the Garry Point Park as a major inlet feature. The main use of this zone would be passive recreational activities such as strolling, sunbathing and sightseeing.

Garry Point Park today generally follows the recommended planning directions and the three distinct zones originally proposed. The Garry Point Park Master Plan also further defined a number of specific park features to be built. The following is a comparison between what was originally envisioned and what has or has not been implemented.

- A restaurant in the Commercial Zone: A facility including a lounge, dining room, snack concession and outdoor patio. While this facility was not built as originally envisioned, a successful concession stand exists at the same location in the “Commercial Zone.” The same building also houses the Garry Point Park’s caretaker suite, washrooms and storage facilities.

- **Fisherman's Memorial:** Park users can locate a memorial at one of the several prominent locations along the shoreline to commemorate the lives lost. Symbols suggested include: a fisherman's needle, a lighthouse or a historical beacon. The Fisherman's Memorial, in the form of a fisherman's needle, was built in 1996 at the eastern most headland as originally envisioned.
- **Garry Point Tree:** A Sitka Spruce located in the Garry Point Park served as a landmark for sailors until the late 1800's. Replanting the tree was suggested but has not been implemented.
- **Japanese Garden:** A four acre garden was proposed on the north side of the proposed pond and would serve to commemorate the Japanese heritage of Steveston. Planned to consist of both built and natural features of a traditional Japanese garden, the Kuno Gardens was built by members of the volunteer, community-based Wakayama Kenjin Kai. The garden is smaller than originally planned and situated close to the waterfront near the Fisherman's Memorial.
- **Cherry Tree Planting:** Wakayama Kenjin Kai donated over 250 Akebono Cherry trees in 2012. These were planted throughout the eastern portion of the Garry Point Park. This tree planting was not part of the original Garry Point Park Master Plan.
- **Marine Interpretive Centre:** Due to its prominent location, proximity to the Fraser River and heritage of the Steveston area, a centre was proposed to be located near the Scotch Pond extension. This was never implemented.
- **Park Infrastructure:** Typical park infrastructure for a park of this size and proposed use includes pedestrian level lighting, underground services, parking area and entry road, roadway lighting for these areas and access paths. All applicable features were to be made universally accessible. The plan proposed a parking lot near the end of Scotch Pond which was never built though a road to the proposed lot was.
- **Land Acquisition:** The properties along Seventh Street and Scotch Pond were purchased and are now part of the Garry Point Park.
- **Shoreline Protection:** Modifications of the three prominent headlands along the river have taken place to maintain the beaches and minimize impacts from storms, waves from ship traffic and river currents. Suggested measures include rip-rap and masonry walls. The beaches were designed for park user access to the water. Garry Point Park's waterfront is well protected by rip-rap and the two beaches are popular with visitors and are prominent features of the waterfront. Future challenges due to sea-level rise and more intense storm events will pose planning and engineering challenges which need to be considered.
- **Community Involvement:** The Master Plan recommended extensive involvement from local residents and groups to ensure success and "buy-in" from the community for the proposed changes. The Garry Point Park is a popular park with City residents as well as on a region-wide basis. The involvement of Wakayama Kenjin Kai in the ongoing

maintenance of the Kuno Gardens is an example of community involvement in the Garry Point Park.

- **Scotch Pond Extension:** An inlet connecting Scotch Pond to a proposed fresh water pond in the centre of the park was originally proposed but never built. Instead, only the shallow pond was created and is flooded on a seasonal basis to host skating when low temperatures permit. It is drained for a significant portion of the year.

Further to the exceptions noted above, there are a number of current park features and activities occurring on the site today which were not part of the Garry Point Park Master Plan vision. These include:

- Power kite flying is currently permitted in the park; and
- The steel piles and associated dock infrastructure installed to host large ships and maritime themed festivals (see below).

### Large Event Space

In October 2010, a new waterfront development legacy project was initiated at Garry Point Park to enhance, promote and accommodate tourism and maritime activities within the Steveston Harbour. The improvements included a 600 foot floating dock and 12 steel piles to secure the structure. This location in front of Garry Point Park's western beach is where Richmond has the deepest water depths available to large vessels requiring a minimum of seven meters draft.

Several large events have occurred on the site in recent years. The City's Ships to Shore event in 2011 and the recent 2017 Ships to Shore King of the Sea, Kaiwo Maru festival demonstrated that the Garry Point Park could hold major, multi-day events, hosting tens of thousands of visitors from throughout metro Vancouver with little adverse impact on the Garry Point Park's infrastructure.

Though none of the aforementioned events were envisioned in the Garry Point Park Master Plan, the park's scale, size and waterfront location indicates that such events are a suitable use of the Garry Point Park. The success of these events demonstrates a possible need to consider park infrastructure upgrades to better accommodate annual events as well as potential one-time events such as a music festival or multi-cultural event. Proposed changes to the existing infrastructure should be considered in concert with an updated vision for the entire Garry Point Park.

### Scotch Pond

Scotch Pond, along the northern edge of the Garry Point Park, is an active moorage area for commercial fishers. Scotch Pond was not part of the Master Plan. It was originally constructed as part of the Scottish Canadian Cannery, a commercial facility entirely built on piles. In the intervening years, it was actively used for maritime related industrial activities such as boat building, moorage and fishing. Water access to Scotch Pond is limited to high tide events only for most boats currently moored at this location. The slough has been dredged several times in the past and currently requires dredging.

In 1992, Scotch Pond was designated a Municipal Heritage Site; the Scotch Pond Heritage Cooperative (the Cooperative) was incorporated at that time. The Cooperative entered into a Licence to Occupy Agreement with the City in 1993 which rolls over annually in December and is still in place. The existing license assigns the Cooperative exclusive access to the site for \$1 per annum and can be terminated by either party with one year's notice.

The Cooperative has responsibility for the operation and management of Scotch Pond including the leasing of moorage and locker space to its members, site security, maintenance, repair and improvements to the building, floats, dock ramps, net racks, and parking lot and utility costs.

#### Garry Point Park Master Plan Update

The master plan document for Garry Point Park was completed in 1983. Elements of the Master Plan have been implemented while others have not. Some of the changes to the Park were not anticipated in the Master Plan but evolved over time. The installation of steel piles and temporary floats and hosting a maritime festival site are examples of changes not originally envisioned. The proposed pier and dock upgrades along the Fraser River is another example of a change to the original Master Plan.

A future vision for and management of the Scotch Pond area should also be incorporated into a proposed update for Garry Point Park. The future uses, management, and in particular the need to dredge the slough to maintain access outside of high tide events, is connected to what is planned for Garry Point Park.

With all of these planning and land use issues to consider, an update to the Garry Point Park Master Plan is recommended.

#### **Financial Impact**

None.

#### **Conclusion**

An update to the Garry Point Park Master Plan is scheduled to commence in late 2018, pending approval of a funding request which will be submitted as part of the 2018 budget process.



Alexander Kurnicki  
Research Planner 2  
(604-276-4099)

Att. 1: Garry Point Park Master Plan



# GARRY POINT PARK

PREPARED FOR THE CORPORATION OF THE TOWNSHIP OF RICHMOND  
PREPARED BY THE PACIFIC LANDPLAN COLLABORATIVE LTD/HANSON-ERB



GP 78

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June 30, 1983.

Garry Point Technical Committee  
The Corporation of the Township of Richmond  
Municipal Offices  
6911 No.3 Road  
Richmond, British Columbia  
V6Y 2C1

Dear Sirs:

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RE: GARRY POINT PARK - MASTER PLAN

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We are pleased to submit our final report for the long range development of Garry Point Park. The Garry Point site is a magnificent opportunity to provide the residents of Richmond with a waterfront park that will serve as a focus for community pride and spirit. The park will be a major asset in the Richmond park system providing for passive recreational activity in a beautiful waterfront setting. Garry Point will complement Minoru Park and The Richmond Nature Park as the backbone of open space in Richmond.

It is emphasized that the development of this park is a long term project. Civic parks of the size and anticipated quality of Garry Point are rarely built in one step but are developed over a period of time as funding is made available and demand for services increases. It must be recognized that during this time the community's needs and desires will change and these changes will provide the basis for ongoing modification of the park master plan.

We are grateful to the Technical Committee for their help and team approach during the planning process. We also express our gratitude to the members of staff in Planning, Engineering and Leisure Services for their contributions. Finally, we thank the Steveston Community Society and the

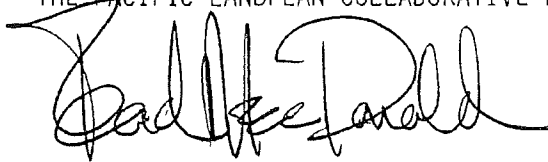
Continued



residents of Richmond for providing information and  
inspiration that will make Garry Point a special place  
for generations to come.

Yours truly,

THE PACIFIC LANDPLAN COLLABORATIVE LTD.

A handwritten signature in black ink, appearing to read "Rod MacDonald". The signature is stylized with large, sweeping loops and a long horizontal tail.

Rod MacDonald  
Principal

RM/jag

GARRY POINT PARK MASTER PLAN - RICHMOND, B.C.

prepared for

THE MUNICIPALITY OF THE TOWNSHIP OF RICHMOND

THE PACIFIC LANDPLAN COLLABORATIVE LTD.

HANSON & ERB ARCHITECTS

JUNE 1983

**CNCL - 346**

GARRY POINT PARK MASTER PLAN - RICHMOND, BRITISH COLUMBIA

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ACKNOWLEDGEMENTS AND STUDY TEAM  
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A park is a community asset. It is important that the park planning process incorporate the values and preferences of those people who will use the park and those who will be responsible for its successful development. The study team wishes to acknowledge the assistance provided by the following groups and individuals. Their assistance is highly valued in providing information, direction and inspiration:

Richmond Council - Mayor G. Blair and Alderman E.T. Novakowski, H. Mawby, C. Percival-Smith, K. Kumagai, G.C. Halsey-Brandt, R.A. McMath, H. Steves, T. Youngberg.

All members and organizations represented by the Steveston Community Society.

Mr. Colon Kingman, Department of Public Works Canada.  
Mr. Ossie Isfeld, Department of Public Works Canada.  
Mr. Allan Domaas, Fraser River Harbour Commission.  
Mr. Tom Grozier, Fraser River Harbour Commission.

Staff members of the Department of Leisure Services.  
Staff members of the Richmond Planning Department.

And the residents of Richmond and Steveston who attended public workshops and public presentations.

Study team members including:

Staff Technical Committee

Mr. M. Brow - Department of Leisure Services  
Mr. G. Brown - Richmond Engineering  
Mr. T. Jenkinson - Richmond Planning  
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Mr. D. Reid - Pacific Landplan Collaborative

STUDY TERMS OF REFERENCE

-----  
This report was commissioned by the Municipality of Richmond in December, 1982. The original terms of reference were as follows:

1. To prepare a development plan for a municipal park on the 25 acre site of Garry Point to include limited commercial development.  
Municipal Park in Richmond means one which will represent the Municipal wide needs of Richmond as opposed to simply the community and neighbourhood needs.  
  
Limited Commercial refers to the recognized potential in this site for developing a theme restaurant with some meeting space in an area not to exceed three (3) acres (including parking).
2. To prepare a plan which will both meet the municipal wide needs and enhance the character of Steveston as a community.
3. To prepare a plan which will tie into and complement the existing municipal Trails Plan.
4. To prepare a plan which will integrate into the proposed surrounding land uses.
5. To prepare a phased development plan over a five year period.
6. To prepare preliminary cost estimates for the total development.
7. To prepare drawings of the final plan in sufficient detail to provide a base from which construction drawings may be prepared.

## EXECUTIVE SUMMARY

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The purpose of this study is to develop the long range master plan for Garry Point Park.

To start, it was necessary to examine the constraints and opportunities of the proposed park site. The size, waterfront location, and scenic resources of the proposed site provides a spectacular setting for a park. The major obstacles to easy development of the park site include: the lack of proper shoreline protection, flooding potential, poor soil conditions for proper plant growth and ownership of adjacent properties.

In conjunction with the site analysis, it was necessary to establish a program of activities, facilities and special features. The results of the program development indicated that the park should provide passive recreation activities in as natural a setting as possible. The one exception to this was the municipalities request that an area be set aside for a limited commercial zone for a restaurant and associated facilities.

Both site analysis and program were used as a basis for the development of two concepts. Both concepts combined the same activities but organized them differently on the site. Concept 1 located the restaurant along The Fraser River at the end of the Steveston Harbourfront while Concept 2 located the restaurant at Scotch Pond. The different restaurant locations dictated the locations of other activities and features. Both concepts included: beaches along The Fraser River, trails, an internal water feature, winter garden, amphitheatre, lookouts, picnic sites, scenic drive, interpretative centre, open space and on-site parking. Although the public workshop did not completely endorse either of the concepts, it was agreed that the preferred concept was a combination of the original concepts with a consensus that the ideal location for the restaurant was on The Fraser river side of the park next to the Public Works Canada wharf. There was consensus that the park should include some facility or characteristic which reflects the cultural history of the Japanese community in the Steveston area.

The final master plan was developed in five phases, each phase providing a logical step in terms of construction sequence and a long term progression to ease the financial burden of the overall development. The masterplan was divided into three zones, a commercial zone, a natural maintained zone and a natural zone. Each zone will have a distinct character and support activities compatible with the zone and with each other. The size of each

zone will be as follows: commercial zone 2.5 acres, the maintained natural zone 11 acres and natural zone 21.5 acres.

The total cost of development will be approximately \$4,432,200.00 . This will include:

Phase I	Shoreline Protection and Beach Development	\$ 551,024.00
Phase II	Beach and Landform Development	\$ 402,932.00
Phase III	Parking Lot, Entrance road and Landscaping	\$ 777,429.00
Phase IV	Wharf Costruction, Washrooms and Landscaping	\$1,588,621.00
Phase V	Restaurant, Japanese Garden, Interpretative Centre and Playground	\$1,055,000.00
Total Development Cost		\$4,480,506.00

Of this total cost, the cost of the restaurant building and associated features will be approximently:

1.	Restaurant Building	\$ 420,000.00
2.	Portion of Wharf and Steps	\$ 352,836.00
3.	Walkways and Ramps	\$ 16,630.00
4.	Entrance Plaza	\$ 94,940.00
5.	Landscaping	\$ 37,361.00
6.	Portion of Parking Lot, Entrance Roads, Lighting and Services	\$ 173,625.00
Total Cost		\$1,092,392.00
% of total park cost		25%



ANALYSIS OF COSTS PER ACRE

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1.	Standard park development in Richmond	\$ 25,000.00
2.	Total cost per acre up to the end of Phase III development	\$ 49,468.00
3.	Total cost per acre up to the end of Phase IV development	\$ 94,857.00
4.	Total cost per acre not including restaurant development	\$ 96,717.00
5.	Total cost per acre of all five phases of development	\$ 128,014.00

Selected Recommendations

- 
1. It is recommended that Garry Point be developed for passive recreational activities, linked with the Richmond open space system and exploiting its waterfront resources.
  2. It is recommended that shoreline protection be implemented as the first phase of development to ensure that future projects are protected from wave and flooding damage.
  3. It is recommended that the park include beach facilities for land based recreation but that water based recreation will not be encouraged along the Fraser River.
  4. It is recommended that the park be linked by a pedestrian walkway along Moncton Street to the Steveston Village Core and the Parks Canada Historical Site.
  5. It is recommended that different community groups be approached to act as non-profit fund raisers for developing the park features. eg. Richmond Nature Society
  6. It is recommended that the restaurant be developed as a joint venture between the municipality and private interests.

7. It is recommended that in the best interests of the park, the municipality purchase the lots between Seventh Avenue and the existing park boundary as a priority one and the land adjacent to Scotch Pond as a priority two. In the event that outright purchase is impossible, the municipality should negotiate with future land owners to determine the optimum development potential which would benefit both park and private interests.
8. It is recommended that the park be developed in five phases however, if priorities change construction sequence could be modified to accommodate special projects such as the restaurant, interpretive centre, etc.
9. It is recommended that detailed working drawings and specifications will be required for all phases of development to ensure development quality, optimum development costs, lower maintenance costs, and longevity of structures.

1. INTRODUCTION

Garry Point represents an example of the evolution of land use as it relates to waterfront property in cities and towns across Canada. Over the past two decades Canadian cities have rediscovered the recreation value of their waterfronts and major efforts have been made to recycle obsolete land uses for more productive and attractive uses. Each waterfront presents its own unique opportunities and many provide potential for recreation use. Garry Point is especially endowed with a number of characteristics that make it particularly suitable for park development. Some of these opportunities include:

1. 25 ACRES OF CONSOLIDATED LAND

Although there is sizeable pieces of linear open space along the Richmond (Lulu Island) shoreline, at no one point is there as large a land mass as is available at Garry Point. Garry Point represents the largest singular parcel of land which can provide a significant recreation waterfront park between Vancouver's Southlands in the north and Tsawassen in the south.

2. PROXIMITY TO WATER

Although the water surrounding Garry Point has little value as a recreational resource, water is a universal attraction to people of all ages. The magnitude of water activity caused by fishing boats, dredges and commercial craft provides an immediate source of entertainment for all visitors. Garry Point's proximity at the mouth of a great river and the Georgia Strait gives it a prominence that few other locations in the lower mainland can provide.

3. SCENIC RESOURCES

Garry Point is on the interface between natural and cultural landscapes. Views from this site include land and water landscapes that can capture the imagination of any visitor.

4. CLIMATE

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Garry Point offers a moderate climate providing opportunities for all-weather, four season use. The dyke provides leeward shelter from offshore winds and the park's design should further expand all-weather opportunities wherever possible.

5. PROXIMITY TO A NATURAL SYSTEM

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The proposed park is located in the heart of a dynamic natural system. Estuaries and deltas represent two of the most productive and important biological systems on the British Columbia coast, indeed anywhere. Their significance as part of the marine food chains and as a habitat area extends far beyond their geographical boundaries.

6. PROXIMITY TO A HERITAGE COMMUNITY

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Steveston as one of the oldest fishing communities in B.C. and the settlement of the delta represents a significant step in provincial history. Again, the park is near the centre of these historical events and provides opportunities to exploit this important heritage, complementing the proposed museum at the Gulf of Georgia Cannery.

7. PROXIMITY TO A HISTORICAL SITE

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The intent of Parks Canada to preserve the Gulf of Georgia Cannery as a historical site can only have a positive influence on the proposed park site. Not only is there opportunity to physically link the cannery site with the park but there is an opportunity to take advantage of the type and quality of presentation that Parks Canada will develop for its interpretative program.

8. CONNECTION TO EXISTING OPEN SPACE AND TRAILS SYSTEM

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The location of the park makes it a natural node in a partially developed and well used linear parks and

trails system. The park can serve as an anchor acting both as a point of origin and destination for recreation users. It can also serve as the place where the pedestrian oriented Sturgeons Banks dyke trail comes into contact with the working waterfront and commercial core on Moncton Street.

9. PROXIMITY TO POPULATION  
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The park's geographical relationship to residential areas provides an immediate user group. The type and intensity of development will dictate its ability to draw users from the local Steveston community and Richmond at large. Steveston Community Centre and the Martial Arts Centre already serve much of the active liesure needs of the community. Gilbert Beach, Landon Farm and possibly Steveston Island will further enhance liesure opportunities in the community.

The following master plan has been prepared to recommend development which will optimize recreational use of the site while overcoming its constraints to development. The challenge is to identify the best combination and use of site opportunities through analysis of "the user", the environment, existing site conditions, the economics of construction and management and the cost/benefit of the expenditure of public funds.

## 2. MASTER PLAN PHASES AND IMPLEMENTATION

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The master plan is a refinement of the preliminary concepts incorporating response from the workshop. The plan is based on an understanding of constraints and opportunities of the site, the preferred program established by the public workshop and the preferred layout as a combination of preliminary concepts one and two. Since few parks of this size can be developed in one step, the master plan provides a framework for development in a series of steps over a period of time. Timing and order of development will be established by the logical progression of development of facilities and the availability of funds.

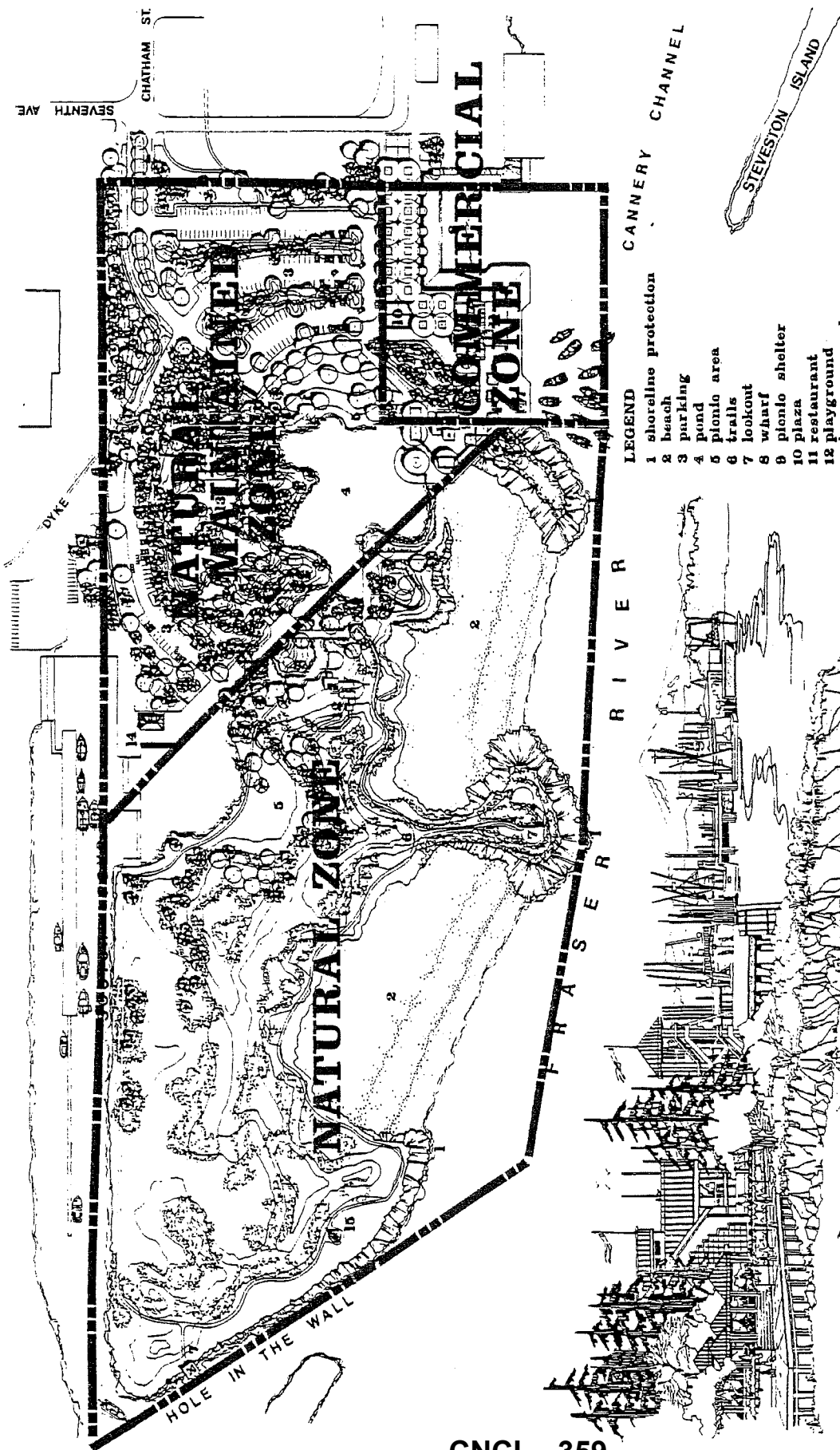
### 2.1 Park Character

The park will be divided into three zones each with its own appearance and distinct level of activity.

#### 2.1.1 The Commercial Zone

The commercial area will be the smallest zone in the park and will be located in the south-east corner of the site. The commercial zone will be the most intensively developed area of the park and will sustain the greatest amount of visitor activity. This zone will provide a logical transition between the extremes of the park's natural landscapes and the urbanized waterfront and residential areas of Steveston.

This transition is accomplished in the design by extending Moncton Street into the park in the form of a pedestrian plaza. The plaza will incorporate some feature to act as a focal point for the end of Moncton Street. eg. flags, clock tower, etc. The plaza serves as the major pedestrian entrance to the park and because of its proximity to the water provides an opportunity to immediately establish the water theme. The commercial area is characterized by paved surfaces with some formal planting in the plaza and more natural random planting in the parking lot and between the restaurant and the beach areas.



- LEGEND**
- 1 shoreline protection
  - 2 beach
  - 3 parking
  - 4 pond
  - 5 picnic area
  - 6 trails
  - 7 lookout
  - 8 wharf
  - 9 picnic shelter
  - 10 plaza
  - 11 restaurant
  - 12 playground
  - 13 japanese garden
  - 14 interpretive centre
  - 16 gurry point tree

**DEVELOPMENT  
PHASE FIVE**



**GARRY POINT PARK**  
 PREPARED FOR THE CORPORATION OF THE TOWNSHIP OF RICHMOND · PREPARED BY THE PACIFIC LANDPLAN COLLABORATIVE LTD/HANSON/ERB

The commercial area provides access to the water along the wharf and tidal stairs. It was considered important to allow the visitor access to the water as soon as possible after entering the park.

2.1.2 The Maintained Natural Zone

This area includes that portion of the park includes the fresh water feature, the parking lot and adjacent areas. This zone will include open areas of turf and plantings of natural shrubs and trees. The water feature will provide the focus for the development of other facilities. The open space will be used for passive activities requiring larger open areas for groups of park visitors. eg. picnicking

2.1.3 The Natural Zone

This will be the largest area of the park and will be located between the western tip and the west side of the water feature. This area will be characterized by dune-like landforms and planting that would be associated with dunes and shoreline landscapes. Dunes will be designed with moderately steep and gradual slopes to create sheltered pockets along the back of the beaches and along Scotch Pond.

Planting will consist mainly of grasses and a variety of shrubs. Trees will be restricted in numbers and limited to primitive species associated with delta, shoreline and estuary landscapes. Planting will be designed to require a minimum amount of maintenance. There will be no turf areas.

The zone will be used mainly by individuals and small groups of people strolling and sightseeing. Larger groups of people will be attracted to the beach area.

2.2 Activities and Facilities

The park design will support a variety of passive recreation activities. These are summarized below:



2.2.1 Picnicking - picnicking is provided in several locations for different group sizes. Picnic areas are located close to parking for easy access and near water to provide interesting views to the river activity. The largest area is located between the main parking lot and the pond. It is anticipated this area will get the major amount of use because of its easy access to cars. A smaller area is located next to the extension of Scotch Pond with views to fishing wharf and boats. It is assumed that children of all ages can play along the water's edge in both locations in relative safety.

For all weather picnicking , a shelter is provided on the west side of the mound next to the restaurant. This facility will be designed to accommodate larger groups such as family reunions, company picnics, etc. It is anticipated that this area could be reserved for these special occasions. The shelter will include water, barbecues, fire pit and public address system. This same area could also serve for special events such as the Salmon Festival.

2.2.2 Walking - the park will provide a continuous walking trail around Garry Point. The trail will provide access to the water and views to off-site scenic resources. Lookouts will be provided at the promontory between the two beaches and at a structured lookout on the north-east corner of the park. Both lookout areas will include seating.

Seating will be provided at convenient locations along the trail to take advantage of views and sheltered locations wherever possible. Interpretive signage will be located along the trail to explain the different views, bird migration and to provide information about the fishing fleet, identifying types of fishing craft, their equipment, capacity, etc. Dog stations should be located at the entrance to the park and at other convenient locations.

The trail will all connect to the dyke trail and Moncton Street. Signs should be provided to give information about the trails system and location of other points of interest in the area.

- 2.2.3 Sunbathing - the park design includes two beach areas of approximately 20,000 square metres. These beaches are intended for land based recreation only and signage will be required to warn people to stay out of the water. The beach area will be serviced by a washroom and change house located between the two beaches. This structure should be designed to integrate with its setting and not obstruct views or visually dominate the back shore area. Fire pits will be located in the back shore area and wood provided from the storm beach.
- 2.2.4 Freeplay - this refers to casual sports such as frisbee, kite flying, model boating, etc. Although limited area is provided for these activities, the picnic sites lend themselves to pick-up sports and related activities.
- 2.2.5 Fishing - it is anticipated that the restaurant wharf and beaches will provide adequate fishing areas for the sports fisherman.
- 2.2.6 Children's Play - a playground area has been designated along the west edge of the pond. It is emphasized that this playground should be custom built and not a collection of the contemporary structures to be found in most urban playgrounds. The playground will be designed on a marine theme and will have sections which cater to pre-schoolers, children five to seven and eight to eleven. The playground will include: access to water, a hard surfaced area, a safe sand jumping bank and structure which duplicates the present sand cliffs, and climbing and moving equipment which captures the appearance and feeling of fishing boats, equipment and wharves.

## 2.3 Special Features

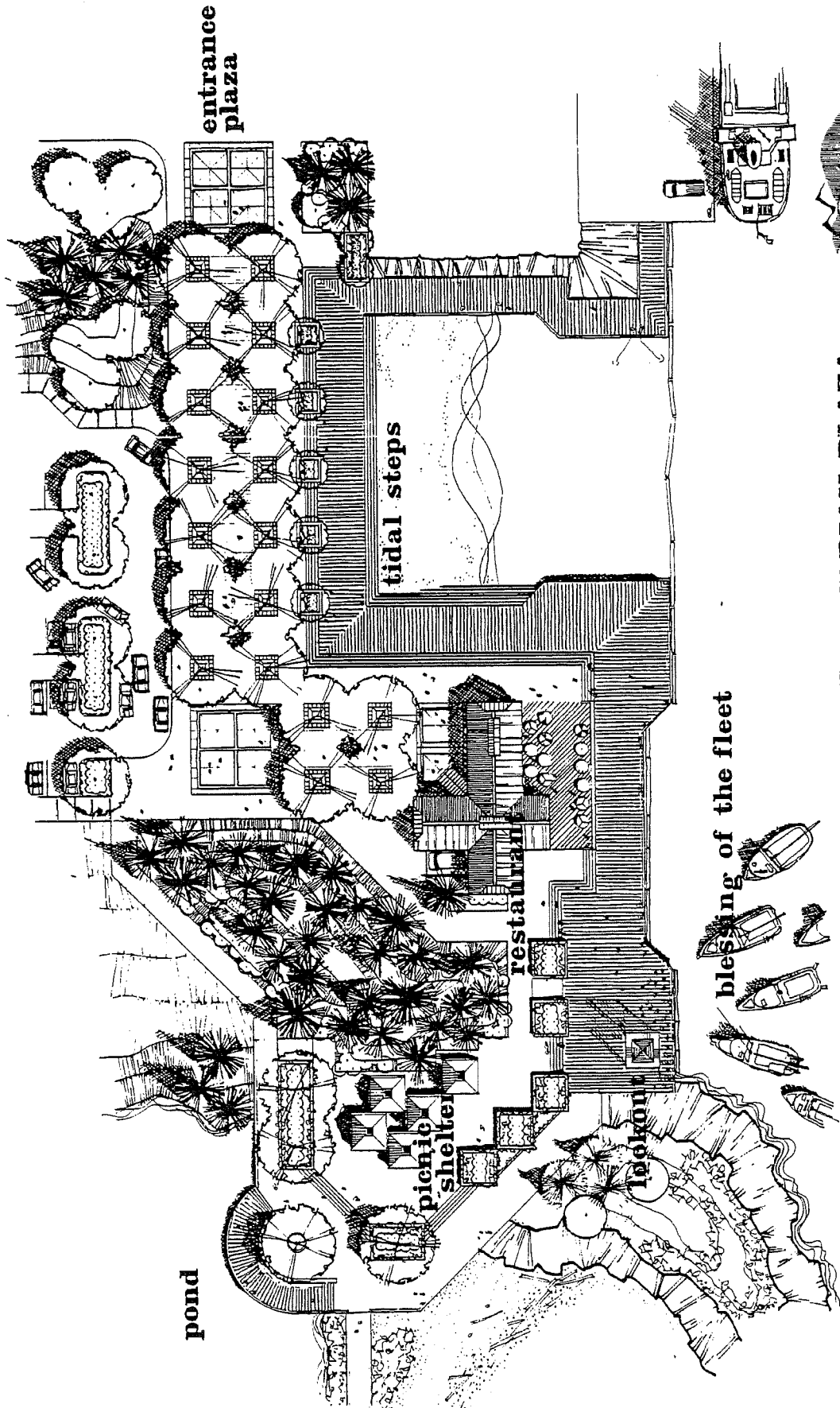
The park masterplan is designed to accommodate a number of special features. These features will require special funding and their feasibility depends largely on community interest and support.

- 2.3.1 Restaurant - the commercial zone has been designed to allow for a 5,200 square foot restaurant. The restaurant is seen as a destination facility able to attract people from anywhere in Richmond or the Lower Mainland. Its implementation could be a joint venture between municipality and private interests or any one of many concession arrangements.

The structure is perceived as a two storey building providing a lounge, dining room, snack concession and outdoor patio. The building would have its own service area and would be serviced through the pedestrian plaza at non peak periods. Suggestions were made during the public workshop that the architectural character of the building should be established on a Japanese theme. It is felt that this would limit the type of tenant and that a structure more in keeping with the harbourfront architecture would be appropriate.

Although implementation of the restaurant could proceed at anytime, it is recommended that linking its development with other Steveston developments such as the Parks Canada Historic Site and the B.C. Packers Residential Development would be appropriate.

- 2.3.2 Fisherman's Memorial - there are several prominent locations for a Fisherman's Memorial to be dedicated to those who have lost their lives and spent their lives providing a basic food commodity to the nation. Several appropriate symbols have been proposed including: a fisherman's needle, a lighthouse or beacon similiar to the structure which was located at the tip of the point in the early 1900's, statuary of men and women in the fishing industry, etc.



entrance plaza

tidal steps

restaurant

blessing of the fleet

picnic shelter

lookout

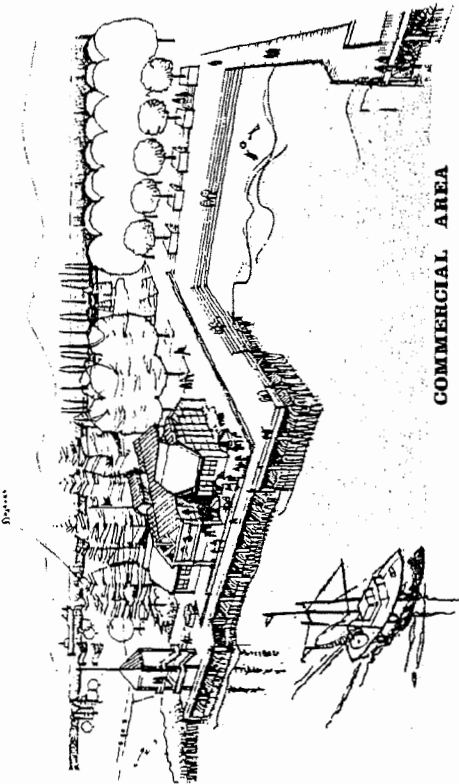
pond



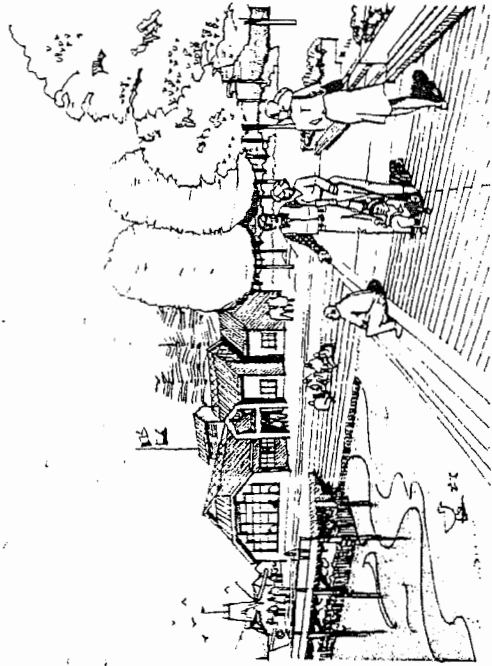
WHARF, RESTAURANT & PEDESTRIAN PLAZA

# GARRY POINT PARK

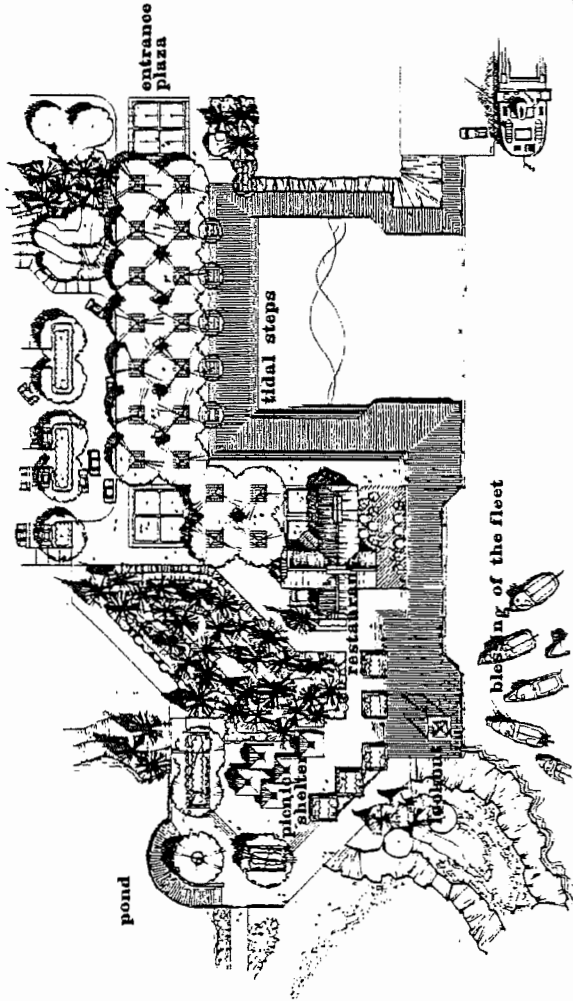
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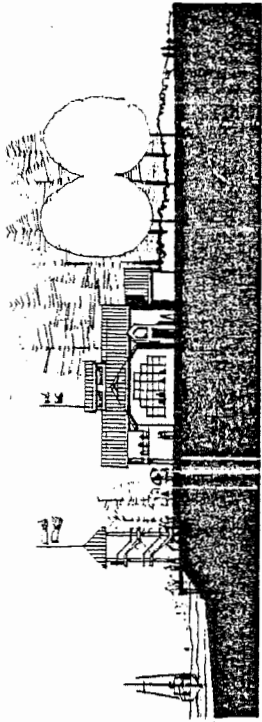
COMMERCIAL AREA



TIDAL STEPS & BOARDWALK



WHARF, RESTAURANT & PEDESTRIAN PLAZA



RESTAURANT ELEVATION



# GARRY POINT PARK

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IMAGES

Most likely locations include the plaza at the Moncton Street entrance, the wharf near the restaurant, the promontory between the two beaches or anywhere along the trail on the Fraser side of the park.

2.3.3

Garry Point Tree

Until the late 1800's a large tree, probably a Sitka Spruce was located at the end of Garry Point. This tree served as a navigational marker to sailors and pioneers arriving to the lower mainland and the mouth of the Fraser. Replanting the tree is perceived as an appropriate gesture to recapturing some of the heritage value of the Point.

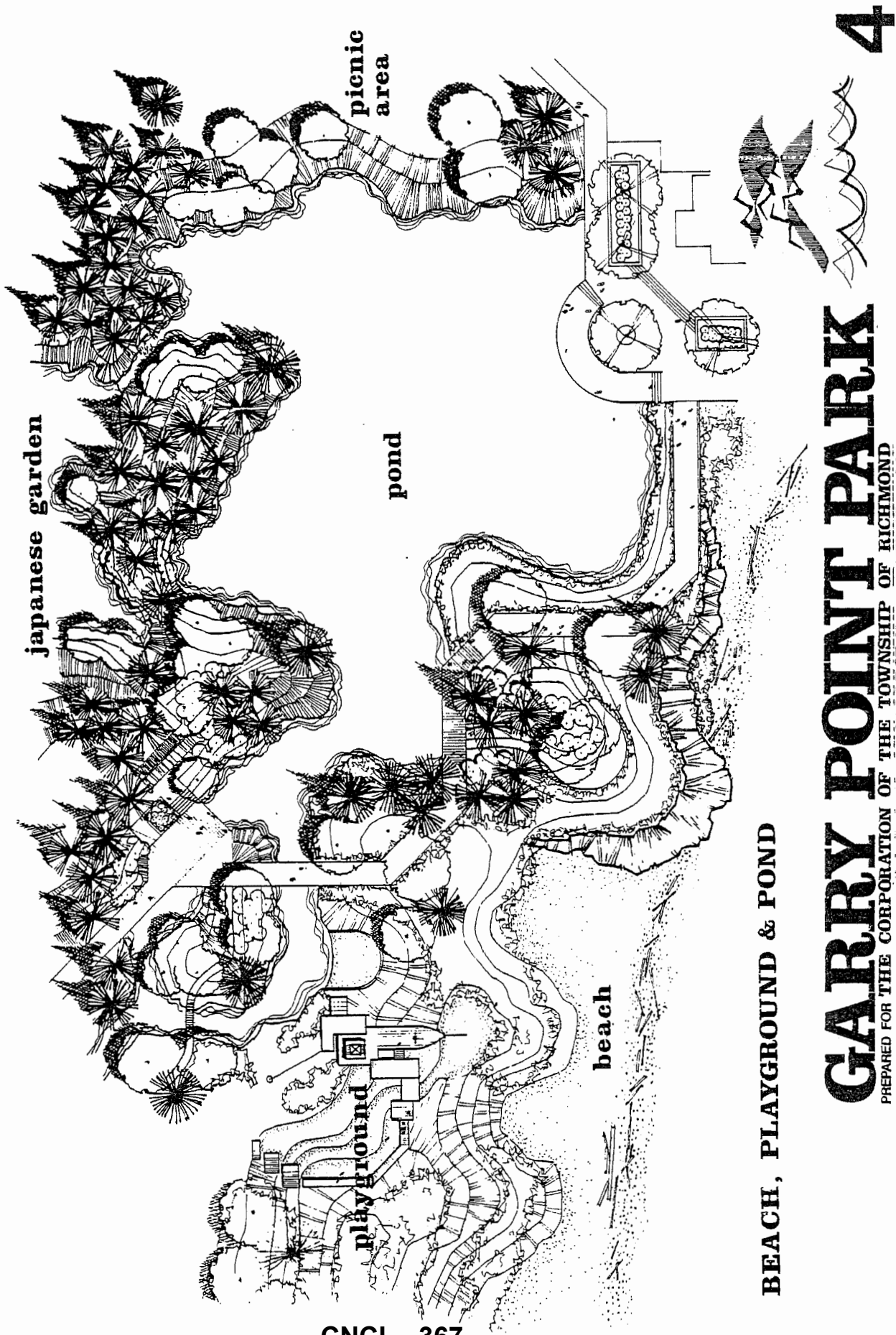
2.3.4

Japanese Garden

A large area of approximately four acres has been layed out on the north side of the pond. In the earlier phases of park development this will be an area of open space for freeplay and pick-up sports. In the long term the area could be ideally suited for a traditional Japanese Garden to recognize the heritage and importance of the Japanese community in Steveston today and in the past.

Although traditional Japanese gardens are very manicured, they symbolize natural qualities and characteristics and it is felt that the garden could be made to blend with other landscape features of the park. The traditional garden is oriented inward requiring substantial screening, making integration with the park landscape relatively easy.

The garden could consist of two parts, a wet garden with pond and appropriate features and dry garden with gravel beds and other symbolic features. The two parts of the garden could be separated by a structure resembling a traditional Japanese house. This could serve as a museum of Japanese history



japanese garden

picnic area

pond

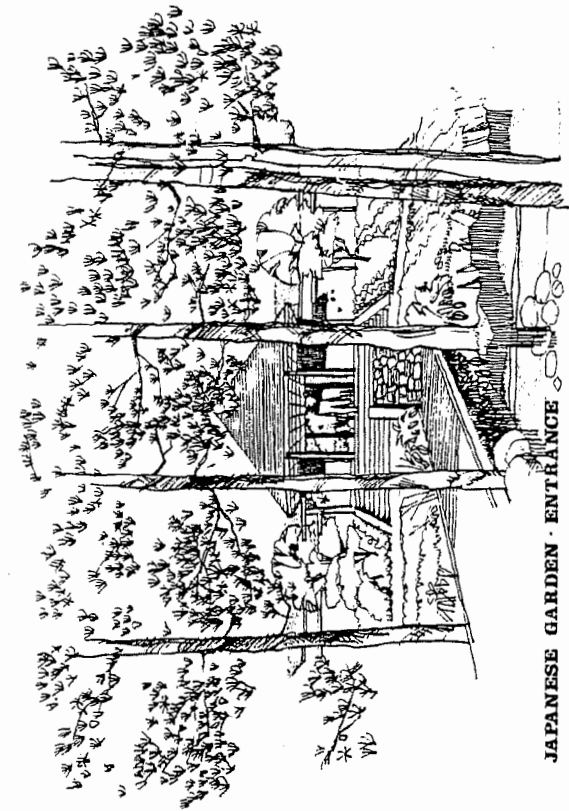
playground

beach

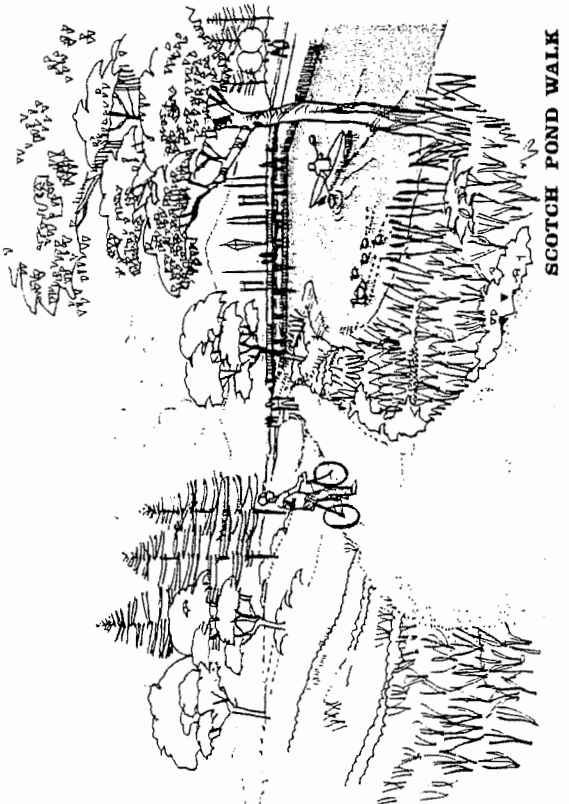
# GARRY POINT PARK

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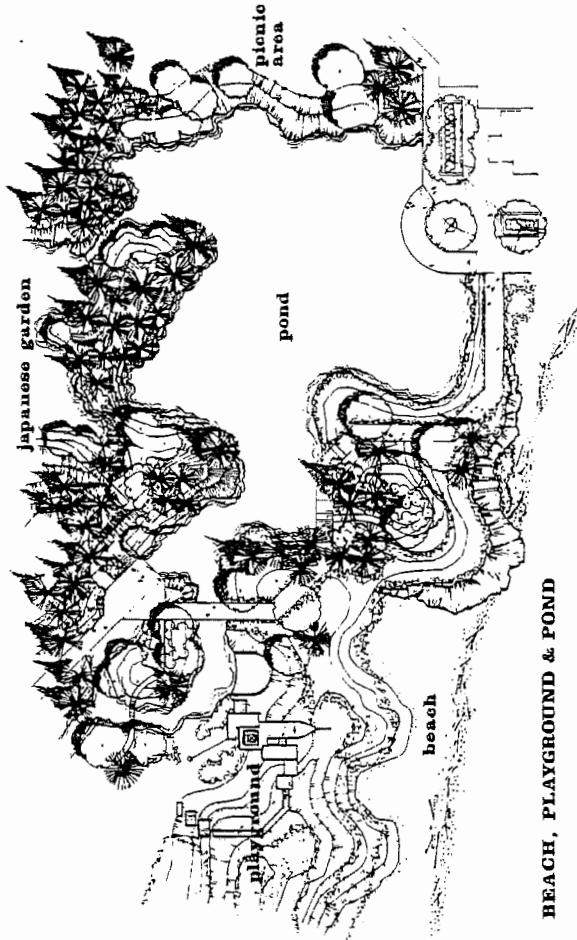
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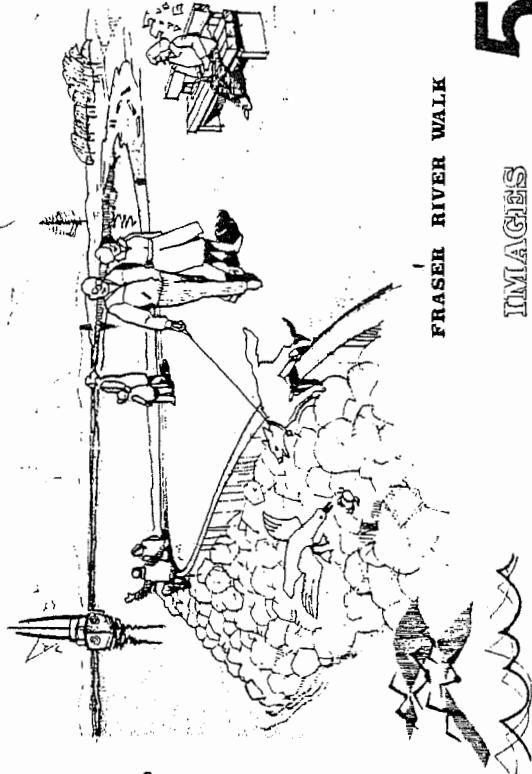
JAPANESE GARDEN · ENTRANCE



SCOTCH POND WALK



BEACH, PLAYGROUND & POND



FRASER RIVER WALK

# GARRY POINT PARK

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IMAGIES



in the area, bonsai display, etc. It is possible the garden could be developed to become a well known feature of the park to the extent that a small fee could be charged to help offset the maintenance costs. A traditional Japanese garden will require extensive maintenance and this cost must be considered in any decision to proceed with development.

#### 2.3.5

##### Marine Interpretive Centre

The park is ideally suited for an outdoor education facility. Its location on the Fraser, the delta, Sturgeon Bank and its settlement history makes it a prime vehicle for both natural and historical interpretation. A small biological station which could be used by classrooms during the school year and by park visitors at other specified times would provide a very complementary facility to the school system and the Richmond Nature Park.

The availability of Parks Canada expertise at the Gulf of Georgia Cannery provides an ideal opportunity not only to utilize Parks Canada's resources but also to build a complementary program between the park and the historic site.

The facility will be located on the Scotch Pond extension. It is perceived as being a very simple structure with room for a small classroom, displays, washroom and service/storage. Suggestions have been made to include a group of non-motorized boats, eg. flat bottom punts, to provide classroom access to Sturgeon Bank and water safety drills.

The program could be established by the science teachers of Richmond who could use the resources of Parks Canada, West Water Research, UBC, Small Craft Harbours, DPW, GVRD and other government agencies.

#### 2.4 Park Infrastructure

The park will require the standard services including water supply, storm and sanitary sewer, fire protection supply, electrical supply and telephone lines. All services should be supplied underground with no overhead lines. The existing electrical supply to the navigational lights will be buried.

Lighting will be provided for the parking areas and pedestrian walkways. All lighting should be low level lighting. Pedestrian lighting should be designed to create different types of visual effects as well as providing for the safety and security of park users. Exterior lighting of structures and buildings should be kept to a minimum. The solution to vandalism is the creation of a popular park not an overdesigned lighting system.

The parking area is designed to accommodate 177 vehicles, 4 camper trailers and 3 buses. Handicapped stalls should be located close to the restaurant area. The expanded boulevards in the main parking lot should be heavily planted to help in the screening affect of the neighbouring apartments.

The entrance road should be adequately lit and signed to ensure proper vehicular access. Bollards should be used where vehicles might otherwise have easy access to pedestrian areas.

All trails, buildings and grade changes should be designed to accommodate handicapped access. This is of particular importance around the restaurant and interpretive center.

#### 2.5 Further Land Acquisition

Two parcels of land should be considered for further land acquisition.

2.5.1 Seventh Street Lots - the acquisition of these lots should be given priority over the acquisition of the Scotch Pond property. The development of these lots could represent a real threat to the park if the proposed uses were incompatible or site planning and architectural design were poorly implemented. Industrial or commercial uses could create structures and activities whose appearance would be very detrimental to the park.

Purchasing these lots would remove the possibility of these negative affects. Municipal ownership would give the park a proper face on Seventh Avenue and allow pedestrian access to the site. The park would integrate better with the community and the core area. Should additional parking be required for the park, the area could accommodate an additional 70 cars. The streetscape along Seventh Avenue could be improved to give the park a positive identity and to provide a attractive entrance.

2.5.2 Scotch Pond Property - the acquisition of this property is important but not as critical as the Seventh Street lots. Although the strip of land along Scotch Pond restricts developing the park to the water's edge, any future use of this property is limited by the agricultural zoning and by the size of the land parcel. It may also be possible to negotiate development rights such that the park could be developed to the water's edge.

Acquisition of this property in the long term would secure access to the park from Scotch Pond and allow the park to take full advantage of the waters edge and the visual resources of the pond.

## 2.6 Shoreline Protection

Shoreline protection is most critical along the Fraser River side of the park. It is this edge that must sustain the impact of south-west storms, river currents, boat wash and tidal changes.

The beach areas have been designed to face the south-west to orient the beach at right angles to the most severe wave impacts. Three large promontories or headlands have been designed to deflect river currents and disipate wave energy. The shape of these promontories has been designed to provide as much protection from severe storms as possible and to minimize the eddy effects of the river currents.

By streamlining the outer edges to deflect currents from the Steveston channel southward, it is anticipated that silting on the west side of the

promontaries will be reduced to a minimum. The slopes of the tidal zone will be in excess of 12% thus allowing tidal action and wave action to remove silts as a regular process.

The beach area will be designed as two beaches, the normal tidal zone and the storm beach. The storm beach will be a sandy beach underlaid by gravel base. It is assumed that this will be the most actively used portion of beach. The tidal zone will be designed as a gravel berm and may include subsurface rock sills to provide additional protection against wave action. This beach will provide easy access to the water but may not be the most suitable for sitting or lying on. The slope of this beach will be in excess of 12%. This beach will be constructed on the existing shoreline wherever possible.

It has been suggested that the beach areas could initially be constructed using only the sand dredge thus eliminating the cost of importing gravel. This would be an experimental stage to see if the promontories alone would sustain the beach formation. If the sand remained the gravel berms and sills may not be necessary. The decision of which action to take should be made upon completion of detailed working drawings and costing.

It must be emphasized that the master plan process has only confirmed the feasibility of beaches being developed. Detailed construction drawings will be required to specify exact quantities, grades and materials for shoreline protection. It is important to note that the appearance of the shoreline features can vary from crude rip rap construction to elaborate stone sets and masonry details. The cost vs. esthetics issue should be dealt with at the detailed design stage when it is determined how much rock material must be imported to the site.

The back shore areas of the beaches and dunes should be planted in dune grass in order to stabilize sand from blowing in the wind. European dune grass would be the most suitable selection however if availability becomes an issue, native grass selections could be used.

It is anticipated that driftwood and debris from the river will be an ongoing maintenance problem. There are no obvious solutions for this problem in the beach areas other than continuous clean up. The debris line at the storm beach can be left as it provides shelter for sunbathers and interest for the beachcombers. It will be possible to protect the restaurant wharf area by placing a floating boom along the wharf and between the two wharf extensions.

#### 2.7 Further Community Involvement

Community involvement in the planning, funding and management is essential for the successful development and operation of parks like Garry Point. By including the public in planning of the park the municipality can be assured that the residents support the activities and facilities proposed. This support can lead to positive action in fund raising, particularly for special features which often require more funds than municipal governments can provide.

Non-profit groups and organizations such as service clubs, nature conservation societies, heritage societies, community ethnic groups and other community organizations can raise funds for a variety of projects. It is recommended that the municipality actively encourage and support these groups to select projects which they can help to implement.

#### 2.7 Park Development Phasing

It is very unlikely that a park of the size of Garry Point could be developed in one construction phase. Although development costs are the main issue, it is also desirable to develop parks in phases to provide the opportunity to monitor its use and alter the development plan if necessary.

The development of Garry Point has been divided into five phases. The phases are proposed as a logical sequence of construction. It is recognized however that if priorities change in financing or public demand this sequence could be altered to accommodate different requirements.

Each phase must be preceded by detailed design and working drawings. It is important to recognize the need for consistency between phases. It may be necessary to

complete the detailed design for phases one and two simultaneously in order to maintain that consistency.

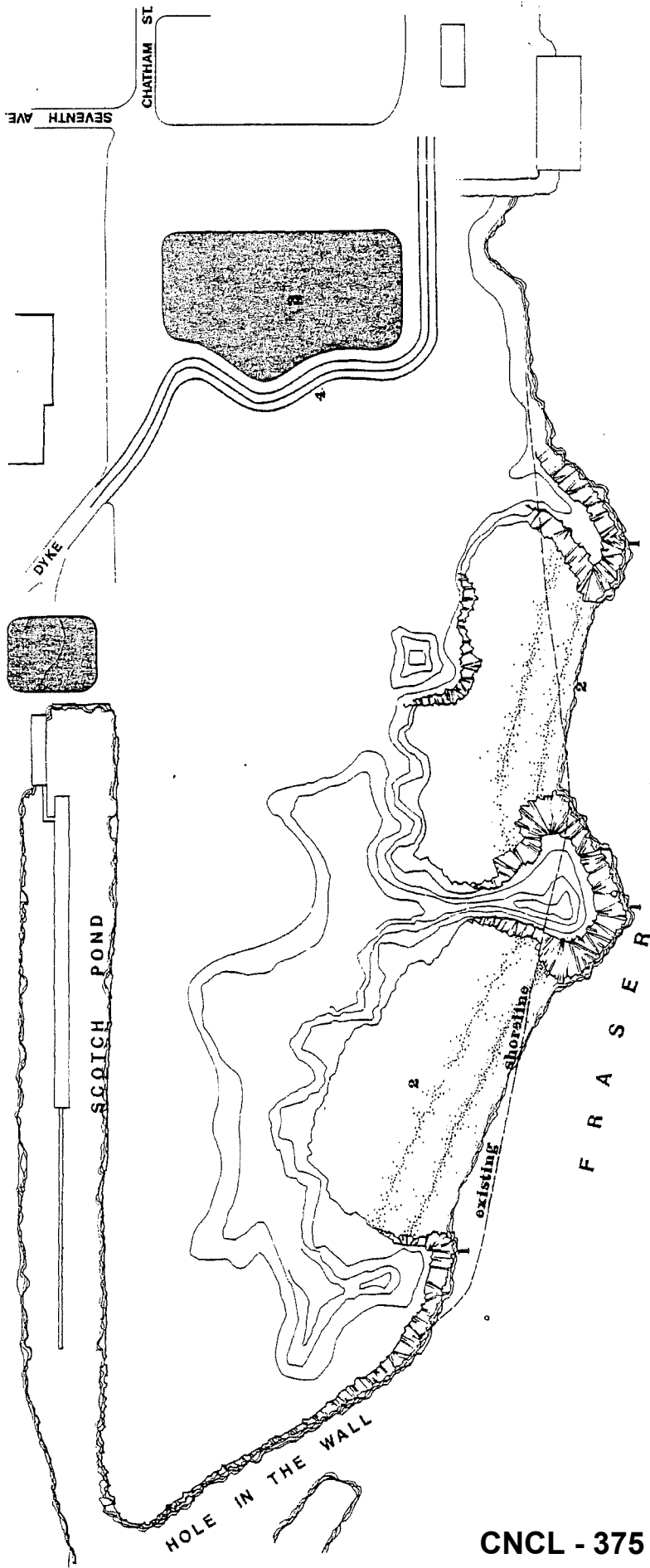
2.7.1 Phase One - shoreline protection and the creation of the beaches should be given priority. Subsequent development must rely on the shoreline protection to eliminate any possibility of damage due to severe storms. The beaches are also seen as one of Garry Point's most valuable assets therefore a very high public priority.

This phase will require earth moving and rock work. Phase two is a similar type of construction. Phase one and two were separated to reduce the financial cost of what could have been one phase of development. This phase should also include the development of a temporary stone dust trail along the shoreline to link Moncton Street with the dyke trail.

2.7.2 Phase Two - this phase completes all the major landform work. The landform should be stabilized by a nurse crop of grass and allowed to weather before phase three construction begins. This period will allow time to monitor the shoreline design to ensure all erosion control objectives have been met.

2.7.3 Phase Three - this phase proceeds with the first permanent planting in the park. This will further stabilize the landforms and strengthen the definition of spaces on the park site. The construction of a permanent parking lot will reduce the problems of accessibility and provide the necessary extension of services into the park for future structures and facilities.

2.7.4 Phase Four - this phase of construction completes all of the soft and hard landscape development required. At this point the park should be able to support a variety of activities. Construction would include the completion of planting plans and the development of a permanent comprehensive pedestrian walkway system throughout the park.



F R A S E R R I V E R

LEGEND  
 1 shoreline protection  
 2 beach  
 3 parking (temporary)  
 4 dyke

STEVESTON ISLAND

CNCL - 375

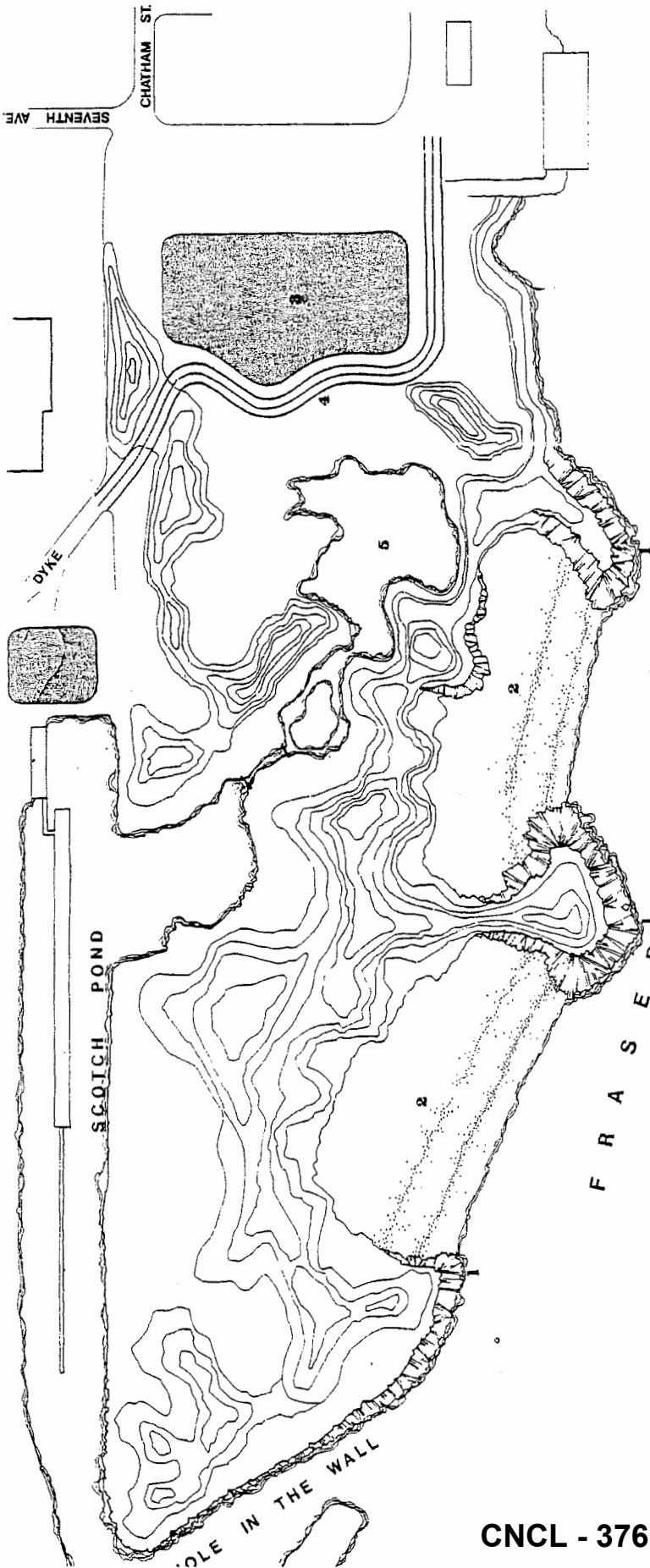
**GARRY POINT PARK**  
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DEVELOPMENT  
 PLEASE ONE

SCALE 1:2000

NORTH

6



CANNERY CHANNEL

STEVESTON ISLAND

- LEGEND**
- 1 shoreline protection
  - 2 beach
  - 3 parking (temporary)
  - 4 dyke
  - 5 pond

R I V E R

F R A S E R

CNCL - 376



DEVELOPMENT  
PLEASE TWO

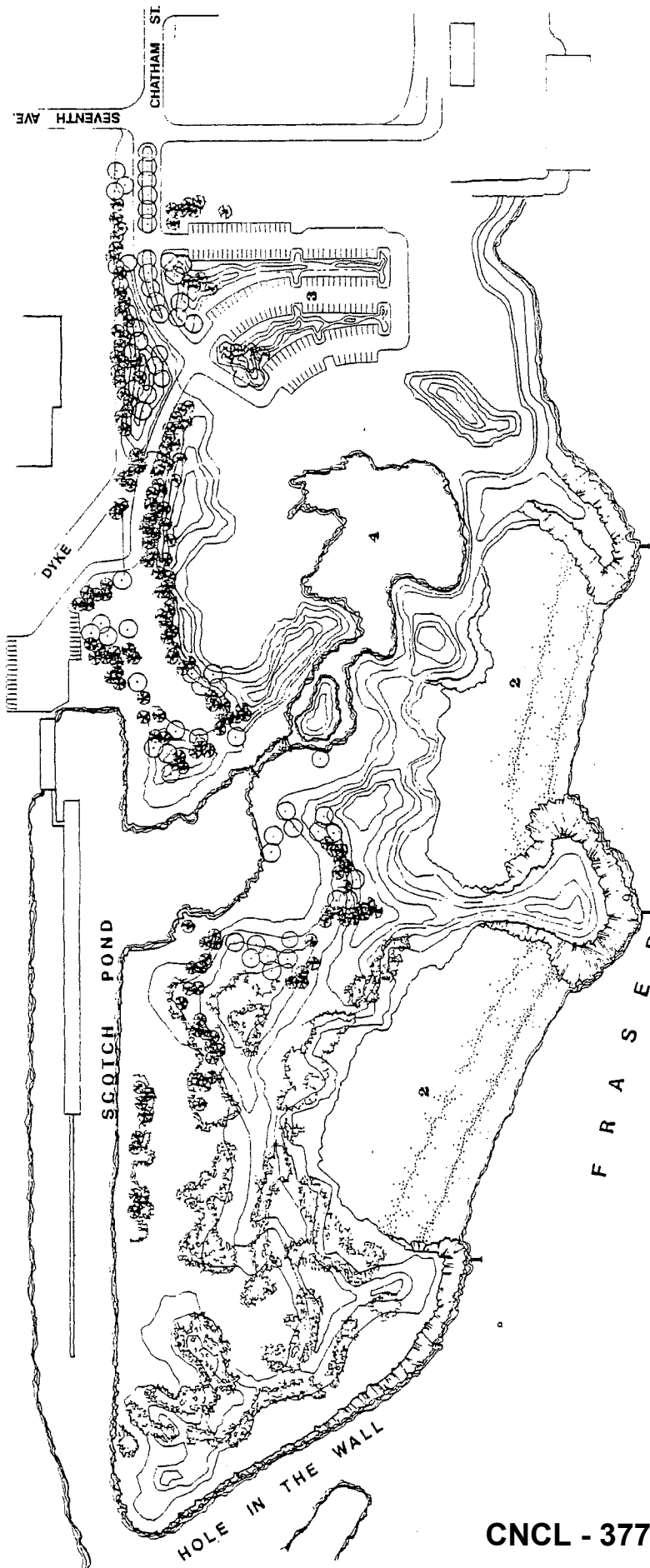


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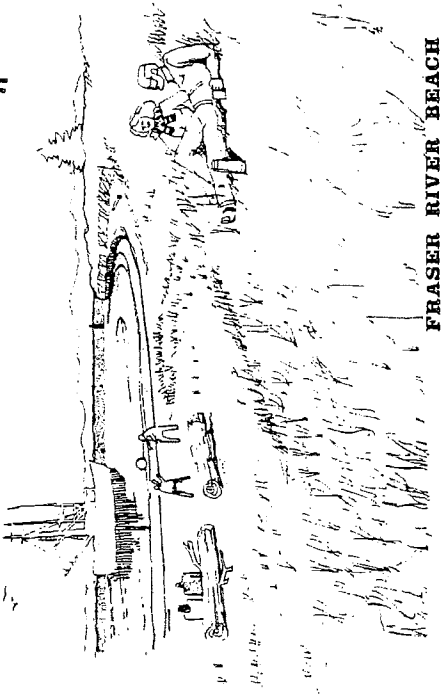


F R A S E R  
R I V E R

LEGEND  
 1 shoreline protection  
 2 beach  
 3 parking  
 4 pond

CANNERY CHANNEL

STEVESTON ISLAND



FRASER RIVER BEACH

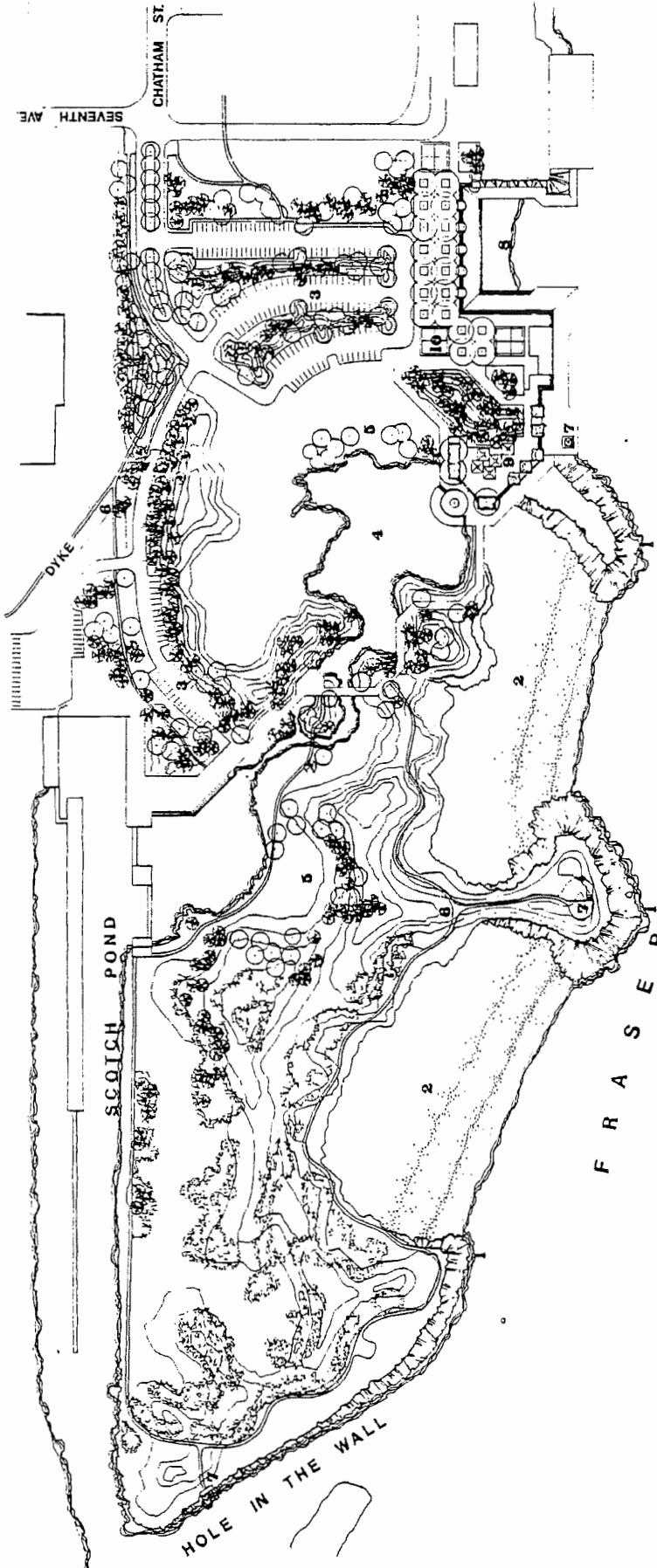


# GARRY POINT PARK

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DEVELOPMENT  
 PLEASE THERE

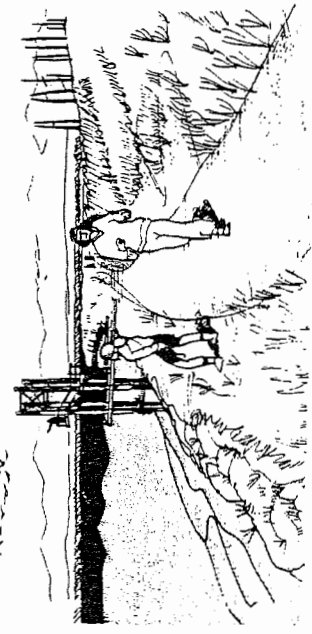




CANNERY CHANNEL  
 STEVESTON ISLAND

- LEGEND**
- 1 shoreline protection
  - 2 bench
  - 3 parking
  - 4 pond
  - 5 picnic area
  - 6 trails
  - 7 lookout
  - 8 wharf
  - 9 picnic shelter
  - 10 plaza

F R A S E R  
 R I V E R



HOLE IN THE WALL LOOKOUT



DEVELOPMENT  
 PHASE FOUR  
 NORTH  
 SCALE: 1" = 100'

9

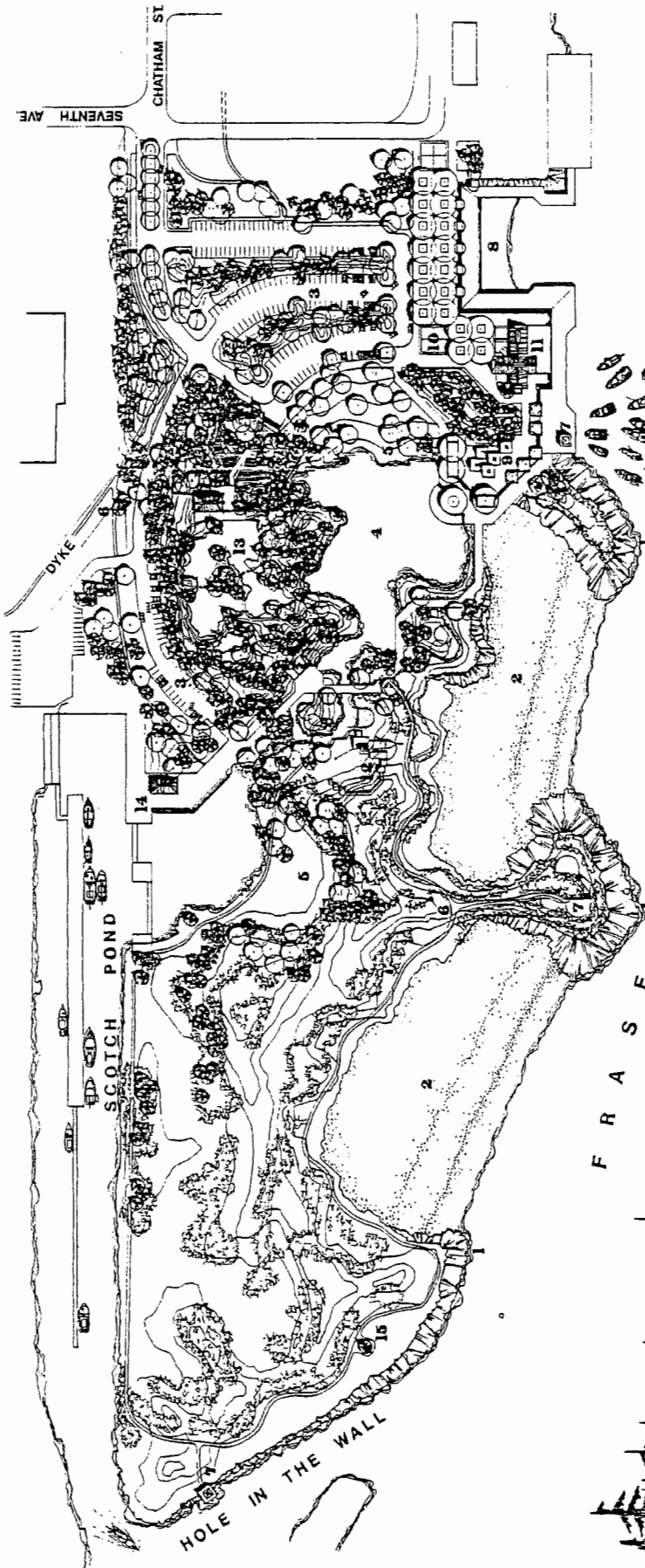
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It is at this point that a major review of the master plan could take place before further development occurs. It will provide municipal staff and the community the opportunity of reviewing their own objectives before proceeding with special features. Definite patterns of park use will have emerged, allowing all parties time to analyze further steps.

2.7.5

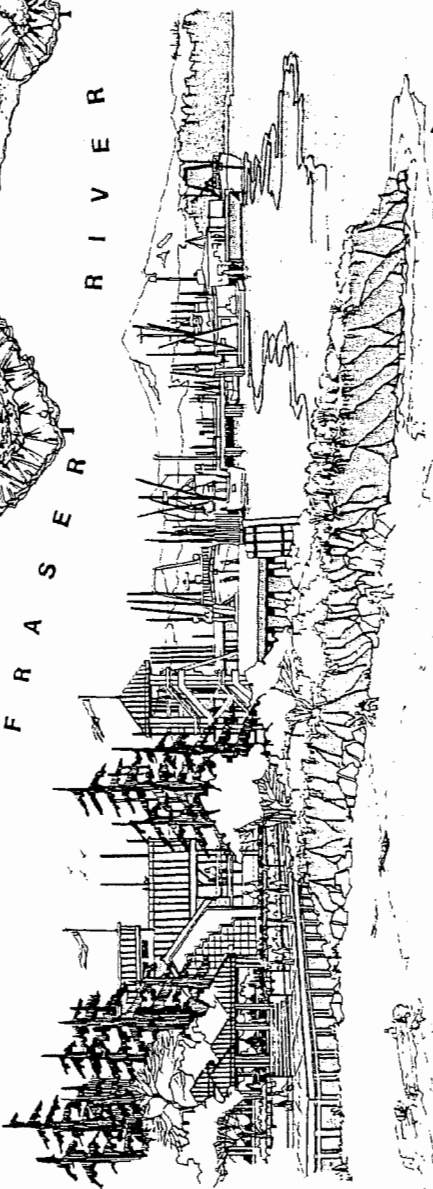
Phase Five - This phase provides for the addition of several special features to the park. These special features could be developed at anytime after the completion of phase one. However for reasons of budget and development control these have been set aside until phase five to allow for the complete development of the park framework.



CANNERY CHANNEL

STEVESTON ISLAND

- LEGEND**
- 1 shoreline protection
  - 2 beach
  - 3 parking
  - 4 pond
  - 5 picnic area
  - 6 trails
  - 7 lookout
  - 8 wharf
  - 9 picnic shelter
  - 10 plaza
  - 11 restaurant
  - 12 playground
  - 13 japanese garden
  - 14 interpretive centre
  - 15 garry point tree



DEVELOPMENT  
PHASE FIVE

10



**GARRY POINT PARK**  
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3. COSTING  
-----

The following estimated costs are based on 1983 unit construction costs and will consequently vary from those when actual construction commences. Estimates are given for each phase of development outlined in the previous chapter.

No estimate for acquisition of additional lands is provided.

PRELIMINARY COST ESTIMATE "PHASE ONE"  
-----

Shoreline and Dyke Development, Preliminary Landforms and Temporary Parking

1.	excavate and relocate rubble and rip-rap on existing shoreline	\$ 270,000
2.	rebuild edge with new rip-rap	\$ 188,293
3.	rough grading (dune landforms)	\$ 32,731
4.	rough grading (temporary parking)	\$ 5,000
5.	dyke	\$ 5,000
		-----
	Sub total Phase One	\$ 501,024
	10% contingencies	\$ 50,102
		-----
	Total Phase One	\$ 551,024

PRELIMINARY COST ESTIMATE "PHASE TWO"  
 -----

Landform Development, Pond Construction, Scotch Pond  
 Extension, Revegetation

1.	grading shoreline, beach berms and sills	\$	200,000
2.	landform construction	\$	47,484
3.	pond excavation	\$	55,818
4.	pond bottom treatment	\$	18,000
5.	pond edge treatment	\$	20,000
6.	pond wiers	\$	8,000
7.	dune grass planting	\$	10,000
8.	hydroseeding wildflower, grass mix	\$	2,000
9.	water supply to ponds	\$	5,000

-----  
 Sub total Phase Two \$ 366,302

10% contingencies \$ 36,630  
 -----  
 -----

Total Phase Two \$ 402,932

PRELIMINARY COST ESTIMATE "PHASE THREE"  
 -----

Entrance Road and Parking Lot Construction Service  
 Infrastructures, Landscaping

1.	entrance roads	\$	57,250
2.	parking lot	\$	130,000
3.	lighting	\$	48,000
4.	services	\$	112,000
5.	landscaping		
	deciduous trees	\$	13,800
	evergreen trees	\$	36,200
	shrubs	\$	135,520
	topsoil natural area	\$	47,991
	topsoil manicured area	\$	95,993
6.	irrigation	\$	30,000

-----  
 Sub Total Phase Three \$ 706,754

10% contingencies \$ 70,675  
 -----  
 -----

Total Phase Three \$ 777,429

PRELIMINARY COST ESTIMATE "PHASE FOUR"  
 -----

Development of the commercial core area, walkways, scotch pond wharf, parking and landscaping.

1.	commercial core	
	wharf/steps	\$ 534,601
	entrance plaza	\$ 94,940
	picnic area (hard surface)	\$ 126,652
	picnic shelters	\$ 7,500
	walkways/ramp	\$ 16,630
2.	seawall/boardwalk and landing areas	\$ 277,879
3.	scotch pond wharf	\$ 145,317
4.	floating dock	\$ 30,000
5.	parking lot	\$ 25,000
6.	lighting	\$ 12,000
7.	trails	\$ 15,000
8.	2 lookout towers	\$ 35,000
9.	washroom/changeroom	\$ 60,000
10.	landscaping	
	deciduous trees	\$ 19,400
	evergreen trees	\$ 22,600
	shrubs	\$ 21,676
		-----
	Sub Total Phase Four	\$1,444,195
	10% contingencies	\$ 144,426
		-----
	Total Phase Four	\$1,588,621



PRELIMINARY COST ESTIMATE "PHASE FIVE"

-----  
Development of Building Structures and Japanese Garden

1.	restaurant	\$ 420,000
2.	interpretation centre	\$ 115,000
3.	playground	\$ 30,000
4.	Japanese garden	\$ 240,000
5.	Japanese pavillion	\$ 250,000
		-----
	Sub Total Phase Five	\$1,055,000
	10% contingencies	\$ 105,500
		-----
	Total Phase Five	\$1,160,500

PRELIMINARY COST ESTIMATE SUMMARY

Phase One	\$ 551,024
Phase Two	\$ 402,932
Phase Three	\$ 777,429
Phase Four	\$1,588,621
Phase Five	\$1,160,500
	-----
Total	\$4,480,506

COST ESTIMATE OF RESTAURANT AND ASSOCIATED FACILITIES

It is assumed that the restaurant development will be required to bear a portion of the site development costs. The following breakdown provides an example of the pro rated site development costs applied to the restaurant.

1. restaurant building	\$ 420,000
2. 1/2 portion of entrance roads, parking lot, lighting and services	\$ 173,625
3. 1/16 portion of landscaping	\$ 37,361
4. walkways and ramps	\$ 16,630
5. entrance plaza	\$ 94,940
6. 2/3 portion of wharf and steps	\$ 352,836
	-----
Total Cost	\$1,095,392
% of total park costs	25%

ANALYSIS OF COSTS PER ACRE

1.	Standard park development in Richmond	\$	25,000.00
2.	Total cost per acre up to the end of Phase III development.	\$	49,468.00
3.	Total cost per acre up to the end of	\$	94,857.00
4.	Total cost per acre not including restaurant development	\$	96,717.00
5.	Total cost per acre of all five phases of development	\$	128,014.45

Appendix 1. PLANNING PROCESS

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The planning process for this study has consisted of three phases including: programming, concept development and master plan development. Each phase consisted of on-site study, the preparation of preliminary and final reports and drawings, meetings with staff, public interest groups, the Steveston Community Society and their representatives, and members of Council.

The product of the first study phase programming, was a proposed list of activities, facilities and special features which could be incorporated into the park plan. The consultants prepared a preliminary list which was reviewed by the Steering Committee, The Steveston Community Society and members of Council. The list was revised several times and was intended to be a starting point for the development of concepts. Each activity was described in a short working paper.

The product of the second study phase concept development, was the preparation of two concepts for the park design.

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These were developed by the consultants to show the possible arrangements of activities on the park site. Each alternative showed how the layout of activities could take advantage of the site's physical opportunities and overcome the sites physical constraints. These concepts were again reviewed with the Steering Committee and the Steveston Community Society. The plans were published in the Richmond Review and displayed in an information booth in the Richmond Centre Shopping Mall.

The consultants, The Steering Committee and The Steveston Community Society organized a public workshop at which time the two concepts were presented to residents of Richmond and Steveston. The purpose of this meeting was to encourage comments, to arrive at a consensus on the program and to review the resident's ideas about the organization of activities on the site. A presentation of slides was given to show some existing examples of how the proposed activities and facilities functioned in other parks. A questionnaire was used to determine resident's preference for the various activities and facilities presented and to gather comments concerning the organization of each concept.

The results of this meeting provided the consultants with direction for the preparation of the masterplan.

The product of the third study phase was the development of the final master plan. The consultants reviewed the public

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comments and preference ratings for the different activities and concept plans. Certain program items were deleted and some were added. The final plan became a composite of the two original plans with various aspects of each being incorporated into a final masterplan. This plan was reviewed by the Steering Committee. Its implementation was divided into 5 phases of development. Cost estimates were prepared and the final report written. A series of sketches was prepared to present what the park might look like as development progressed. These sketches and the five phases of development were presented to the public in a special planning meeting for the Steveston area. No formal review of the plans was recorded but people had an opportunity to review and discuss the plans with the consultants, and staff.

The plans, drawings and report were presented to Council in a regularly scheduled council meeting for final council and public approval.

The consultants anticipate that the various phases of development will go to working drawings. It is recommended that as development proceeds the plan should be reviewed regularly by staff and the Steveston Community Society to make modifications as recreational demands change and as the pattern of use of the park becomes established.

## Appendix 2. CONSTRAINTS AND OPPORTUNITIES

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Through a series of on-site investigations and meetings with the Steering Committee and other government agencies an analysis of the sites, physical constraints and opportunities was completed. The following section outlines the findings.

### 2.1 Site Opportunities

The site has many characteristics which will facilitate and support park uses. These include the following:

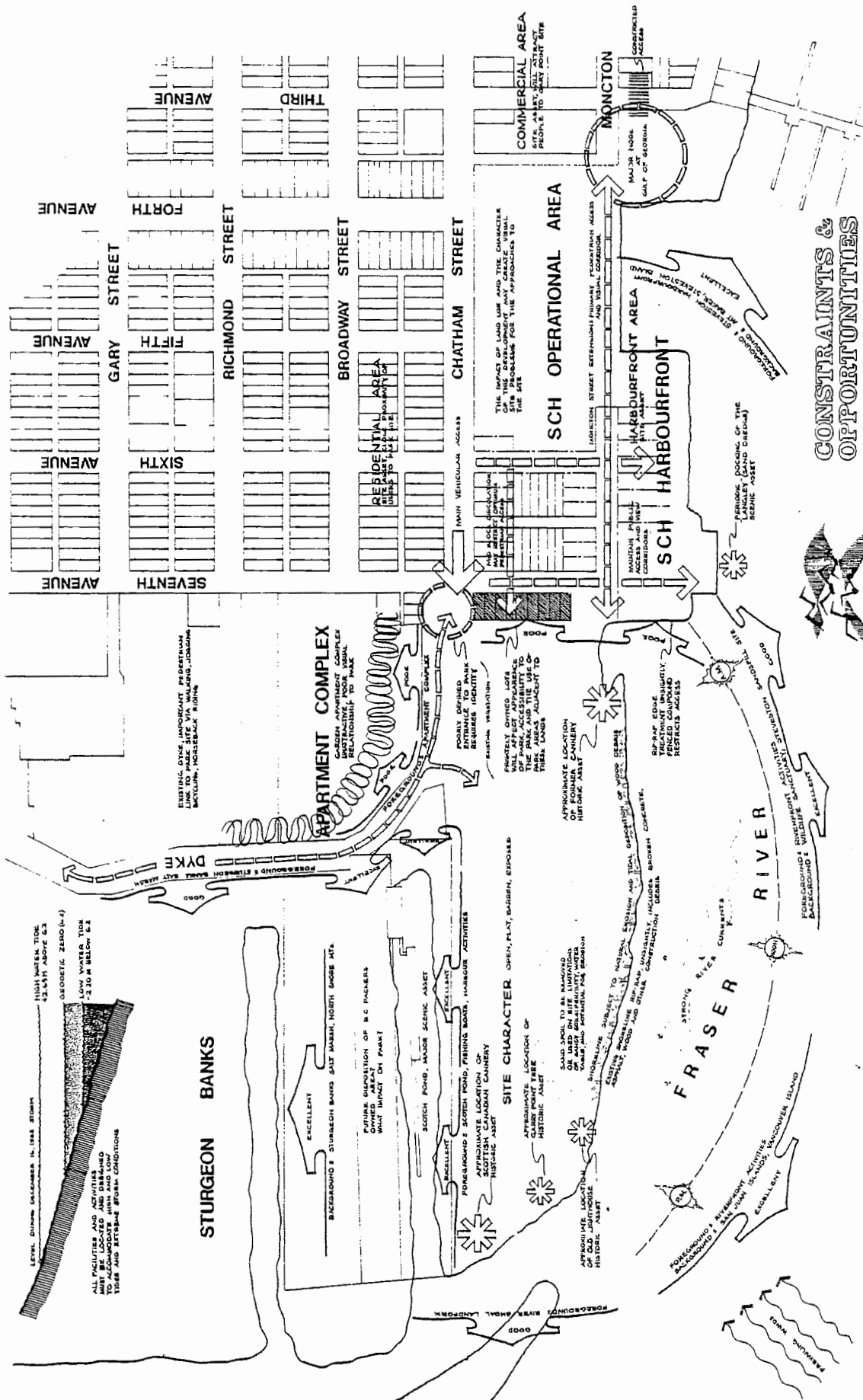
#### 2.1.1 Views and Off-Site Scenic Resources

The park site affords the viewer many scenic resources to be viewed in a variety of climatic and seasonal variations. Since the site projects from the Richmond shoreline there are excellent views from every section of the parks perimeter. These include:

1. north - Sturgeon Banks and Scotch Pond in the foreground and the North Shore Mountains in the background. The activity of the Scotch Pond wharf provides the public with an opportunity to see some of the fishing industry's daily routine. Boat and equipment maintenance and operation provides a continuous viewing attraction. This view also features seasonal changes such as bird migration and the fall and spring colour of marshland vegetation. Views to the Vancouver Airport flight path and shipping lanes to and from Burrard Inlet provide a continuous source of interest.

2. west - mouth and shoals of the Fraser River in the foreground with Vancouver Island in the background. This view is particularly spectacular on sunny evenings with different cloud formations and the profile of Vancouver Island on the horizon.

3. south - South Arm of the Fraser River and Shady Island in the foreground and the Wildlife Sanctuary, San Juan Islands and Vancouver Island in the background. The river activity of the South Arm always provides something of interest for the casual viewer.



From ocean going vessels to an endless stream of fishing boats from the Steveston Harbour.

4. east - Steveston waterfront foreground with Mt. Baker in the background. This view provides the observer with the routine activity of Steveston Harbour and the dramatic profile of Mt. Baker at the horizon. Few vantage points on the West Coast offer the observer this kind of exposure to an active working fishing harbour.

All views and off-site scenic resources should be exploited and enhanced by the park masterplan.

#### 2.1.2

##### Water's Edge

the park is surrounded on three sides by water including Scotch Pond, the Hole in the Wall and the South Arm. Water attracts people of all kinds and ages. Although the water around Garry Point is not useable for such activities as swimming it provides some opportunities for sport fishing and is an important asset for creating the visual character which attracts people to the site. For this reason the water's edge should be exploited as a site feature and expanded wherever possible. Interpretation of the tidal action and ship traffic could also contribute to the parks program.

#### 2.1.3

##### Accessibility

The site has good accessibility both by vehicle and for the pedestrian. Seventh Avenue provides a good link to neighbouring residential areas. Vehicular connections into the site from Seventh Avenue are available but need to be improved particularly at the intersection of Chatham and Seventh. Pedestrian access along the dyke should be encouraged and improved to make Garry Point a focal point in the Richmond Trails system.

#### 2.1.4

##### Adjacent Land Use

The parks location relative to other land uses is ideal. The residential areas provide an immediate demand for park facilities and



activities. The new Parks Canada historic site will provide an opportunity to coordinate interpretive programs and information to benefit both visitors and residents alike.

The parking for the historic site and Garry Point parking could be used by visitors to both facilities with Garry Point parking providing an overflow for visitors to the historic site during peak season or special events. The Steveston downtown and waterfront are both perceived as compatible neighbours. The park should benefit the downtown by helping to make the core area a pleasant place to be and providing a staging area for special events close to the village core. The waterfront already attracts many visitors and enhances the waterfront character which is so important to the park. While ideally there should be continuous public access along the waterfront, the pedestrian link along Moncton Street can be strengthened by providing amenities such as an organized pedestrian walkway, lighting and trees to encourage walking between the park, the Gulf of Georgia Cannery, the village and the Steveston Waterfront.

2.1.5 Steveston Community Society  
The Society is perceived as a special asset to the park. It is not common to find a resident's group willing to participate and be active in the long term development of a park. Without being compromised by short term gains, the Community Society can be a valuable partner in raising funds for development and providing the kind of community spirit necessary to make the park's activities and operations successful.

2.1.6 Availability of Sand Spoil  
The availability sand spoil from dredging operations can be looked at as an opportunity if additional fill is required. Dumping sand in prearranged sites could reduce development costs and provide the Fraser Harbour Commission with an alternative for disposing of some excess fill.

### 2.1.7 Interpretive Potential

The Garry Point site provides many excellent opportunities to give visitors and residents important insights into the history of the area and the value of the many resources in the surrounding natural features. With the expertise of Parks Canada available in the area, the example of the Richmond Nature Park and the interest of other local organizations such as the Steveston Community Society, the Heritage Society and the School Board, it is possible that a well organized interpretive program could be developed to educate and provide enjoyment for park visitors.

## 2.2 Site Constraints

The site has a few characteristics which are limiting to the development of the park. Some of these constraints can be overcome easily as a part of the park design while others will require special design consideration and action.

### 2.2.1 Flooding and Shoreline Erosion

Garry Point is susceptible to flooding from the south-west storms and shoreline erosion associated with river and tidal currents. The combination of climatic conditions which resulted in the December 1982 flooding included high tides, strong south-west winds and low barometric pressure. Although these conditions may occur infrequently, the park should include special shoreline protection and careful siting of features and structures which are susceptible to flooding.

Two critical levels have been recognized. All structures which cannot withstand flood damage such as restaurants or interpretive facilities should be located above the dyke elevation of 11 feet. All structures which can withstand damage caused by standing water such as picnic shelters, signage, changerooms, etc. can be located below the 11 foot level but away from areas which might sustain wave damage.

Shoreline erosion at Garry Point is caused by four different factors: tidal action, wave action, river currents and waves from large and medium size vessels. Unlike the periodic

flooding caused by storms, erosion is a continuous on-going process that must be considered in the design of any shoreline or beach related facilities. The shoreline must be designed such that each of these erosion factors can be used to advantage or nullified. It is important therefore to understand that the Fraser River shoreline of Garry Point must be designed to accommodate two extremes, the daily erosion actions of the river and the occasional flooding caused by severe storm conditions.

#### 2.2.2

##### Land Ownership and Adjacent Land Use

In terms of land assembly, the most significant parts of the Point were purchased as part of the original land acquisition. However, two important parcels of land which could affect the future use and appearance of the park remain in private ownership. The two parcels include: a very narrow strip of land adjacent to Scotch Pond, part of Lot and several individual lots between Seventh Avenue and the existing eastern property line of the park.

The private property along Scotch Pond limits the potential of developing the parks edge to the water. It is not anticipated that any future development on this property could negatively affect the park.

The private lots along Seventh Avenue limits physical and visual access to the site from surrounding roadways. However of greater importance, is the fact that this area could be developed in a manner detrimental to the park's site. Ad hoc commercial or industrial uses would be very detrimental to the park character particularly at the entrance where much of the image of the park is established for visitors.

#### 2.2.3

##### Water Activities

The characteristics of the water bodies surrounding the park limits the feasibility of water based recreation. The depth of water in and near the navigation channels, the currents in the river and the quality of

water associated with harbours and canneries makes use of water by the public very undesirable and dangerous. The park should be designed to encourage people to use the water's edge but to discourage water based recreation.

#### 2.2.4 Visual Impacts

The existing residential developments to the east and north-east of the park will not contribute to the overall park character. The park should be designed such that proposed trees, shrubbery and earthworks visually screen these areas.

Although the Public Works Canada dock is seen as a compatible use, the area adjacent to the docks should be designed to improve the overall appearance of the dock area. The municipality should encourage Public Works to improve the visual character of the parking, storage and shore protection features to be compatible with the park plan.

#### 2.2.5 Soil Conditions

A large portion of the park site has been used for sand storage. The remaining area is a combination of various land fill materials with a very small remnant of a natural soils in the north-east corner. It is assumed that underlying the fill material is a layer of peat, muck, fine silts and sands similiar to the materials found in sturgeon banks. Under the peat will be a layer of delta sands and gravels associated with former river shoals and depositions.

Public Works records show that a breakwater or one of the first training walls was constructed by Public Works in 1896 and accounts for the straight edge to Scotch Pond. This breakwater was constructed by placing a mat of branches on the peat and placing a rip rap barrier of stone on top of the mat. It is not anticipated that this structure will cause any problems in the development of the park.

It is anticipated that most of the existing sand storage will be removed previous to park development. Any surplus materials can be incorporated into the park landforms.

Before commencing with park development the following concerns must be addressed:

1. Soil Modification - the sand fill is a limiting factor to the growth and maintenance of plant material on the site. Lack of nutrients and extremes between very wet and very dry conditions will affect plant growth. Adding organic material and topsoil to improve the growing medium will be influenced by the type of design required and by the selection of plant materials.

It is anticipated that topsoil will be imported to the site. Surplus topsoil or organic material should be stockpiled on the site for use as development progresses.

Organic material excavated during construction should be stockpiled and redistributed as required.

It is unlikely that the sand fill contains toxic substances or elements which would inhibit plant growth. However, it is recommended that a detailed soils analysis be completed before plant selection is made in subsequent phases of development.

2. Plant Selection - in order to minimize the requirements for soil modification careful consideration must be given to the selection of plant materials. Plants should be chosen which can withstand the extreme conditions of a sandy site adjacent to combinations of salt and fresh water.

It should be recognized that establishing plant material on this site will require patience, maintenance and more time than might be required on sites with less severe growing conditions. This will be as much a public relations problem as an operational problem. As development occurs the public may expect immediate results. The parks staff will be required to educate the public to understand the limitations of the site and to demonstrate how the public can help to ensure positive results.

3. Drainage - subsurface drainage on the

site will vary with tidal levels. Landform should be designed to provide good positive drainage to the surrounding water bodies. Artificial water bodies on the site will require waterproof liners in order to provide proper containment.

4. Bearing Capacity - geotechnical tests will be required to determine bearing capacity for various proposed structures. It is not anticipated that there will be any unusual conditions not presently encountered in the Richmond area.

2.2.6 Shoreline Debris - it is anticipated that shoreline debris will be an on-going maintenance problem particularly during freshette periods June and July. The shoreline areas should be designed to provide ease of access and to minimize areas which will catch and hold shoreline debris.

2.2.7 Traditional Uses - the park site is now used for a variety of recreational pursuits some of which conflict with adjacent residential areas and some which would be incompatible with a developed park. Park design should accommodate as many of the existing uses as possible and provide less opportunity for the nuisance type activities to take place.

### 2.3 Summary

In conclusion none of the site constraints suggest that Garry Point cannot be developed as a park. The positive aspects far outweigh the negative factors. Although there will be initial costs and ongoing operational costs, these will not be restrictive to park development and park management.

Appendix 3. PROGRAM  
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The program is a list of the possible activities, facilities and special features that could be located on the park site. In addition the program was also used to compare alternative park characters by describing examples of existing parks to suggest what the appearance of Garry Point might be like and what level of activity might be desirable.

3.1 Possible Activities and Facilities

As a point of departure the consultants prepared a list of all activities and facilities that "common sense" and past experience would suggest were feasible on this type of site. Active sports facilities were not included because of the availability of other sites in the Steveston area. Facilities associated with more commercial/urban type parks were also not included. It was felt that in the hierarchy of the Richmond Park system, Garry Point should provide a passive recreation experience taking advantage of its waterfront environment.

The preliminary list was submitted to several different groups including: members of Council, the Steveston Community Society, individual special interest groups and the Steering Committee. At each meeting comments and suggestions were recorded and a revised list prepared for a public meeting. The list included the following:

Activities -----	Facilities -----	Special Features -----
Picnicking -family -group	Tables Fire pits Picnic shelters  Potable water	Marine studies -interpretation -outdoor ed- ucation
Walking and viewing	Walks Trails Random seating Lookout platform Bicycle storage	Fishermen's memorial -fishermen's needle monument -Garry Point Lighthouse  Garry Point Tree

Exercise	Exercise stations	Restaurant -outdoor dining -indoor dining -snack bar -tea room -banquet room
Beach activity	Beaches Seating Shelter	Rental concession
Pick-up sports	Open field areas	Wintergarden
Bicycling	Trails	
Roller skating	Trails	
Interpretation -natural history -cultural history	Classroom Amphitheatre Model fish hatchery Interpretive displays Interpretive signage Tidal gauge	
Children's play	Pre-school play area Adventure play area  Water play area Hard surface play area	
Fishing -Bull Head Derby -sport fishing	Fishing dock Beach area	
Special events -blessing of the fleet -Salmon Festival -fireworks	Washrooms Parking Etc.	



### 3.2 Possible Park Character

Park character refers to the overall appearance of a park. Park character is determined by one or more natural and man-made features such as terrain, vegetation, water, views, type of accessibility, number and architectural character of buildings, etc. In as much as Garry Point is surrounded by a variety of features no one feature or combination of features dominates the site to establish a direction for developing the appearance and overall character of the park.

Although the park is adjacent to Sturgeon Banks the character of this area could not be easily adapted to Garry Point. The park provides direct access to water, however the water resources are unsuitable for traditional water oriented activities. It was recognized that the park had been the site of many important heritage structures and events and yet no remnants of these remained to be the focus of the park character. Size and location limited its use for commercial recreation activities and the results of early discussions with the public ruled out much of this possibility.

Since no one existing characteristic or feature dominated the park site, the consultants proposed that the park might vary in appearance dictated by special site conditions and by different levels of activity. Setting this kind of approach as a design objective was confirmed in preliminary discussions with the public. It was felt that the park could have a variety of settings for different park activities and satisfy a wider range of park users.

As a point of departure the consultant provided a description of four alternative park characters for review by the Steering Committee and by the public:  
natural parks - these parks are dominated by natural

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features maintained in their original state. Some of these parks focus on special natural features such as canyons, spectacular beaches, mature forests, rock formations, etc. Examples of natural parks include: Richmond Nature Park, Lighthouse Park in West Vancouver, Capilano and Lynn Canyon Parks in North Vancouver, large parts of Stanley Park, Lighthouse Park at Pt. Roberts.

combination natural/manicured park - these parks are

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characterized by a combination of man-made and natural

features. The ratio of natural area to man-made area varies from park to park. The natural areas usually include some well defined natural feature. The man-made areas of these parks include large expanses of grass, ornamental flowers, shrubs and tree planting beds in natural or formal arrangements. Examples of this type of park include: Whytecliffe Park, West Vancouver, John Henry Park, Vancouver, etc.

manicured parks - most urban parks fall into this

-----  
category. Manicured parks include all urban open spaces characterized by man-made features such as ornamental gardens, sports fields, formal walkways, plazas, squares, etc. Examples of these parks include: Steveston Community Centre, Minaru Park, Queen Elizabeth Park, Vancouver and most of the shoreline parks around English Bay.

commercial and specialized parks - there are many

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different types of commercial and specialized parks. Although intensively developed, these parks do not have many common characteristics. These parks include such diverse parks as: exhibitions, theme parks, fair grounds, zoos, botanical gardens, arboretums, race tracks and developments such as Granville Island.

### 3.3 Preferred Activities, Facilities and Park Character

The preliminary list of activities and facilities and the description of different park characters were presented to a public workshop. Slides of existing parks and facilities were used to stimulate visual images of what Garry Point could be like. A questionnaire was then circulated to determine people's preferences for the different activities, facilities and park characters. A question and answer period was conducted to record specific concerns. Activities which received less than majority support were not included in the Master Plan.

The results of the workshop were analyzed and the following conclusions drawn:

1. The park design should focus on passive recreational activities limiting the facilities to the restaurant and small structures associated with the preferred activities.

2. The park should be designed in a natural character with no formal areas and limited areas of natural maintained landscape.

3. The park should include some characteristics of Japanese culture, architecture or landscape architecture.

4. Vehicular access to the park should be restricted to access into the park area and parking. No in-park roads or scenic drives were considered desirable.

5. The park design should incorporate an internal water feature to provide a focus for activities not associated with shoreline areas.

## Appendix 4. CONCEPTS

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Two preliminary concepts were developed and presented to the workshop. Since the program was not clearly established at the time of workshop the concepts were intended to show the feasibility of combining different activities to capitalize on the parks features and demonstrate how the activities and facilities could be organized on the site.

### 4.1 Development Concept One

Each development alternative was created on the concept of having various zones of activity. The location of a commercial zone and restaurant with one large centralized parking area, dictated the organization of the many other activities on the site.

The first concept located the restaurant in the southeast corner of the park on the Steveston Channel. It was felt that this location took best advantage of views and provided a logical and compatible terminus to the Steveston Harbour waterfront. This location required the major parking area to be located along the eastern boundary. With parking established, other activities requiring easy access were laid out in close proximity to the parking lot. These included: picnic areas, amphitheatre, water garden and playground.

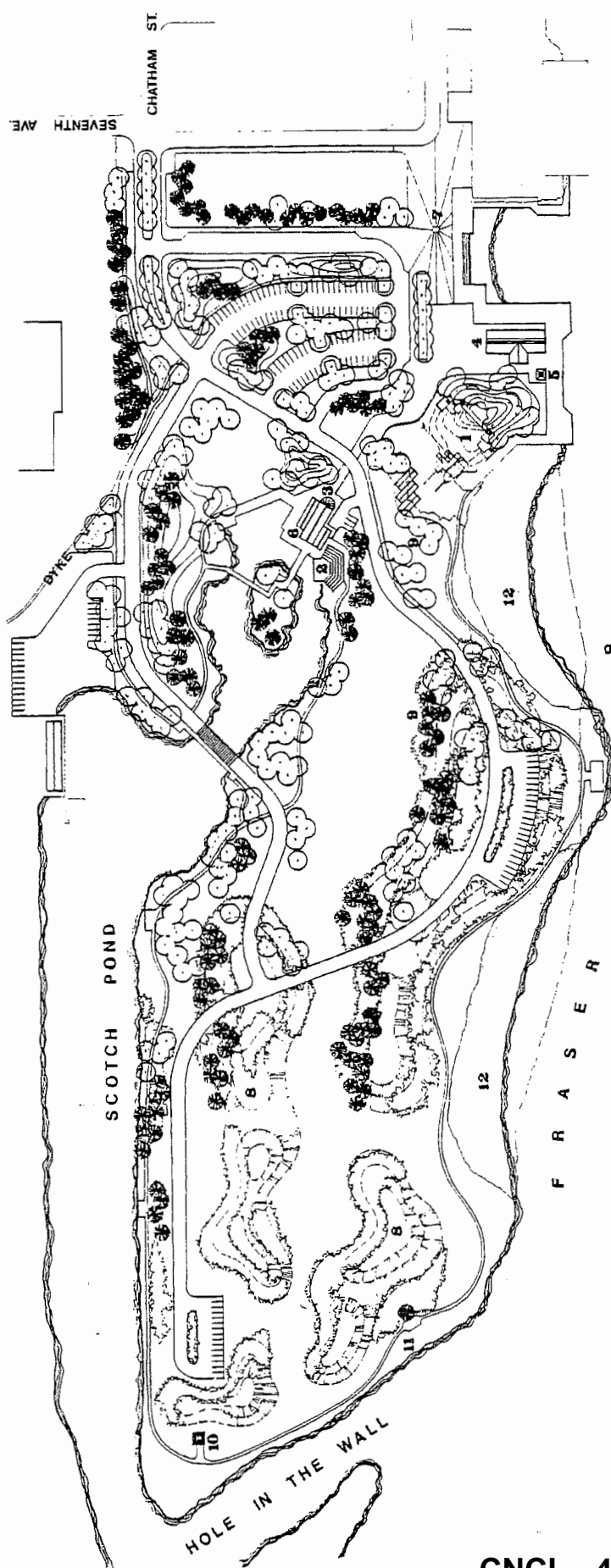
With the commercial zone located in the southeast corner of the park the remainder of the park was divided in a maintained natural zone (manicured zone) and a natural zone. These two zones occupied approximately 7/8 of the park area with the natural zone being the largest area.

Road access was provided throughout the park. The road layout was designed such that parts of the roadway could be closed to traffic during peak user periods to eliminate conflicts between cars and people. Roads were to provide access for the handicapped to reach activities in the park not easily accessible from the main parking area and access for police and maintenance crews.

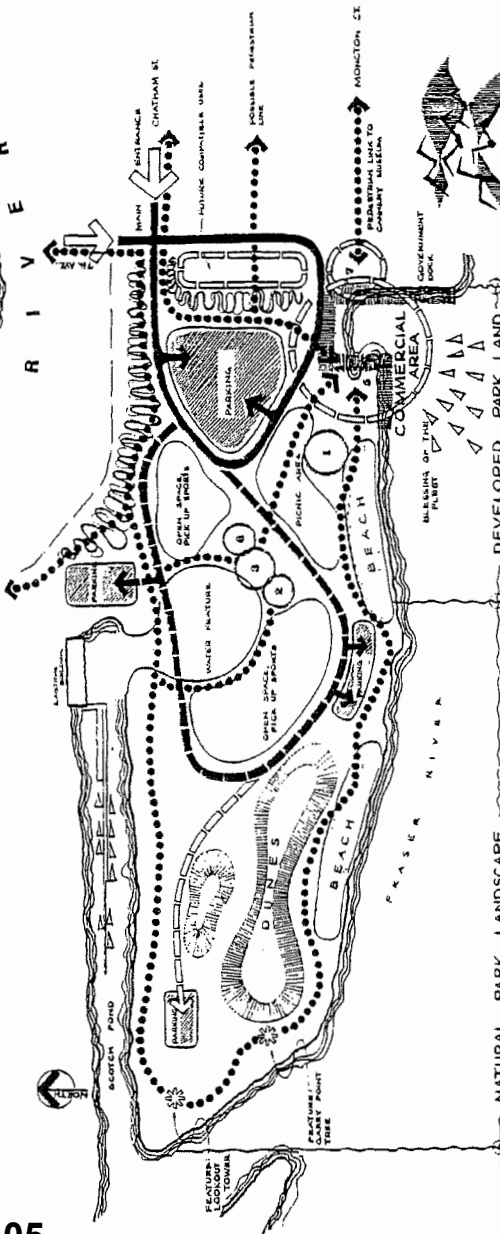
Pedestrian access focused on a perimeter trail which connected the Dyke Trail with Moncton Street along the shoreline. Minor trails connected the various activities within the park.

Two major beach areas were located in the natural zone on the Fraser River side of the park. The beaches were intended to provide an area for sunbathing and other non-water oriented activities.

This concept also featured an internal water body which was an extension of Scotch Pond.



- CANNERY CHANNEL**
- LEGEND**
- year round vehicular access
  - - - optional vehicular access
  - · - seasonal vehicular access
  - pedestrian circulation
  - 1 playground
  - 2 amphitheatre
  - 3 winter garden
  - 4 restaurant
  - 5 fisherman's memorial
  - 6 marine interpretation centre
  - 7 pedestrian plaza
  - 8 dunes
  - 9 picnic area
  - 10 lookout tower
  - 11 garry point tree
  - 12 heath



**DEVELOPMENT 1**  
**CONCEPT**



**GARRY POINT PARK**

PREPARED FOR THE CORPORATION OF RICHMOND - PREPARED BY THE PACIFIC LANDPLAN COLLABORATIVE LTD/HANSON-ERB

NATURAL PARK LANDSCAPE

DEVELOPED PARK LAND

#### 4.2 Development Concept Two

The second concept includes three similar zones to concept one although the proportion of each relative to total park area differed.

The commercial zone in this concept was located on Scotch Pond visually integrating the restaurant with the structure on Scotch Pond. The location provides views to the wharf and general harbour activities. A large parking lot was located on the north-east side of the park and other park activities and structures located in the eastern end of the park.

A natural but maintained zone was located around an internal water feature which provided the physical focus for a playground, amphitheatre, winter garden and interpretative centre of the remaining area of the park approximately 50% was designated as a natural unmaintained zone.

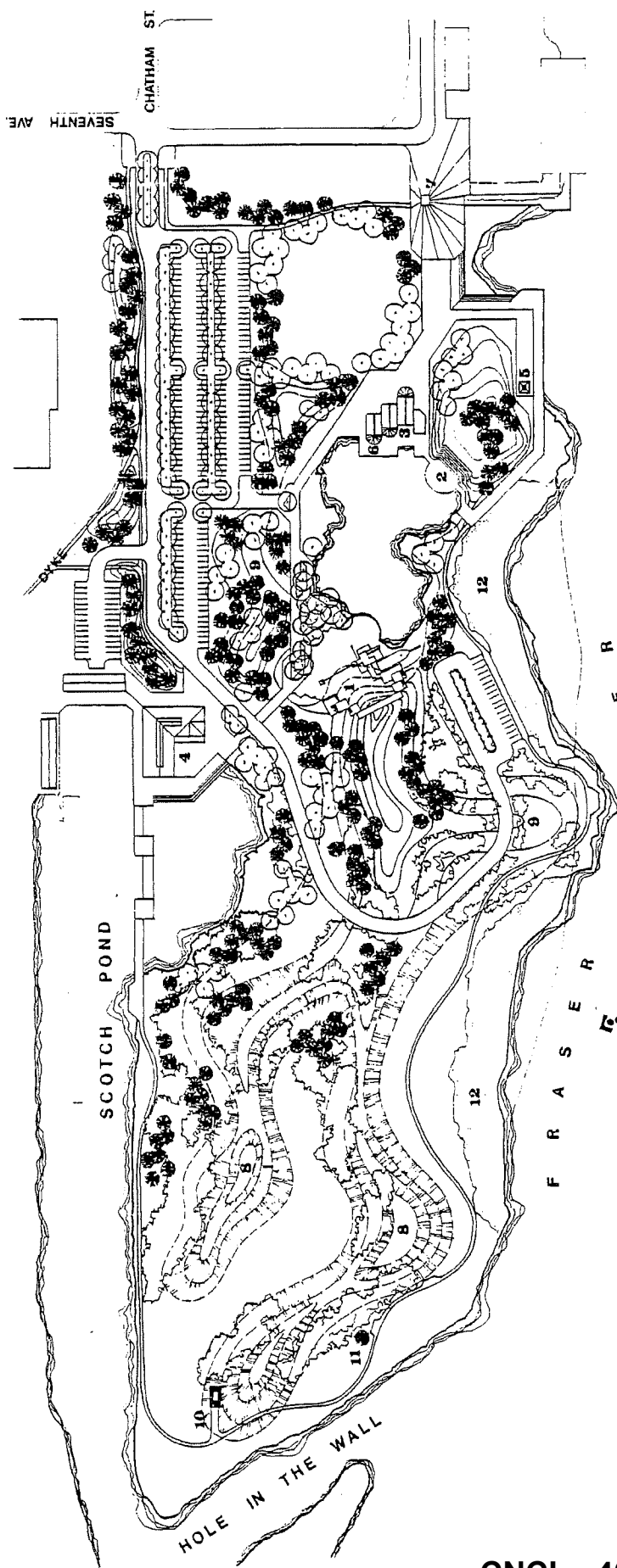
The road system was reduced to single road access to the river side of the park again to provide easier access for the handicapped to the beach areas. The layout allowed for the road to be closed during peak visitor periods to eliminate conflicts between pedestrians and cars.

Again, two beach areas were provided, one in the natural unmaintained zone and one in the natural maintained area. Both beaches were intended to encourage on-shore recreation activities and discourage use of the water.

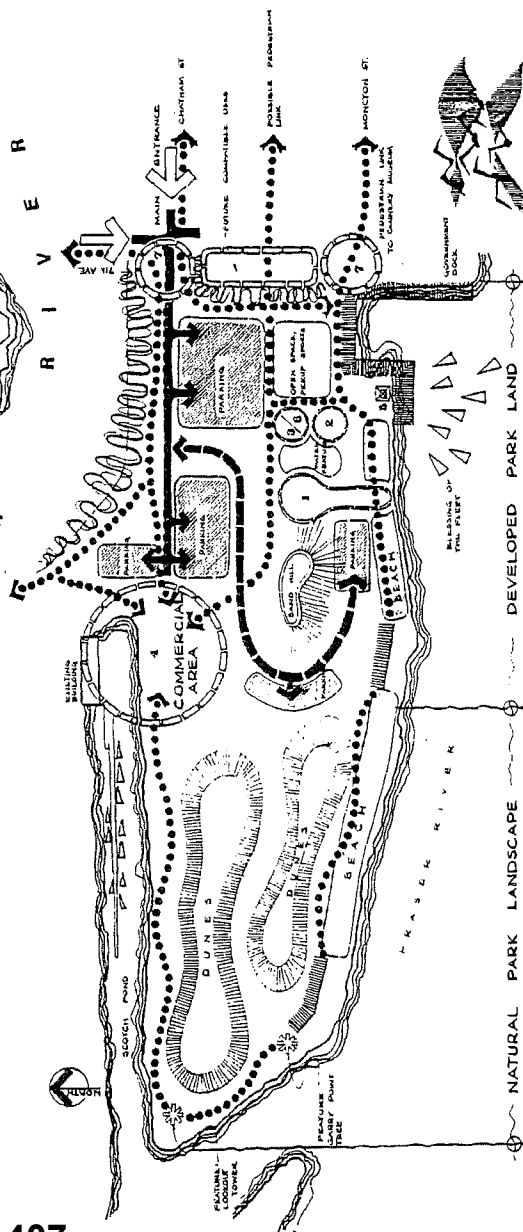
#### 4.3 Preferred Concept

Neither concept was completely endorsed by the public workshop. In reviewing the program options some of the activities and facilities shown in each concept were totally eliminated. The extended road system in each concept was rejected in favour of a single concentrated parking area as close to Seventh Avenue as possible.

There was general consensus that the commercial area and restaurant should be located at the south-east corner of the park providing a suitable terminus to the Steveston Harbour waterfront. It was felt that the commercial area should be restricted to as small a proportion of the park as possible and that the overall park character should be as natural as possible. The internal water feature was viewed as a positive asset providing a central focus for activities which could not be suitably located on the shoreline.



- LEGEND**
- year round vehicular access
  - - - optional vehicular access
  - · - seasonal vehicular access
  - · · pedestrian circulation
  - 1 playground
  - 2 amphitheatre
  - 3 winter garden
  - 4 restaurant
  - 5 fisherman's memorial
  - 6 marine interpretation centre
  - 7 pedestrian plaza
  - 8 dunes
  - 9 picnic area
  - 10 lookout tower
  - 11 garry point tree
  - 12 beach



**DEVELOPMENT 2**  
**CONCEPT**

SCALE 1:2000  
 NORTH

**GARRY POINT PARK**

PREPARED FOR THE CORPORATION OF THE TOWNSHIP OF RICHMOND · PREPARED BY THE PACIFIC LANDPLAN COLLABORATIVE LTD/HANSON-ERR

In summary, the preferred concept became a combination of the two preliminary concepts incorporating the preferred list of activities in as natural a setting as possible.



Appendix 5. PUBLIC QUESTIONNAIRE AND RESULTS

# GARRY POINT PARK PLANNING WORKSHOP

The City of Richmond, Department of Leisure Services and Planning Department have initiated a study to determine the future use of Garry Point as a major park site in the municipal park system. Since Garry Point is Richmond's most valuable accessible waterfront, it is important that the residents of the community should participate in the park planning process.

This workshop will provide residents with the opportunity to review and exchange ideas concerning:

- the overall park character
- the selection of park activities
- the feasibility of different park concepts

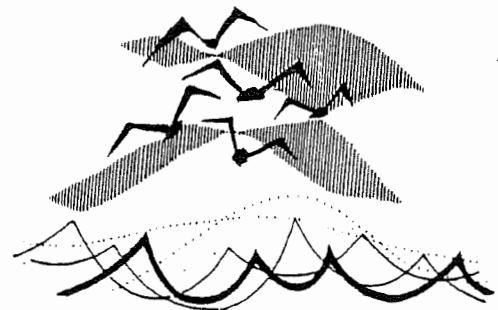
The results of this meeting will form the basis for the development of a detailed park masterplan to be presented to council in late April. Your participation in this workshop is an important step. Every resident is encouraged to attend.

## AGENDA FOR THE WORKSHOP

1. Introduction by Steveston Community Society President
2. Park Mandate by Richmond Leisure Services
3. Garry Point Planning Workshop by Pacific Landplan and Hanson-Erb
  - Garry Point context, history and character - an overview
  - Park potential
  - Park program: discussion of proposed activities and facilities
  
  - Some imagery of possibilities
  - Park concepts and ideas
  
  - Completion of questionnaire and "scribble sheet"
  - Open discussion

for further information, contact:  
Leisure Services,  
Municipal Offices,  
6911 Number 3 Road,  
Richmond, B.C.  
278-5511

CNCL - 410



GARRY POINT PARK MASTER PLAN - PROGRAM

ACTIVITIES

Picnicking  
 -family  
 -group

Walking and viewing

Exercise

Beach activity

Pick-up sports

Bicycling

Roller skating

Interpretation  
 -natural history  
 -cultural history

Children's play

Fishing  
 -Bull Head Derby  
 -sport fishing

Special events  
 -blessing of the fleet  
 -Salmon Festival  
 -fireworks

FACILITIES

Tables  
 Fire pits  
 Picnic shelters  
 Potable water

Walks  
 Trails  
 Random seating  
 Lookout platform  
 Bicycle storage

Exercise stations

Beaches  
 Seating  
 Shelter

Open field areas

Trails

Trails

Classroom  
 Amphitheatre  
 Model fish hatchery  
 Interpretive displays  
 Interpretive signage  
 Tidal guage

Pre-school play area  
 Adventure play area  
 Water play area  
 Hard surface play area

Fishing dock  
 Beach area

Washrooms  
 Parking  
 Etc.

SPECIAL FEATURES

Marine studies  
 -interpretation  
 -outdoor education

Fishermen's memorial  
 -fishermen's needle monument  
 -Garry Point Lighthouse

Garry Point Tree

Restaurant  
 -outdoor dining  
 -indoor dining  
 -snack bar  
 -tea room  
 -banquet room

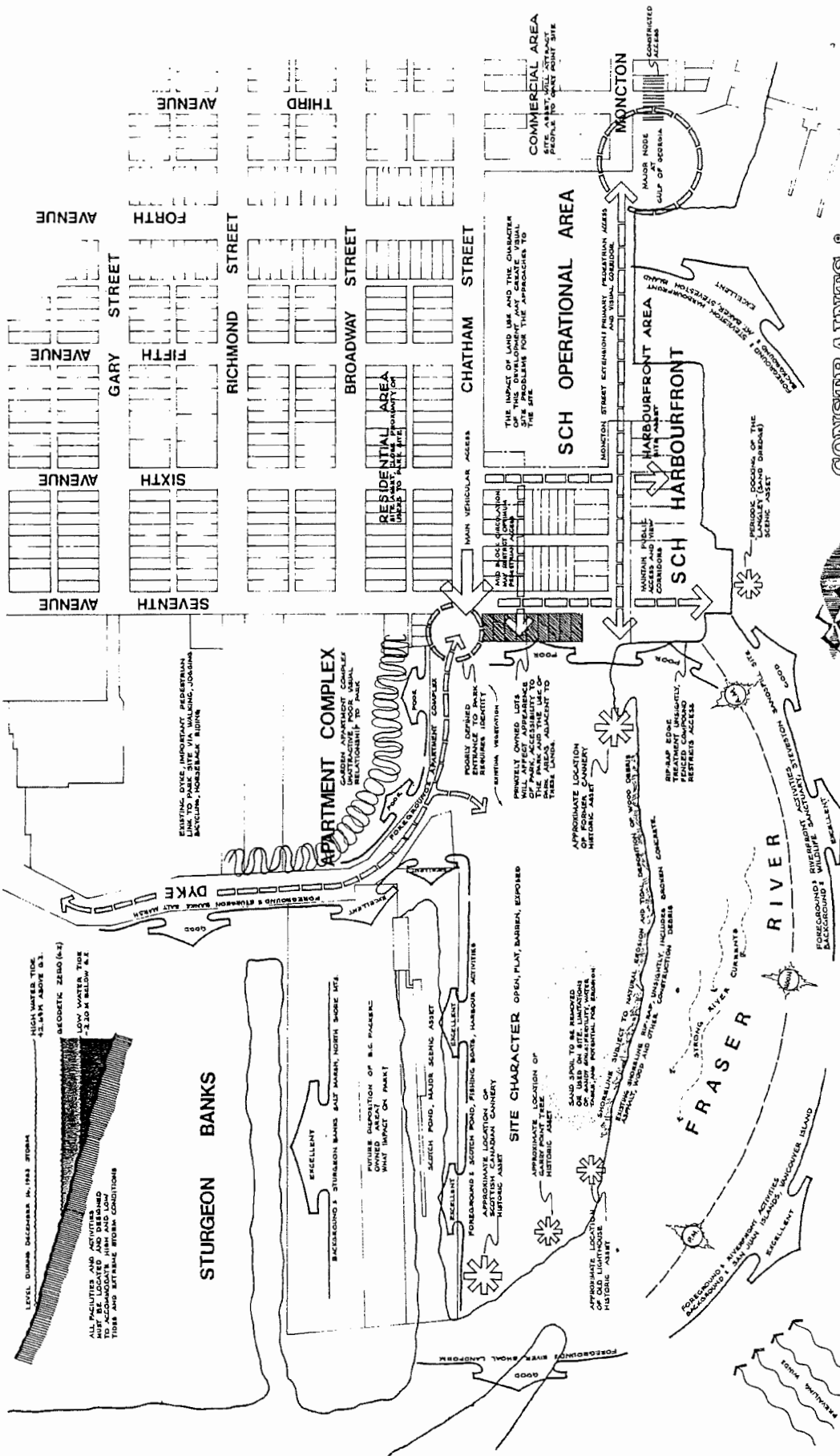
Rental concession

Wintergarden

**GARRY POINT PARK**

PREPARED FOR THE CORPORATION OF THE TOWN OF RICHMOND • PREPARED BY THE PACIFIC LANDPLAN



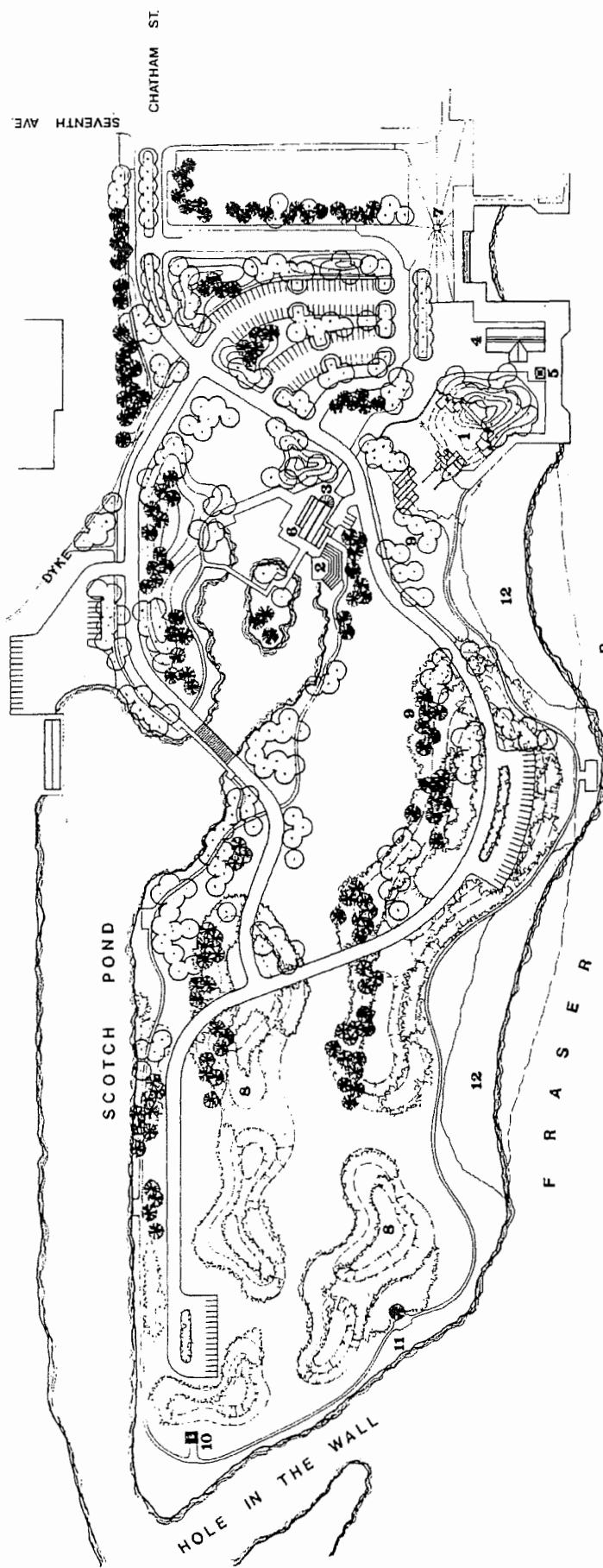


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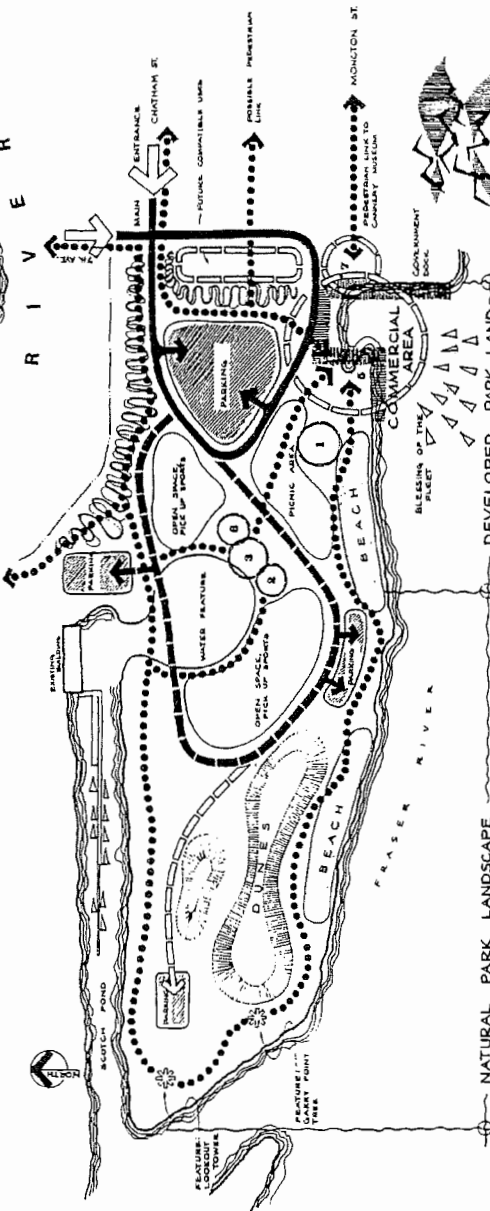
**GARRY POINT PARK**  
 PREPARED FOR THE CORPORATION OF THE TOWNSHIP OF RICHMOND · PREPARED BY THE PACIFIC LANDPLAN COLLABORATIVE LTD/HANSON-ERB

**CONSTRAINTS & OPPORTUNITIES**

SCALE 1:1000 NORTH



- LEGEND**
- year round vehicular access
  - - - optional vehicular access
  - seasonal vehicular access
  - ... pedestrian circulation
  - 1 playground
  - 2 amphitheatre
  - 3 winter garden
  - 4 restaurant
  - 5 fisherman's memorial
  - 6 marine interpretation centre
  - 7 pedestrian plaza
  - 8 dunes
  - 9 picnic area
  - 10 lookout tower
  - 11 garry point tree
  - 12 beach

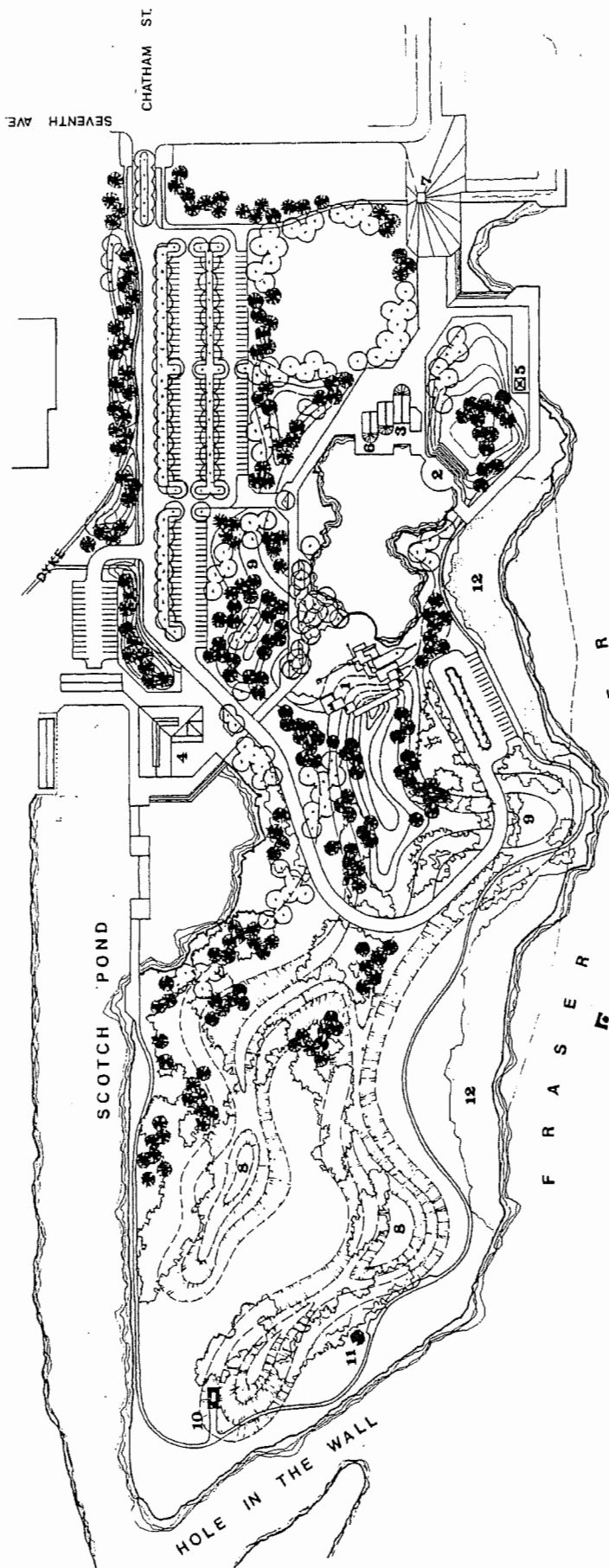


**GARRY POINT PARK**  
 PREPARED FOR THE CORPORATION OF THE TOWNSHIP OF RICHMOND - PREPARED BY THE PACIFIC LANDPLAN COLLABORATIVE LTD/HANSON-ERB

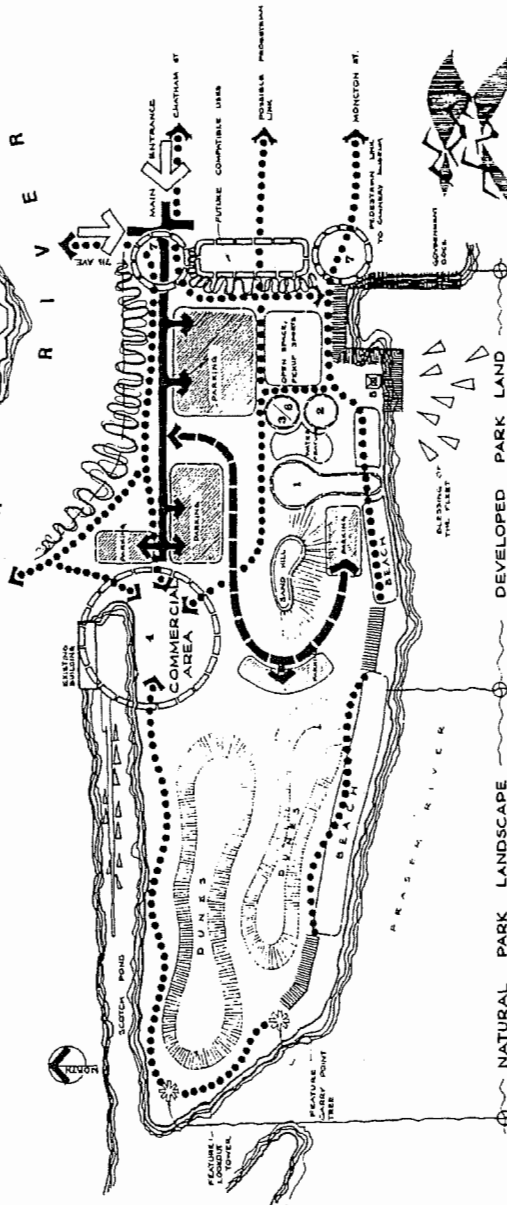
NATURAL PARK LANDSCAPE DEVELOPED PARK LAND

SCALE 1:2500 NORTH

**DEVELOPMENT CONCEPT 1**



- LEGEND**
- year round vehicular access
  - - - optional vehicular access
  - . - . seasonal vehicular access
  - ... pedestrian circulation
  - 1 playground
  - 2 amphitheatre
  - 3 winter garden
  - 4 restaurant
  - 5 fisherman's memorial
  - 6 marine interpretation centre
  - 7 pedestrian plaza
  - 8 dunes area
  - 9 picnic area
  - 10 lookout tower
  - 11 garry point tree
  - 12 beach



**DEVELOPMENT CONCEPT 2**

NORTH  
SCALE: 1:2000

# GARRY POINT PARK

PREPARED FOR THE CORPORATION OF THE TOWNSHIP OF RICHMOND · PREPARED BY THE PACIFIC LANDPLAN COLLABORATIVE LTD./HANSON-ERR

GARRY POINT PARK WORKSHOP QUESTIONAIRE

As the park planning consultants for Garry Point Park, we are interested in your attitudes and suggestions for the park. We have developed a working program from ongoing meetings with a steering committee, as well a series of meetings with various community groups. Last Saturday a display was placed in the Richmond Square shopping centre.

Please use this sheet to indicate how strongly you either favour or oppose the following "shortlist" of activities and facilities. +3 indicates "strong support" and -3 "strong opposition." A mark of 0 would indicate "no response."

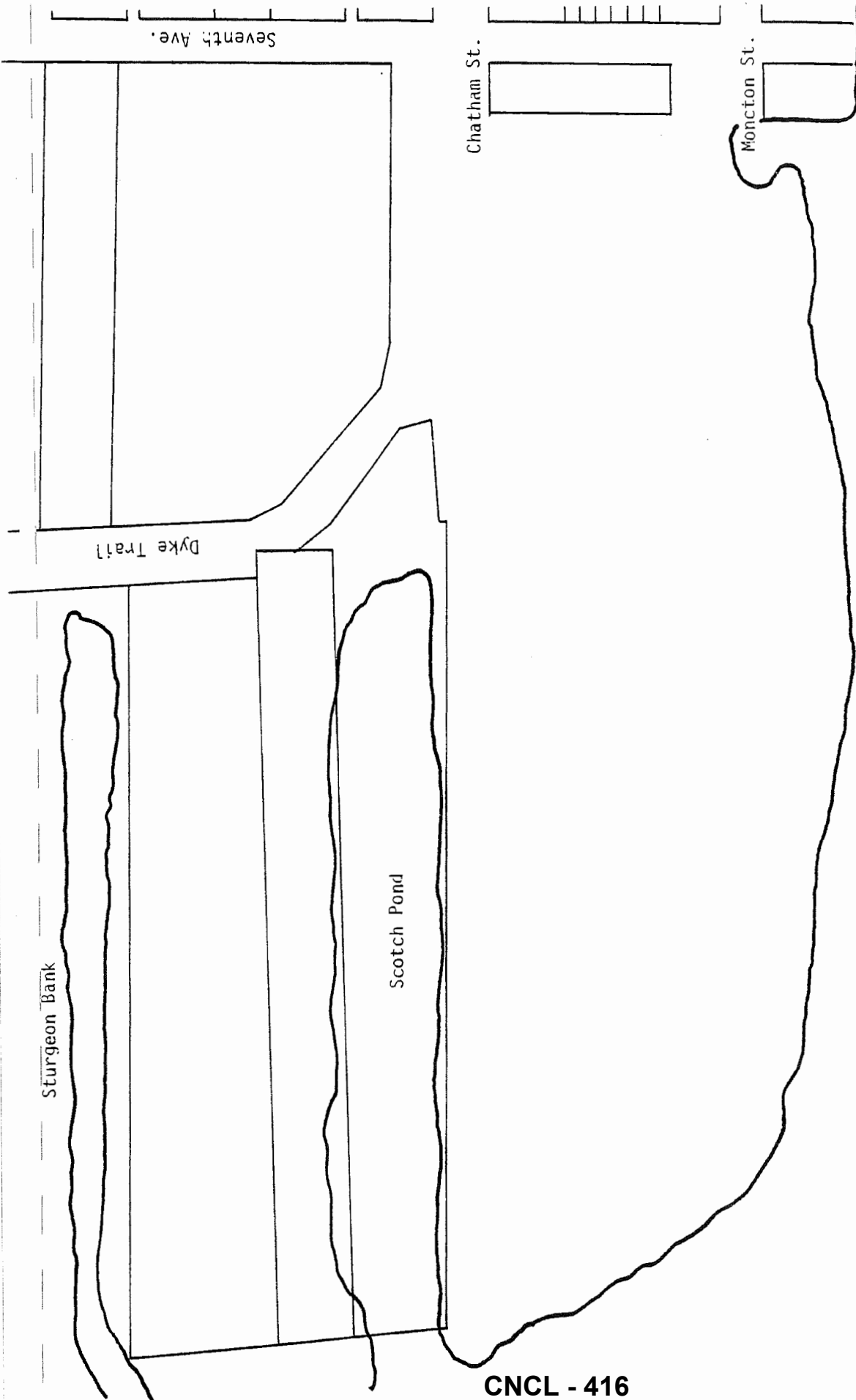
ACTIVITY OR FACILITY	RESPONSE						
	Support				Oppose		
	+3	+2	+1	0	-1	-2	-3
Picnicking							
Picnic shelters							
Fire pits							
Picnic tables							
Walking							
Bicycling							
Roller skating							
Scenic drive							
Children's playground							
Adventure play							
Hard surface play							
Water play							
Pick-up sports							
Viewing - ground level							
Viewing - platform							
Benches							
Sandy beach							
Sunbathing							
Wading pool							
Fitness circuit							
Fishing							
Fishing dock							
Interpretive signage							
Interpretive centre							
Fisherman's memorial							
Amphitheatre							
Concessions							
Winter garden							
Restaurant							
Garry Point tree							
Special events							
Classroom/meeting room							
Washrooms							
Other (please specify)							

Place of residence: Steveston \_\_\_ Richmond \_\_\_ Other \_\_\_

# GARRY POINT PARK

PREPARED FOR THE CORPORATION OF THE TOWNSHIP OF RICHMOND





CNCL - 416

SCRIBBLE SHEET--SHOW US YOUR IDEAS



# GARRY POINT PARK

PREPARED FOR THE CORPORATION OF THE TOWNSHIP OF RICHMOND · PREPARED BY THE

PACIFIC LANDPLAN COLLABORATIVE LTD./HANSON-ERB





GARRY POINT.....a typical view of fishermen's homes.  
A GLIMPSE OF THE PAST.....let us plan for tomorrow.

CNCL - 417

RESPONSES IN PRIORITY

	<u>*% SUPPORT</u>		<u>**TOTAL VALUE</u>
PICNICKING	100.00	PICNICKING	151.00
WALKING	100.00	WALKING	144.00
BENCHES	98.08	BENCHES	144.00
PICNIC TABLES	97.78	SANDY BEACH	140.00
SANDY BEACH	94.34	WASHROOMS	132.00
WASHROOMS	94.23	SUNBATHING	121.00
SUNBATHING	90.38	PICNIC TABLES	119.00
VIEWING - PLATFORM	87.50	VIEWING - GROUND LEVEL	112.00
PICNIC SHELTERS	84.62	VIEWING - PLATFORM	102.00
CHILDREN'S PLAYGROUND	84.21	CHILDREN'S PLAYGROUND	98.00
INTERPRETIVE SIGNAGE	98.09	FIRE PITS	96.00
FIRE PITS	83.02	PICNIC SHELTERS	93.00
VIEWING - GROUND LEVEL	82.69	FISHERMAN'S MEMORIAL	83.00
FISHERMAN'S MEMORIAL	80.85	INTERPRETIVE SIGNAGE	81.00
INTERPRETIVE CENTRE	76.60	INTERPRETIVE CENTRE	76.00
FISHING	75.00	FISHING	75.00
BICYCLING	74.07	GARRY POINT TREE	73.00
RESTAURANT	74.00	RESTAURANT	72.00
GARRY POINT TREE	73.19	BICYCLING	72.00
ADVENTURE PLAYGROUND	70.83	SPECIAL EVENTS	52.00
SPECIAL EVENTS	64.58	ADVENTURE PLAYGROUND	51.00
FISHING DOCK	60.87	WADING POOL	35.00
WADING POOL	56.86	FISHING DOCK	35.00
AMPHITHEATRE	56.86	CLASSROOM/MEETING ROOM	29.00
CLASSROOM/MEETING ROOM	55.10	WATER PLAY	25.00
WATER PLAY	52.83	PICK-UP SPORT	19.00
WINTER GARDEN	46.81	AMPHITHEATRE	18.00
PICK-UP SPORTS	46.43	WINTER GARDEN	18.00
FITNESS CIRCUIT	44.90	FITNESS CIRCUIT	13.00
CONCESSIONS	44.00	CONCESSIONS	-16.00
SCENIC DRIVE	33.33	SCENIC DRIVE	-32.00
HARD SURFACE PLAY	32.65	ROLLER SKATING	-37.00
ROLLER SKATING	26.83	HARD SURFACE PLAY	-42.00

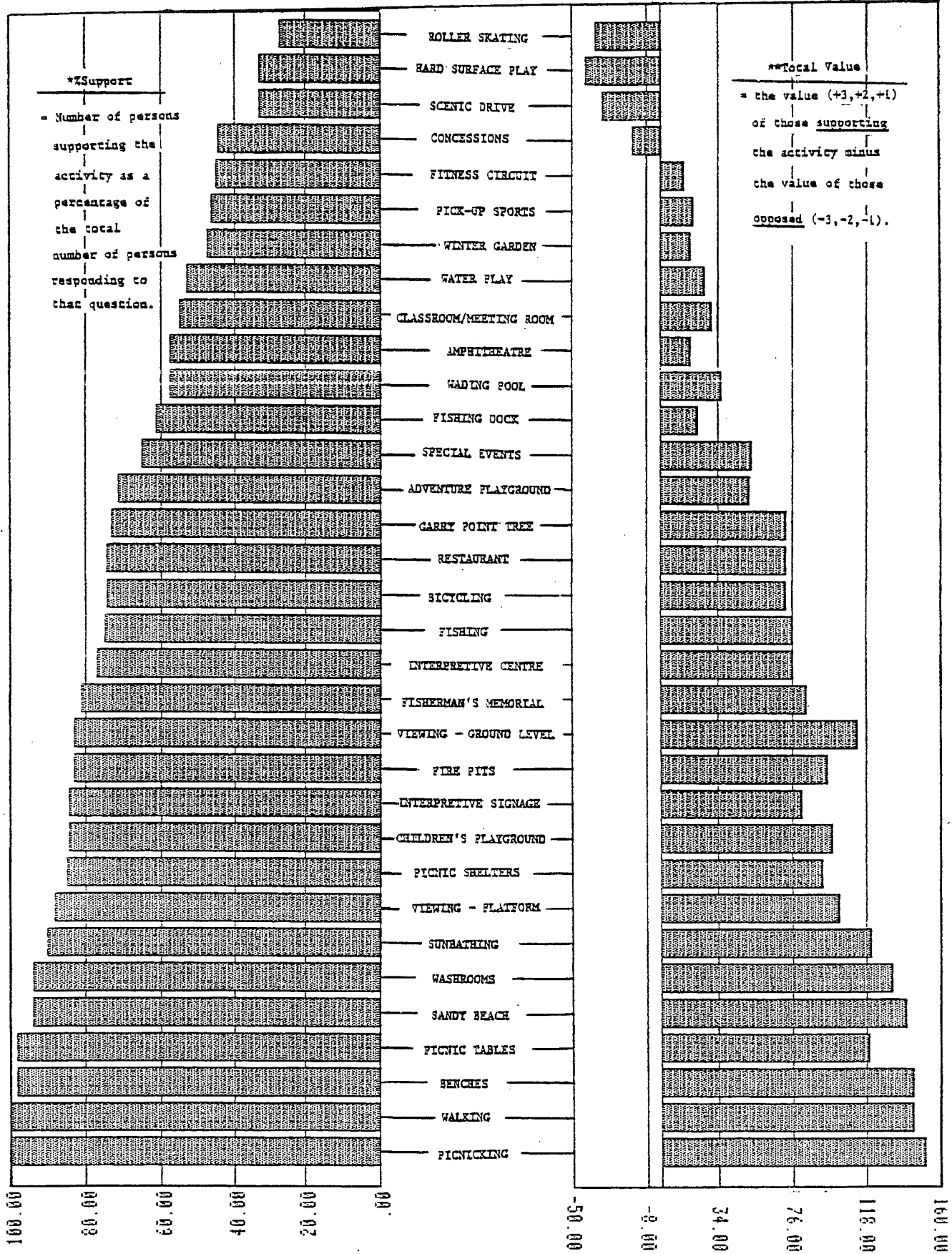
\*%Support = Number of persons supporting the activity as a percentage of the total number of persons responding to that question.

\*\*Total Value = the value (+3,+2,+1) of those supporting the activity minus the value of those opposed (-3,-2,-1).

GARRY POINT QUESTIONNAIRE RESULTS/MARCH 24, 1983

	13	1	12	11	10	9	8	7	6	5	4	3	2	1	0	-1	-2	-3	TOTALS	% SUPPORT	% OPPOSED	TOTAL VALUE
PICKING	44	14.55	8	3	5.45	0	0	.00	0	.00	0	0	.00	0	0	0	0	55	100	0	151	
PICNIC SHELLERS	21	26.92	14	9	17.31	5	9.62	1	1.92	0	0	0	.00	2	3.85	0	0	52	85	6	93	
FIRE FITS	22	24.53	13	9	16.98	4	11.32	2	3.77	2	0	0	.00	1	1.89	0	0	53	83	6	96	
PICNIC TABLES	35	77.78	8	1	2.72	-1	-1	0	0	0	0	0	0	0	0	0	0	45	98	2	119	
WALKING	47	95.92	1	1	2.04	0	0	0	0	0	0	0	0	0	0	0	0	100	0	0	144	
BICYCLING	23	43.30	6	1	16.87	4	7.41	3	5.56	0	0	0	0	0	0	0	0	54	74	19	72	
ROLLER SEATING	4	9.76	2	5	12.70	6	14.63	4	9.76	4	14.63	4	14.63	14	31.15	41	27	42	33	57	32	
SCENIC DRIVE	5	11.90	1	8	19.65	4	9.52	6	14.29	1	1.75	1	1.75	3	5.24	1	0	48	84	9	98	
CHILDREN'S PLAYGROUND	24	42.11	14	10	17.54	4	7.02	1	1.75	1	1.75	1	1.75	3	5.24	1	0	48	71	17	51	
ADVENTURE PLAYGROUND	14	29.17	12	8	16.67	6	12.50	0	0	0	0	0	0	0	0	0	0	48	33	53	53	
INDOOR SURFACE PLAY	3	6.12	3	10	20.41	7	14.29	2	4.08	7	14.29	4	7.55	17	34.69	49	35	42	26	25	25	
WATER PLAY	7	13.21	9	12	22.64	11	20.75	6	11.32	4	7.55	4	7.55	4	7.55	4	4	53	53	26	19	
PICK-UP SPORTS	5	8.93	11	10	17.86	17	30.36	4	7.14	3	5.36	4	7.14	4	7.14	3	3	56	46	4	112	
VIEWING - GROUND LEVEL	35	67.31	6	2	3.85	4	11.54	1	1.92	0	0	0	0	2	3.85	1	0	52	83	4	102	
VIEWING - PLATFORM	25	52.08	13	4	8.33	4	8.33	1	2.08	1	2.08	1	2.08	0	0	0	0	48	88	4	144	
DECKES	42	80.77	9	0	0	1	1.92	0	0	0	0	0	0	0	0	0	0	52	96	0	140	
SANDY BEACH	44	81.02	2	3	5.66	3	5.66	0	0	0	0	0	0	0	0	0	0	53	94	0	121	
SUNBATHING	35	57.31	7	5	9.62	3	5.77	1	1.92	1	1.92	1	1.92	0	0	0	0	52	90	4	35	
MAKING FOUL	15	29.41	9	5	9.89	8	15.69	2	3.92	5	9.89	2	3.92	7	13.73	51	57	45	37	27	13	
FITNESS CIRCUIT	11	22.45	5	6	12.24	9	18.37	8	16.33	2	4.08	8	16.33	8	16.33	49	45	15	75	15	75	
FISHING	23	44.23	5	11	21.15	5	9.62	4	7.88	1	1.92	3	5.77	3	5.77	52	75	15	75	15	75	
FISHING BOCK	13	28.26	2	13	28.26	8	17.39	3	6.52	1	1.92	3	6.52	3	6.52	46	61	22	61	22	35	
INTERPRETIVE SIGNAGE	24	54.55	7	6	13.64	2	4.55	2	4.55	0	0	0	0	0	0	0	0	44	84	11	81	
INTERPRETIVE CENTRE	24	51.06	4	8	17.02	5	10.64	3	6.38	0	0	0	0	0	0	0	0	47	77	13	76	
FISHERMAN'S MEMORIAL	25	53.19	6	7	14.89	4	8.31	1	2.13	2	4.26	2	4.26	2	4.26	47	81	11	47	11	83	
AMPHITHEATRE	10	19.61	8	11	21.57	6	11.76	4	7.84	1	1.92	1	1.92	1	1.92	51	51	31	51	31	18	
CONCESSIONS	6	12.00	9	7	14.60	5	10.60	1	2.00	8	16.00	1	2.00	14	28.00	50	44	46	46	46	-16	
MINIER GARDEN	4	12.77	11	5	16.64	12	25.51	4	8.51	4	8.51	4	8.51	5	10.64	47	47	29	29	29	18	
RESTAURANT	23	46.00	10	4	8.00	4	8.00	2	4.00	2	4.00	2	4.00	3	6.00	50	74	18	74	18	72	
GARRY POINT TREE	19	41.30	11	4	8.70	8	17.39	1	2.17	0	0	0	0	0	0	0	0	46	74	9	73	
SPECIAL EVENTS	18	37.50	3	10	20.83	11	22.92	0	0	0	0	0	0	0	0	0	0	48	55	13	52	
CLASSROOM/MEETING ROOM	14	28.57	3	10	20.41	10	20.41	3	6.12	1	2.04	1	2.04	8	16.33	49	55	24	24	24	29	
WASHROOMS	30	71.09	8	3	5.77	2	3.85	1	1.92	6	11.92	1	1.92	0	0	0	0	52	91	2	112	

0 responses were neutral (6)



2 R E S P O N S E S

GARRY POINT PARK WORKSHOP QUESTIONNAIRE

SUMMARY OF COMMENTS

- Seawall on the south side of Fraser River.
- Something to reflect the Japanese heritage (anyway, to be sensitive towards the child that lost his life on Garry Point one year ago). Linkage to Steveston is critical.
- Do not like the water feature in the centre of the park (surrounded by water, and you place water on the site?).
- I do not like parking on the site.
- Be careful with too much vegetation - it should not look like Ambleside).
- There should be bicycle parking.
- There should be sheltered bench areas for watching the river view in winter weather (roof and three walls - open on one side). Also, winter parking (where you can view the riverfront from a car - probably west end of point).
- The parking should be relatively close for easy packing.
- Define one bridge type platform surrounded three sides on water.
- The Steveston Community Centre Park already has a Fitness Circuit.
- Concessions should only be on the Eastern edge, near the commercial area.
- A winter garden should go on the south waterfront side or a sign or a cairn.
- There should be organized tours for appropriate grade levels (school), at least two sets.
- There should be a bicycle rental shop, roller skate rental shop etc.
- It is too windy for sand dunes.
- Bring in trees - they will provide a wind shelter.
- There should be a water slide, swimming pool, and an ice skating rink (during winter).
- Support pleasure boat moorage at Scotch Pond (there is no other facility on the Fraser South Arm.
- Put ornamental fish in the water feature.
- Keep it quiet - don't popularize it too much.
- The restaurant should be on the west side to take advantage of the sunsets over the Gulf of Georgia.
- There should be a mini zoo or aquarium.
- There should be boat launching facilities.
- Blessing of the fleet - tranquil sand gardens.
- Leave as much natural things as you can.
- Fishermens' memorial and lighthouse.
- Leave it as it is - no concessions, no cars.
- There should be a fulltime onsite resident caretaker.
- The restaurant should be done in Japanese architecture.
- Keep cars down to a minimum.

- There should be a neighbourhood pub and a sushi bar.
- There should be public parking and public bus services.
- The classroom/meeting room should have an interpretive centre.
- The park should be closed during night hours (9:00 p.m. to 7:00 a.m.).
- The scenic drive: -3/summer and +3/winter.
- Leave all commercial development in the Steveston core area.
- Leave as natural as possible - pathways such as our Nature Park, and parking at the entry, such as the Nature Park.
- The restaurant should be Japanese (sushi bar).
- Historical aspects.
- There should be hills for viewing.
- Keep as natural as possible.
- Do not develop like False Creek - we need access to the water physically, not just for the view.
- Keep park very natural - have very little blacktop or cement.
- You should put in a Japanese garden.
- Leave the sand dunes the way they are - natural.
- No cars.
- Natural paths only, for quiet enjoyment.
- We have a sufficient number of "developed" park and playground areas already.
- The interpretive centre and classroom should be tied into the educational centre for areas such as Sturgeon Banks, fishing, and river evolution.
- No cars - except for parking by the east side.
- Viewing - platform: use a raised landform rather than a platform.
- The park is too small for a scenic drive.
- Fishing is available at the Government dock.
- Signs are a visual pollution.
- Low profile on the amphitheatre.
- Only one concession stand.
- Boat access to park, moorage (Scotch Pond), and boat access to restaurant.
- Winter garden/restaurant, i.e., Fergusson Point Tea House - good idea.
- Pleasure boat moorage, boat launch.
- Japanese structures/nature design.
- We already have a fishing dock.
- Public moorage.
- The amphitheatre should be natural.
- Restrict traffic.
- Japanese style architecture.
- No vehicle access to point, no southern parking.

- No road to the point.
- Keep everything natural.
- Put in general play equipment.
- Parking should be kept to the north-east portion - with no other road.
- Water feature is a good idea.