



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services  
Committee

**From:** Mike Redpath  
Senior Manager, Parks

**Re:** **Garden City Lands Legacy Landscape Plan**

**Date:** May 5, 2014

**File:** 06-2345-20-  
GCIT1/Vol 01

### Staff Recommendation

That the Garden City Lands Legacy Landscape Plan as detailed, and attached to the report "Garden City Lands Legacy Landscape Plan," dated May 5, 2014, from the Senior Manager, Parks, be endorsed as a guide for future detailed planning and development of the Garden City Lands.

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

Att. 4

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Communications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

On October 29, 2013, three concept plans for the future development of the Garden City Lands were presented to the Parks, Recreation and Cultural Services Committee and the following was approved by Council on November 12, 2013:

*That the Concept Plans as detailed in the report “Garden City Lands – Phase Two Concept Plan Options” from the Senior Manager, Parks dated October 15, 2013, be received for information.*

In November 7, 2013, the three concept plans were presented at an all day Open House in Lansdowne Mall. Public feedback was sought through surveys, Lets Talk Richmond and social media. This feedback, together with the adopted Vision and Guiding Principles, was then used to develop a preferred option which was presented to Parks, Recreation and Cultural Services Committee on March 25, 2014, and Committee referred the following:

*That the Garden City Lands Legacy Landscape Plan be referred back to staff to consider the comments of Committee members including:*

1. *Forwarding the Plan to the Agricultural Advisory Committee, the Advisory Committee on the Environment, Kwantlen Polytechnic University, and other stakeholders for comments;*
2. *Revising the Plan to reflect a north/south grid orientation; and*
3. *Investigating the need for the wetland and the expansion of the bog.*

The purpose of this report is to present a summary of the feedback in response to the referral and to present the revised Garden City Lands Legacy Landscape Plan for adoption as a guide for the future detailed planning and development of the Garden City Lands. In addition, this report directly relates to the achievement of the following Council 2011-2014 Term Goal No. 7.4 Managing Growth and Development:

*7.4 Complete the Garden City Lands Planning process by 2014.*

### Analysis

The Garden City Lands Vision and Legacy Plan was presented, in a staff report, to the March 25, 2014, Parks, Recreation and Cultural Services Committee. The report outlined the results of the communication consultation process; a summary of the Vision adopted by Council, the land use framework, and the key landscape zones of the Legacy Landscape Plan (Attachment 2).

### Legacy Landscape Plan Revision

The Legacy Landscape Plan is intended as an illustrative concept plan of how the vision, the land use framework, and the program elements could be implemented at the Garden City Lands. The concept as presented on March 25, 2014, reflected an ‘Off the Grid’ perspective in which the agricultural fields, the community hub and the pathways were laid out on a diagonal axis

(Attachment 1). Concern was expressed over the practicality of this layout for efficient agriculture and farming practices.

The diagonal focus of the Legacy Landscape Plan has been revised to show a north-south orientation of the agricultural fields that still allows for the bog conservation area. In addition, the proposed wetlands have been relocated to the southern edge of Garden City Lands and will be designed to complement the existing bog drainage system. The feasibility and sustainability of creating a wetland in this area will be reviewed as further hydrology studies are conducted and the flow and retention of water in the bog is better understood.

The revised plan responds to the existing knowledge of the site, the community input, the vision and guiding principles and land use framework and is fully described in Attachment 3. The new Garden City Legacy Landscape Plan is designed to meet the following land use framework outcomes:

1. Urban Agriculture – A showcase for innovative and sustainable agriculture practices within a public park setting.
2. Natural Environment – A highly valued, biologically diverse and resilient natural environment that respects the inherent ecology of the Lands and is a vital contribution to the City's overall Ecological Network and community health.
3. Community Wellness and Active Living – An accessible, safe and appealing public open space that promotes healthy lifestyles and community cohesiveness through a unique richness of adaptable social, environmental, agricultural and recreational amenities and programs.
4. Cultural Landscape/Place-Making – A rich and vibrant place with a distinct identity that reflects and highlights the unique characteristics of the site and generates fond memories, community pride, and a deep appreciation of the agricultural and ecological values of the Lands.

### Consultation

Staff presented the revised Garden City Legacy Landscape Plan to the Advisory Committee on the Environment, the Agricultural Advisory Committee, staff at Kwantlen Polytechnic University, Dr. Art Bomke, University of British Columbia, Faculty of Land and Food Systems. An extensive dialogue was held with each group and the plan was received positively with comments on specific issues such as:

- Ensuring safe pedestrian access across the major roads surrounding the site;
- Providing proper access and circulation within the site for farm vehicles;
- The need for a caretaker on the site especially if there are animals kept on the Lands;
- A strategy for the protection of crops from vandalism and theft;
- The priority of providing adequate irrigation;
- The need to supply adequate parking if this is to be a destination site with farmer markets;
- The importance of partnerships; and

- Understanding the hydrology first and then making decisions about water and natural resource management of the site.

Staff are continuing to communicate with Kwantlen Polytechnic University regarding their proposal for access to a portion of the Garden City Lands to support their degree program in Sustainable Agriculture.

A draft concept of the plan was presented and reviewed by the Agricultural Land Commission (ALC). Attachment 4 is a letter from the ALC titled Garden City Lands Concept Plan Review and Preliminary Comments. This letter summarises preliminary comments regarding the plan and provides an initial positive review of the Garden City Lands vision and concept direction.

#### Next Steps and Implementation Focus:

Attachment 3 includes a proposed Implementation and Actions Timeline for the Garden City Lands. Priority actions identified for 2014-2016 include:

- Development of a detailed resource management plan for the site which will include site maintenance, water management and farm management;
- Undertaking a detailed hydrology monitoring and testing;
- Construction and design of the perimeter trail;
- Development of a funding strategy and multi-year implementation plan;
- Preparation of phased multi-year capital submissions;
- Development of a partnership strategy; and
- Establishing an interpretation program and phased programming strategy for the Lands.
- Building upon the success of the on-site Ideas Fair, an information event will be hosted on the Lands in 2015.

#### **Financial Impact**

There are no immediate financial implications as a result of this report. Ongoing resource management, operational, planning and capital submissions for consideration will be prioritized as part of annual budgeting processes.

#### **Conclusion**

Garden City Lands is a legacy project for the City as it was expressed by many people through the public planning process conducted by the City in 2013. Uniquely located in the City Centre and surrounded by increasing urban development on three sides, and natural and agriculture lands on the fourth side, it has the potential to be an incredible green oasis for residents and visitors as well as an important ecological and urban agriculture showcase site. The Garden City Legacy Landscape Plan is a long term plan that reflects the intrinsic values of the land and the community, and promotes Richmond as a sustainable and healthy City.



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



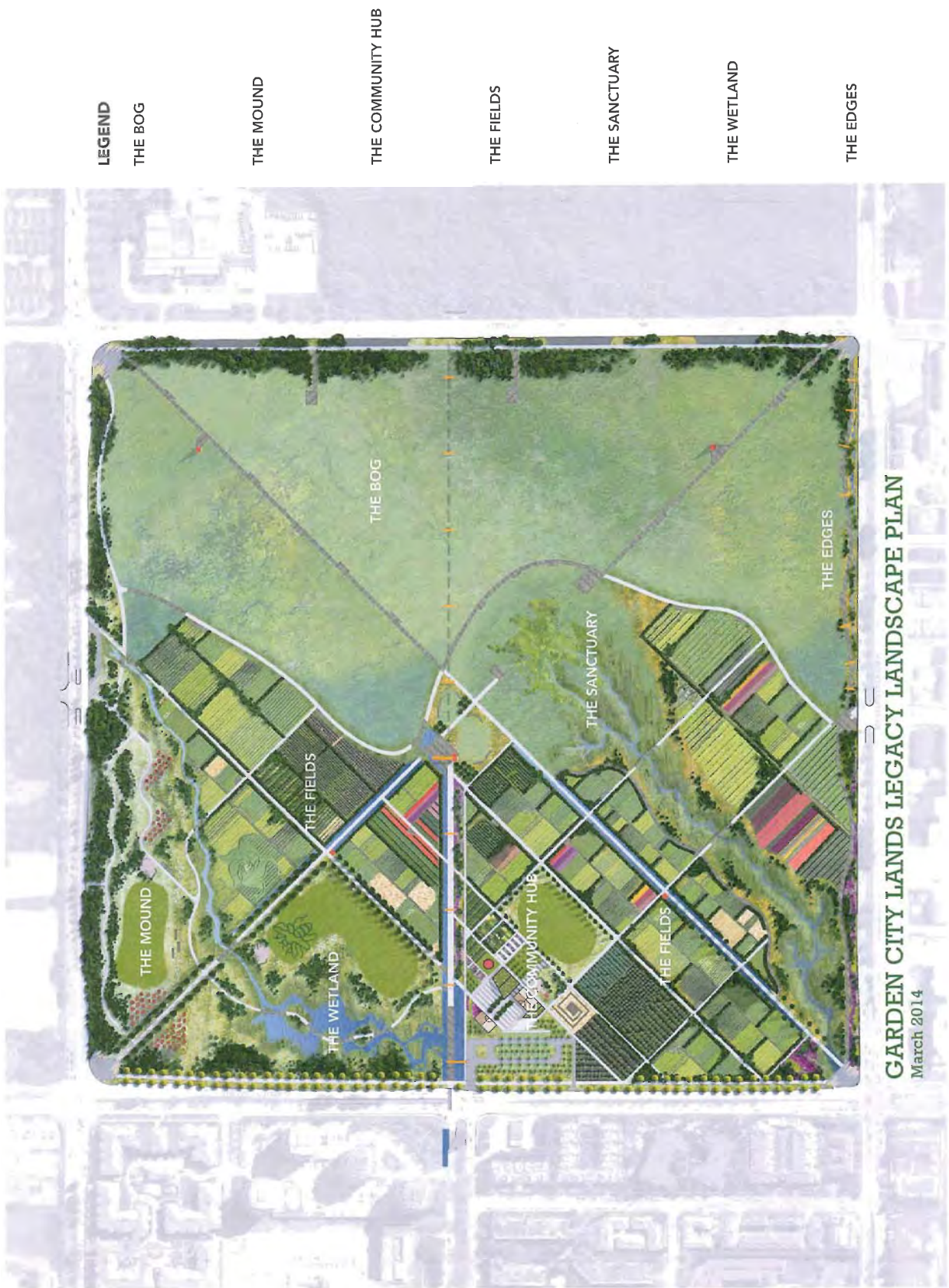
Yvonne Stich  
Parks Planner  
(604-233-3310)



May 5, 2014

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- Att. 1: 'Off the Grid' Concept Plan – Garden City Lands Legacy Landscape Plan, dated March 2014  
2: Garden City Lands Legacy Landscape Plan Report, dated March 2014  
3: Revised Garden City Lands Legacy Landscape Plan, May 2014  
4: ALC Letter of Support, dated April 2014









# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services  
Committee

**From:** Mike Redpath  
Senior Manager, Parks

**Re:** **Garden City Lands Legacy Landscape Plan**

**Date:** March 11, 2014

**File:** 06-2345-20-GCIT1/Vol  
01

### Staff Recommendation

1. That the Garden City Lands Vision and Legacy Landscape Plan as detailed and attached to the report "Garden City Lands Legacy Landscape Plan," dated March 11, 2014 from the Senior Manager, Parks, be adopted to guide the future detailed planning and development of the Garden City Lands.

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

Att. 3

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Communications	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
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Transportation	<input checked="" type="checkbox"/>	
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>

## **Staff Report**

### **Origin**

On July 22, 2013 the following resolution was adopted by Council:

*That the Vision and Guiding Principles as detailed in the staff report titled Garden City Lands – Phase One Vision and Guiding Principles from the Senior Manager, Parks dated July 8, 2013, be endorsed as the basis for Garden City Lands future planning, Phase Two – Concept Development.*

Three concepts for the Garden City Lands were developed and presented to the Parks, Recreation and Cultural Services Committee on October 29, 2013 and the following was approved by Council on November 12, 2013:

*That the Concept Plans as detailed in the report “Garden City Lands – Phase Two Concept Plan Options” from the Senior Manager, Parks dated October 15, 2013, be received for information.*

In November 2013, public feedback was sought again through Lets Talk Richmond, social media and an all day open house which helped to refine the three concepts into one concept for the Garden City Lands.

The purpose of this report is to present the Garden City Lands Legacy Landscape Plan for adoption to guide the future detailed planning and development of the Garden City Lands. In addition, this report directly relates to the achievement of the following Council 2011-2014 Term Goal 7.4:

*Complete the Garden City Lands Planning process by 2014.*

### **Finding of Fact**

The Garden City Lands (the Lands) are located at 5555 No. 4 Road between Westminster Highway, Garden City Road, Alderbridge Way and No. 4 Road (Map Attachment 1). The Lands are approximately 136.5 acres (55.2 hectares) within and on the eastern edge of Richmond’s City Centre. In addition, a sliver of the visible grass and wetland areas along the western edge lies within a separate address, 5040 Garden City Road, a right-of-way created for the construction of Alderbridge Way in the 1980s.

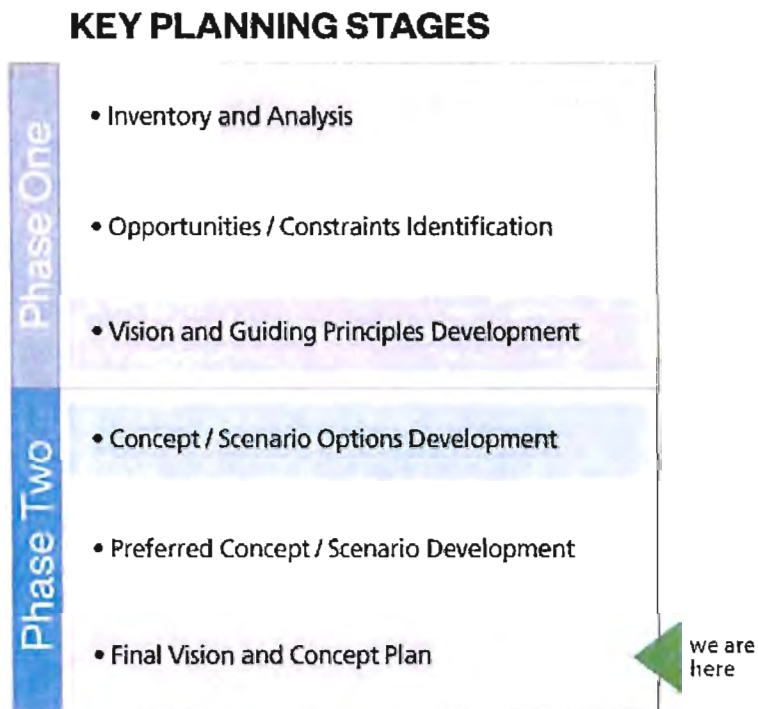
In the current 2041 Official Community Plan (OCP) Land Use Map, the Garden City Lands, 5555 No.4 Road, and portions of 5040 Garden City Road, are designated as ‘Conservation’. This is defined as being natural and semi-natural areas with important environmental values that may also be used for recreation, park, agricultural and food production purposes. Both properties are zoned AG1 – Agriculture, and are within the designated Agricultural Land Reserve (ALR).

The Metro Vancouver 2040 Regional Growth Strategy has designated the 136.5 acre Garden City Lands ‘Conservation and Recreation’.

## Analysis

### The Planning Process:

Very few cities in the world have the opportunity to plan and implement such a large civic space within a city centre context. Soon after acquisition of the Garden City Lands, Richmond City Council established a Council 2011-2014 Term Goal 7.4 "*Complete the Garden City Lands Planning process by 2014.*" A planning process with the key steps approved by City Council on October 22, 2014 is outlined in the following chart:



### Key Planning Stages:

#### Phase One:

Phase One of the Planning project involved a 'getting to know the land' technical review of the Lands. Consultants were hired to conduct a biophysical inventory and analysis on the site that included an agricultural assessment of the site as well as a heritage study.

#### Phase Two:

Phase Two was the development of a series of concepts that were taken to the public for review. The Legacy Landscape Plan presented in this report has been developed based on all public input, the technical and the background information, and the vision and guiding principles adopted by Council on July 22, 2013.



Consultation:

Early in the planning process for Garden City Lands, City Council committed to developing a communication program and providing a variety of opportunities for public engagement. While Garden City Lands have been the subject of much debate in the past, there were still many local residents unaware of the history of the site or that the City had purchased the Lands for community use.

Both quantitative and qualitative information was gathered throughout the process. The quantitative tools allowed us to capture a snapshot of overall trends and preferences. The qualitative tools, such as the written comments in the surveys, provided an interpretation of what the public meant when rating or ranking an item and allowed people to express ideas in their own words.

Opportunities for the public to be involved in the planning process occurred in a number of ways:

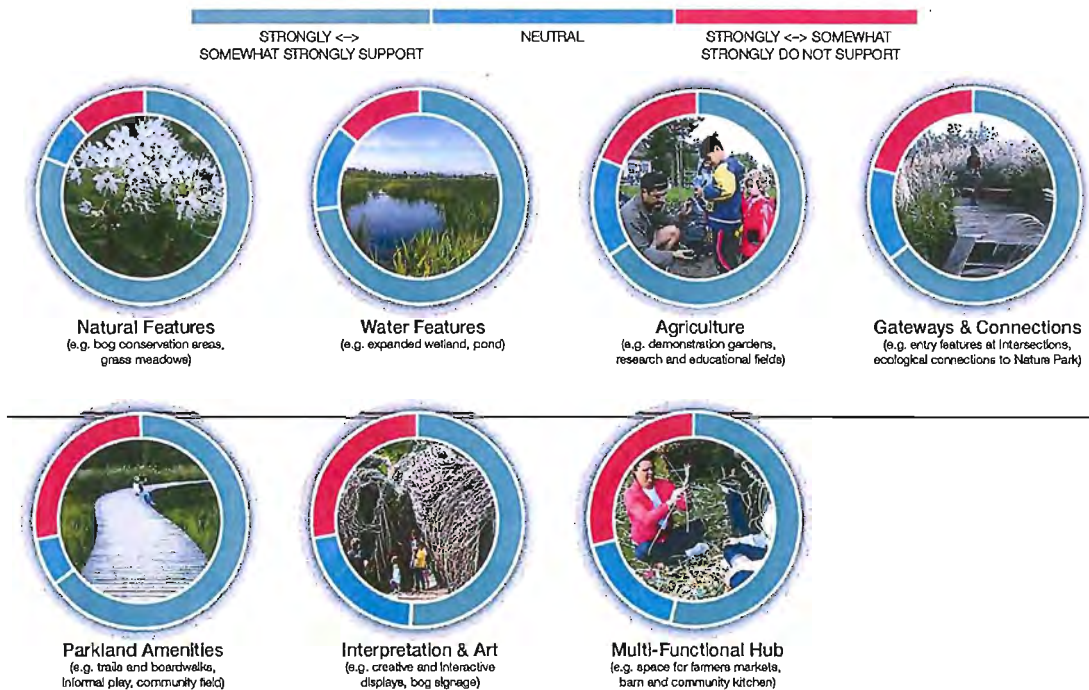
- A dedicated website, **creategardencitylands.ca**, was created along with a supporting Facebook page and Twitter account. The project website was launched in early May, 2013 with ongoing information about the Lands uploaded as it became available.
- An Ideas Fair was located on the Garden City Lands on Saturday, June 1, 2013. This provided over 650 people who attended a chance to learn and experience the Lands for the first time and express their ideas and visions for the future.
- A focus workshop was held on Thursday June 6, 2013 with representatives of a number of community based groups that could provide input from their specialized areas.
- On November 7, 2013 three Concept Plans supported by background information boards were presented for review at an Open House which was held at the Lansdowne Mall from 11 a.m. to 9 p.m. Approximately 1000 people attended with 72 percent being new to the project.
- Surveys were available at the Ideas Fair, Open House and on Let's Talk Richmond.

The results of the November 7, 2013 Open House and Let's Talk Richmond platform closely echoed the vision and ideas from the previous open house and focus group. Three Concept Plans (Attachment 2) were presented and the public was asked to rank them and/or choose the option of 'None of the Above' through a survey.

Of the people who filled out surveys at the November 7, 2013 Open House and LetsTalk Richmond online feedback platform, 76 percent of respondents chose one of the three concepts as their preferred ranking. 'None of the Above' was the response from 24 percent of respondents. The number one ranked plan was the 'In Nature' followed by 'Off the Grid'.

The support for the proposed plan elements and the written comments were analyzed in more detail in order to better understand the concerns of people who had voted for 'None of the Above.' The main concerns revolved around the Community Hub and the Community Field uses. Comments were made that these uses did not meet the Agricultural Land Commission permitted uses or that it was perceived to take land away from nature and agricultural uses.

In summary, there still was a strong support for natural features, water features, and agriculture as shown below:



One of the strongest and most consistent messages through the entire planning process was that people saw the Garden City Lands as a green oasis in the City. The importance of preserving nature and the contrast to the surrounding urban environment was often mentioned. As people became familiar with the site and fully understood that the City owned the Lands there was a real excitement about the possibilities.

In total since June 1, 2013 input was received from 1600 people attending the two public forums, 445 hand written surveys were completed, 835 visitors to Let's Talk Richmond to review concept plans, many informal conversations with the community, and 191 online surveys completed.

#### Other Consultation

Detailed submissions were received from the Garden City Lands Conservation Society outlining their vision for the lands, along with visions and plans/sketches from other residents. The Richmond Sports Council forwarded a copy of the 1986 City vision for the Lands detailing a sports complex scheme as envisioned in support of the 1994 Commonwealth Games bid.



Prior to developing the three Concept Plans and the final Legacy Landscape Plan, meetings were held separately with the Agricultural Land Commission (ALC) staff, the Scientific Advisory Panel for Burns Bog, and a Faculty of Land and Food Systems representative from University of British Columbia, to provide guidance and input into furthering our understanding of the Garden City Lands site conditions, management, program and site layout considerations.

#### The Vision:

The synthesis of the community aspirations, values and ideas gathered through the public engagement process provided clear and consistent messages. The input together with the key findings from the background inventory and analysis provided a solid basis for the development of an overall Vision and Guiding Principles that was adopted by Council on July 22, 2013. The following Vision and Guiding Principles have been incorporated into the final Landscape Legacy Plan:

*The Garden City Lands, located in the City Centre, is envisioned as an exceptional legacy open space for residents and visitors. Visible and accessible from many directions, the Lands are an impressive gateway into Richmond's downtown, and a place of transition and transformation from the rural to the urban. Its rich, diverse and integrated natural and agricultural landscape provides a dynamic setting for learning and exploration. It is inclusive with a range of spaces, amenities and experiences that encourage healthy lifestyles, social interaction and a strong sense of community pride.*

#### Guiding Principles:

- Encourage Community Partnerships and Collaboration
- Respect Agricultural Land Reserve
- Foster Environmental Sustainability
- Promote Community Wellness and Active Living
- Maximize Connectivity and Integration
- Allow for Dynamic and Flexible Spaces
- Develop Science-based Resource Management Plans

#### Garden City Lands Legacy Landscape Plan

##### Land Use Framework:

The land use framework is the overarching direction for future planning and development on the Garden City Lands. The draft Garden City Lands Legacy Landscape Plan (Attachment 3) is based on the overall Land Use Framework that outlines:

1. Urban Agriculture

The intent is to demonstrate that agriculture can be a successfully integrated into the urban and ecological fabric of the City.

All of Garden City Lands is within the Agricultural Land Reserve and has the potential with active management to be farmed. However, through the process of the background research and listening to the community, it has been determined that there are many values inherent in the Lands as well as within the community.

The Legacy Landscape Plan proposes an integration and balance of uses that allow for the cultivation of up to a maximum of 50 acres of land with a focus on smaller more intensely farmed plots.

**Outcome: Garden City Lands will be a showcase for innovative and sustainable agriculture practices within a public park setting.**

2. Natural Environment

The intent is to protect and enhance the significant natural resources of the Lands and showcase that ecological values can be creatively and successfully integrated with the other site program elements.

Garden City Lands is valued for its visible diversity of plant communities, wildlife habitat, the 'unseen' ecological functions and services that a bog environment provides, and its role as part of a significant Ecological Network. Comprehensive baseline hydrological studies will be undertaken in order to understand the existing hydrological regime within the Lands. This information will be used to inform the long term sustainability of the bog habitat as well as site planning.

Nature conservation is an acceptable use within the Agricultural Land Reserve. The Legacy Landscape Plan proposes that 73 acres of the site be dedicated as a natural environment with an emphasis on taking an ecological approach and integration with other proposed uses.

**Outcome: A highly valued, biologically diverse and resilient natural environment that respects the inherent ecology of the Lands and is a vital contribution to the City's overall Ecological Network and community health.**

3. Community Wellness and Active Living

The intent is to attract people to the Lands year round and encourage healthy and sustainable lifestyles and community pride with a suite of amenities and programs that respond to the uniqueness of the site.

The Agricultural Land Reserve allows for limited community amenities and infrastructure. The Legacy Landscape proposes finding innovative solutions to provide amenities that stretch beyond the conventional allowed uses while still protecting and adding value to the ALR mandate.

While the whole site provides community benefit, approximately 15 acres are for flexible community use integrated with natural and agriculture features.

**Outcome: An accessible, safe and appealing public open space that promotes healthy lifestyles and community cohesiveness through a unique richness of adaptable social, environmental, agricultural and recreational amenities and programs.**

#### 4. Cultural Landscape /Place-Making

The intent is to create a 'Great Place', an awe-inspiring and evocative landscape that attracts residents and visitors and celebrates the existing richness uniqueness of the Lands.

In themselves, the Lands are attractive with the open sky and the large expanse of a green landscape. As the Lands begin to be developed for public access and use within its sensitive environment, there is an opportunity to provide a layer of interpretation, enhanced community vibrancy and heighten the aesthetic pleasure and delight in the site.

Place-making, adding character and meaning to a place will occur throughout the site and be integrated as opportunities arise.

**Outcome: A rich and vibrant place with a distinct identity that reflects and highlights the unique characteristics of the site and generates fond memories, community pride, and a deep appreciation of the agricultural and ecological values of the Lands.**

#### Plan Description:

The Legacy Landscape Plan has been designed to respond to the existing knowledge of the site, the community input, the vision statement adopted by Council and the land use framework. The plan features 7 landscape zones with over 37 proposed program elements. These key zones include:

##### The Bog:

The existing raised remnant peat bog area and its critical plant species in the eastern half of the site will be protected as a natural area. Raised boardwalks, lookouts and interpretation areas will be designed and located in a manner that supports the ecological integrity of the site.

##### The Mound:

The existing raised mound area along the north edge provides excellent views over the Lands. It

will be a flexible space for neighbourhood and community uses with seating and picnicking, pathways, open grass meadow areas, fruit and woodlot trees. Dense planting of trees along Alderbridge Way will create a buffer and backdrop to the Lands.

#### The Community Hub:

A multi-functional community gathering area located along Garden City Way at the terminus of Lansdowne Road. It will be the primary entrance into the Lands and contain special features that will also connect it to Lansdowne Road, a future ceremonial street. It will be comprised of gathering and festival spaces, storm water features, play elements, community and demonstration gardens, and a cluster of buildings that will serve community, educational, and agricultural needs.

#### The Fields:

Agricultural fields are located predominately in the central and western part of the site and will allow for the cultivation of crops, horticultural plants, tree nursery, art crops and flex fields. These fields will be on a grid system and will be criss-crossed with public paths.

#### The Sanctuary:

This is located near the centre of the site, where traffic noise is diminished, providing a welcome respite from the hustle and bustle of the surrounding urban context. This is also an ecologically important and sensitive area within the bog environment.

#### The Wetlands:

The existing wetland areas will be expanded to allow for year round water to serve as wildlife habitat, an aesthetic recreational amenity and as potential storm water retention and filtering ponds. They will also be used to help monitor water levels to protect the bog.

#### The Edges:

The edges of the Lands highlight the site as an entryway into the City Centre and provide a welcome to visitors. Perimeter trails will provide off street walking and cycling and connections to surrounding areas.

#### Key Considerations:

- It is a long term vision – Garden City Lands is unique in its size, City Centre location and site features. The Lands will be for future generations to enjoy and to actively participate in how it unfolds and is programmed over the years.
- It has to be adaptable and flexible – A long term perspective that keeps true to the Vision and Guiding Principles, allows for a plan to be flexible and adapt to changes. For instance, “What are best practices of the future? What will our community needs be? What will agriculture look like in the future? How will climate change impact our environment?”
- It will require an ongoing relationship with Agricultural Land Commission – An overall Concept Plan for Garden City Lands will help the ALC understand the rationale and

relationship between different site elements that may 'push the envelope' while respecting the ALR. Finding the right balance of amenities and programs that best serves the community will require ongoing discussion.

- Tread lightly and develop slowly – Nature is a complex system. A Concept Plan will provide a framework for development of the Lands by identifying the different land use areas. However, understanding the hydrology regime is critical and will require further study and an ongoing monitoring program. Further research and discussion will be needed to develop both a short-term and long-term Management Strategy.

#### Next Steps and Implementation Focus:

Attachment 3 includes a proposed Implementation & Actions Timeline for the Garden City Lands. Priority actions identified for 2014-2016 include:

- Development of a detailed resource management plan for the site which will include site maintenance, water management and farm management.
- Undertaking a detailed hydrology monitoring and testing
- Development of a funding strategy and multi-year implementation plan
- Preparation of phased multi-year capital submissions
- Development of a partnership strategy
- Establishing an interpretation program and phased programming strategy for the lands

#### **Financial Impact**


There are no immediate financial implications as a result of this report. Ongoing resource management, operational, planning and capital submissions for consideration will be prioritized as part of annual budgeting processes.

#### **Conclusion**

Garden City Lands is a legacy for the City as was expressed by many people through the public planning process conducted by the City in 2013. Uniquely located in the City Centre and surrounded by increasing urban development on three sides and natural and agriculture lands on the fourth side, it has the potential to be an incredible green oasis for residents and visitors as well as an important ecological and urban agriculture showcase site. The Garden City Legacy Landscape Plan is a long term plan that reflects the intrinsic values of the land and the community and promotes Richmond as a sustainable and healthy city.



Mike Redpath  
Senior Manager, Parks  
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Yvonne Stich  
Parks Planner  
(604-233-3310)

March 11, 2014

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Att. 1: Map

Att. 2: Preliminary Concept Plans

Att. 3: Draft Final Garden City Lands Legacy Landscape Plan



LEGACY  
LANDSCAPE PLAN  
MAY 2014



# ACKNOWLEDGEMENTS

This document was prepared by the City of Richmond Community Services Department.

## LEGACY LANDSCAPE PLAN PROJECT TEAM

---

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Kevin Connery – Park Planner  
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Denise Cook Design  
Diamond Head Consulting Ltd  
Upland Consulting Ltd.  
Northwest Hydraulic Consultants Ltd.  
PWL Partnership Landscape Architects Inc. (Phase 2)

### Additional Advisory Expertise

Agricultural Land Commission staff  
Burns Bog Scientific Advisory Panel  
Dr. Art Bomke, Associate Professor Emeritus, Faculty of Land and Food Systems, UBC  
Sarah Howie, PhD, Environmental Designer, Corporation of Delta

*Our thanks to the many members of the public who provided their time and vision during the process and the staff across the City who collaborated on this project.*





# GARDEN CITY LANDS

## A LEGACY LANDSCAPE - SECURING OUR FUTURE

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# 1 INTRODUCTION

## CREATING GARDEN CITY LANDS

Richmond residents have a unique opportunity to create a new legacy for their community on the Garden City Lands (the Lands), an extraordinary 55.2 hectares (136.5 acres) of open space in the heart of Richmond, between Westminster Highway, Alderbridge Way, Garden City Road and No. 4 Road.

The City of Richmond recently acquired the Lands in 2010 from the Federal government who had owned it since 1903. The 'big sky' experience of the vast bog and meadow landscape, the location and the ability for the community to access nature of this size within an urban setting, and the Agricultural Land Reserve designation makes Garden City Lands truly unique in Richmond and the region.

Richmond has dramatically changed over the years and has more recently become an emerging and dynamic urban city. With a corporate vision to be "the most appealing, livable and well-managed community in Canada" and a commitment to sustainability, Garden City Lands provides an unprecedented opportunity to provide much needed open space for the burgeoning population.

The Garden City Legacy Landscape Plan has been created to guide the future development of the Lands.

*Legacies are created with bold moves. Acquiring Garden City Lands for community use is one of those moves ensuring that Richmond is a sustainable and livable city. As the land is slowly and carefully opened up for public use the legacy will only continue to grow and be enjoyed for generations to come.*





## SITE DESCRIPTION

The Garden City Lands are located within and at the eastern edge of Richmond's City Centre at 5555 No. 4 Road. In addition, to the one large parcel of land, a sliver of the visible grass and wetland areas along the western edge lies within a separate address, 5040 Garden City Road, a road right-of-way created for the construction of Alderbridge Way in the 1980's (Appendix A).

In the current 2041 Official Community Plan (OCP) Land Use Map, the Garden City Lands at 5555 No. 4 Road and portions of 5040 Garden City Road, are designated as 'Conservation'. This is defined as being natural and semi-natural areas with important environmental values that may also be used for recreation, park, agricultural and food production purposes. Both properties are zoned AG1-Agriculture.

This property and the Lands are located within the provincially designated Agricultural Land Reserve (ALR). The Metro Vancouver 2040 Regional Growth Strategy has designated the 136.5 acre Garden City Lands 'Conservation and Recreation'.

The term Garden City Lands or the Lands refer to the one parcel at 5555 No. 4 Road. The Garden City Lands Legacy Landscape Plan, however, includes those portions of 5040 Garden City Road that are integrated into the overall design. This adds a little over 2 acres to the 136.5 acre site.



## CITY POLICIES AND RELEVANT STRATEGIES

In November 2012, the City of Richmond adopted the 2041 Official Community Plan (OCP) Bylaw 9000. The focus in the 2041 OCP Plan is for Richmond to be a sustainable and healthy city which is reflected in the following Plan Vision statement:

*“In 2041, Richmond has become a more sustainable City—a place of great spaces and experiences, whose greatest assets include its thriving downtown, diversified economy, healthy, distinct and connected neighbourhoods, its island shoreline, open spaces, and protected and productive agricultural lands. Richmond has adaptable and prosperous businesses that enrich people, the community, the natural environment, the world and future generations.”*

In addition, the OCP outlines a series of goals, objectives, policies, guidelines and land use designations that reflect overall community values and support the vision.

The 2041 OCP and many other City strategies and initiatives including the recently adopted 2022 Parks and Open Space Strategy (POSS) have influenced and are reflected in the development of the Garden City Lands Legacy Landscape Plan.

In the Section 2-Background of this document, key relevant goals, objectives and policies from the 2041 Official Community Plan and the 2022 Parks and Open Space Strategy have been identified.

*“The community planning decisions which municipalities make have as much or more of an impact on the health of people than the decisions which doctors and hospitals make”. These decisions include providing opportunities for affordable housing, child care, recreation, parks, trails, densification, walkability, access to nature and healthy lifestyles.”*

Dr. Patrick O'Connor,  
Vice President, Medicine,  
Quality, and Safety,  
Vancouver Coastal Health,  
June 2012.



## THE PLANNING PROCESS AND METHODOLOGY

Very few cities in the world have the opportunity to plan and implement such a large civic space within a city centre context. After acquisition of the Garden City Lands, the City of Richmond Council established a Council 2011-2014 Term Goal 7.4 “Complete the Garden City Lands planning process by 2014.”

A two phased planning process with the key milestones was approved by City Council in October, 2012.

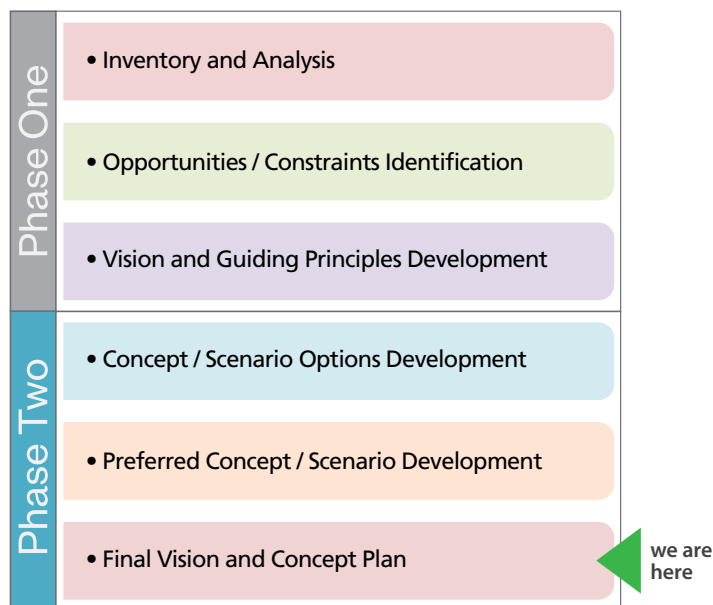
Phase One of the planning project involved ‘getting to know the land’, a technical review of the Lands. Consultants were hired to undertake a heritage study and conduct a preliminary biophysical inventory and analysis on the site that included an agricultural assessment. A vision statement and guiding principles were then developed and adopted by City Council in July 2013.

Phase Two was the development of concept design options based on public input, the background information and the vision and guiding principles. A landscape architectural firm was hired to assist in developing the concepts and final Legacy Landscape Plan.

A comprehensive and inclusive community participation process was undertaken during both phases. Further information on the public consultation is in Section 3- Community Involvement and on the City website.

Throughout the process a multi-department city staff team provided input and support for the project. In addition, advice and input was provided by outside experts in local agriculture and bog environments.

### KEY PLANNING STAGES







**TOUR  
STARTS  
HERE**

A white rectangular sign with blue text is planted in a field of tall green grass. The sign is oriented vertically and reads "TOUR STARTS HERE" in bold, blue, sans-serif capital letters. The grass is dense and reaches up to the top of the sign. In the background, a blue sky with some clouds and distant mountains are visible.



# 2

## BACKGROUND CONTEXT

HISTORY

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THE ENVIRONMENT

---

AGRICULTURE

---

THE SURROUNDING  
COMMUNITY

---

COMMUNITY WELLNESS  
AND ACTIVE LIVING

---

PARKS AND OPEN SPACE

---

ARTS, CULTURE AND  
PLACE-MAKING

---





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## HISTORY

The history of Garden City Lands has been influenced by changes in Richmond as an evolving city. The existing landscape is the result of both human activities and natural processes. Overtime the stories and memories of the land can quickly get lost.

The following is a brief history of some of the key events and milestones that have shaped the Lands and have influenced the development of the vision and concept plan for the site. A more complete history is outlined in the Garden City Lands Heritage Study July 2013.

Richmond as we know it is geologically young. The islands that make up Richmond formed after the retreat of the glaciers around 10,000 years ago. The first ancestors of the Musqueam Indian Band likely arrived here soon after to fish, hunt and harvest. The Lands are located within the Musqueam Indian Band's traditional territory, however, there are no First Nations archaeological features known to exist on the land.

The first recorded description was in 1859, when Joseph Trutch, the Royal Engineer responsible for surveying all of Richmond, wrote:

*"...fine growth of red-top grass of the best quality, especially along the west boundary, and by the patch of willows in the centre of the block. The southeast portion is a cranberry swamp with low pine bush mostly deadened by fire".*

In 1903, the Government of Canada acquired the Lands and became the single owner for over 100 years until 2010 when the City purchased the property.

The Vancouver Rifle Range was established on Garden City Lands in 1904 and operated until 1928. It was used recreationally and for tournaments. The land was cleared, drained and structures put in place to support the Rifle Range. During World War 1, Canadian soldiers used the range for training.



*Pavillion 1905-1914. City of Richmond Archives*

In the 1930's and 1940's, there were many peat fires of long duration recorded on the land. In an effort to manage and prevent the fires the Lands were mown and cleared. This management approach was continued through the following decades resulting in the landscape seen today.

From 1949-1994 communications and navigation towers were located on the land for Coast Guard purposes. Their concrete bases are still evident on the site.

In 1974, the Lands were included in the Agricultural Land Reserve (ALR). This early provincial designation of the Lands strongly influences the development of the current vision and Legacy Landscape Plan.

For many years, the City has been interested in the recreational use of the lands. In 1986, Council established a Task Force to review the potential of a major sports complex on the Lands with the additional intent of hosting the 1993 Canada Games and the 1994 Commonwealth Games. In the end, the Games were held in another city.

When the Federal Government determined the Lands were surplus in 2001 a new era of negotiations and planning began. From 2005 to early 2009, the Musqueam Indian Band, the City and the Canada Lands Company worked together to share and jointly establish a plan for the site. Sixty-five acres of the site were to become a City park and open space.

A key condition, though, was the removal of the Lands from the ALR to allow for the proposed range of land uses. Two exclusion applications were made in 2006 and 2008 and were not supported by the Agricultural Land Commission.

Throughout that time there was an extensive public hearing process with many views heard by Richmond City Council. A number of community groups such as the Garden City Lands Coalition Society, Richmond Sports Council, Kwantlen Polytechnic University and the Food Security Society came forward with concept plans for alternative uses.

*In 2010, Richmond City Council made a landmark decision to acquire all 136.5 acres of Garden City Lands for community use and the planning for the future legacy of the Lands began in 2012.*



*Participants in the international rifle match for the Walker Cup between the 6th Regiment, the Duke of Connaught's Own Rifles and National Guard of Washington 1907. City of Vancouver Archives*



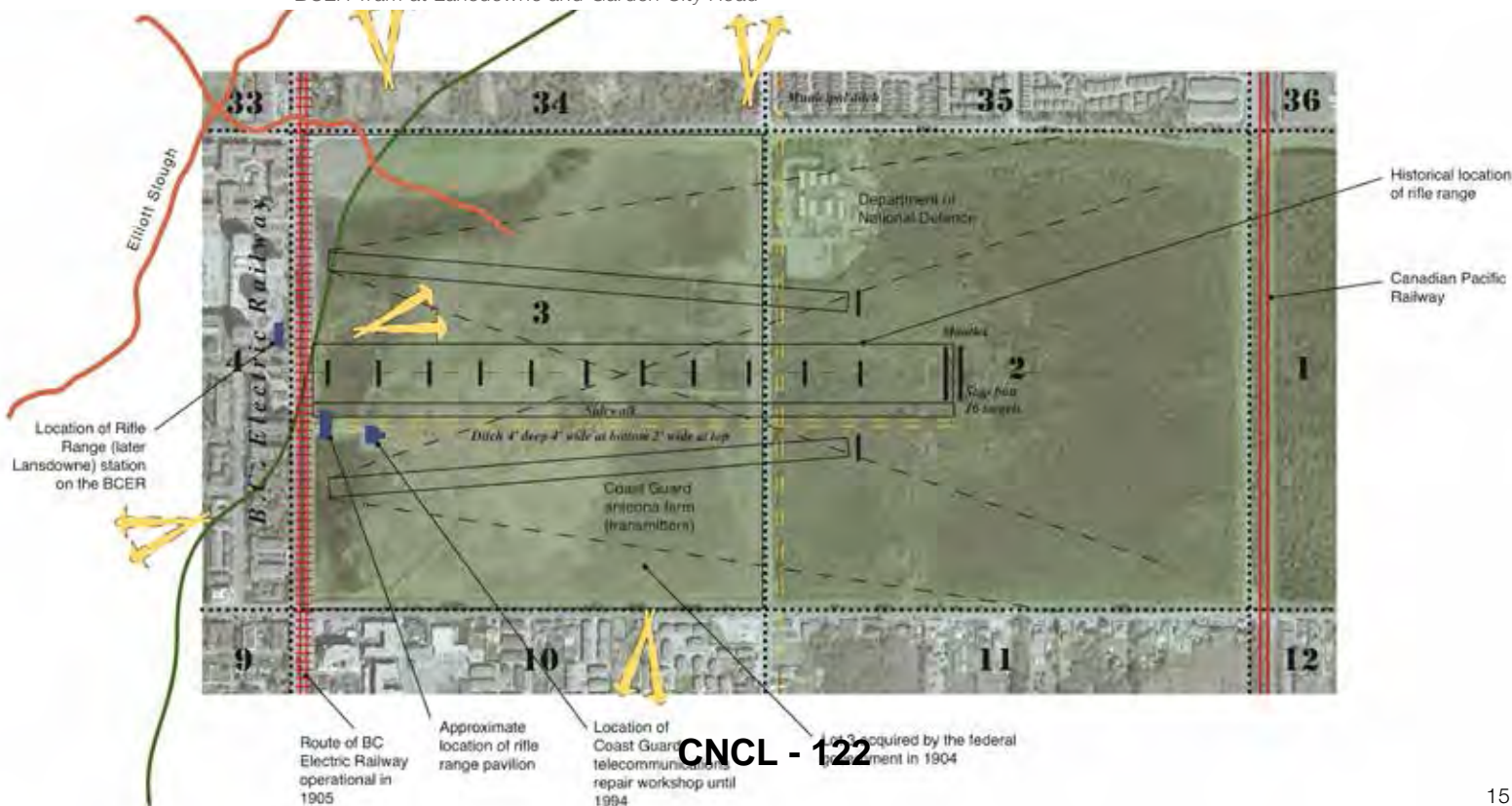
***"It would be a pity to let it fall into private hands and ... hope to hear some day that Richmond has secured it." ~ J.S. Matthews***

**After 82 years, Major Matthews, later the Vancouver City Archivist and secretary of the Rifle Association, got his wish.**

## A black and white photograph showing two vintage trolley cars on a streetcar track. The trolley on the left is stopped at a crosswalk, while the one on the right is moving. Overhead wires and poles are visible above the tracks. The scene is set in an urban environment with trees and a building in the background.

*The rifle range on the Garden City Lands spanned 3.2 Km (2 miles) long and 0.8 km (0.5 miles) wide. Richmond City Council minutes in 1921 described a City Councilor's concern for pedestrians and vehicles being at risk from bullets crossing over No. 4 Road and Shell Road.*

*BCER Tram at Lansdowne and Garden City Road*



## THE ENVIRONMENT

To some people the Garden City Lands may appear flat and seemingly vacant, however, a closer look reveals a web of complex ecological function and life. The subtle changes in the topography, the soil conditions, and 100 years of management have resulted in a unique and bio-diverse landscape.

In 2013, a biophysical inventory and analysis was undertaken to provide further understanding of the existing site conditions. The site ecology, soil profile, hydrology and agricultural capability were assessed in relationship to each other, the surrounding area, and potential land use scenarios. This work was undertaken through the winter, early spring and summer seasons of 2013.

All natural processes are complex and evolve over time. Further research and monitoring are required in order to establish long term management strategies. However, this preliminary overview provided a good foundation for identifying opportunities and challenges on the site.

### EXISTING SOIL CONDITIONS



### EXISTING PLANT ECOLOGY



Sedges



Rushes



WETLAND



Heather



Crocus



Daffodils



DISTURBED AREAS



Sphagnum Moss



Labrador Tea



Hardhack



Velvet Blueberry



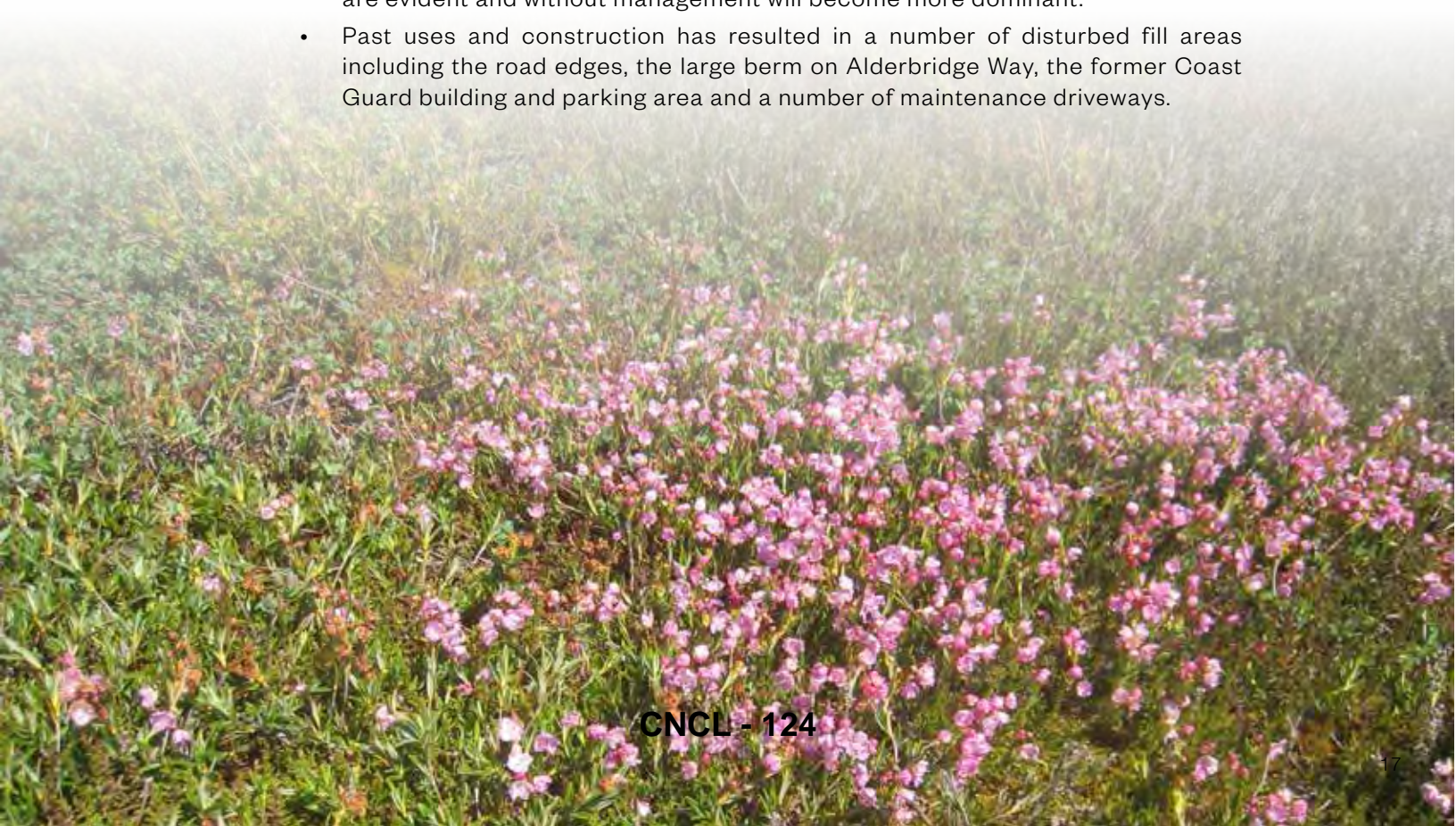
BOG



## EXISTING SITE CONDITIONS

The following is a summary of the key ecological and environmental features of the Lands. Further details can be found in the Garden City Lands Biophysical Inventory and Analysis July 24, 2013.

- Garden City Lands soil and vegetation patterns show that this was a transitional area between the pre-diking river tidal influences and the Greater Lulu Island peat bog area.
- The Lands contain the leading thin edge of a natural raised peat bog which once covered over 2000 acres.
- The bog peat in the Lands is 50-100 cm in depth and with its high acidity and unique hydrology supports plant and wildlife that are adapted to these specific conditions.
- Throughout the winter, the water is at or near the surface creating pooled water areas, specifically in the western half of the site. This is a result of the natural drainage patterns on the site and the higher surrounding road elevations that block movement of the water.
- The wetland areas provide nesting, perching, refuge, and foraging habitat for wildlife.
- Over the last 110 years, the Lands have been mown, cleared, and naturally and intentionally, set on fire which has slowed the natural succession to shrubs and trees evident on the adjacent Department of National Defence lands and Richmond Nature Park.
- The open site has a predominance of low-growing plants such as mosses, lichen, grasses, sedges, ferns, and small shrubs adapted to the bog environment.
- Invasive plants such as blackberry, reed canary grass and Japanese knotweed are evident and without management will become more dominant.
- Past uses and construction has resulted in a number of disturbed fill areas including the road edges, the large berm on Alderbridge Way, the former Coast Guard building and parking area and a number of maintenance driveways.





## ECOLOGICAL NETWORK FUNCTION

The City promotes and supports an Ecological Network of natural areas that provide critical ecological services.

The eco-system services intrinsic to the raised peat bog and the wetlands include contributions to biodiversity, storing and filtering rain and storm water, sequestering and storing carbon from the atmosphere, and enriching the health and well-being of residents especially within the urban setting of City Centre.

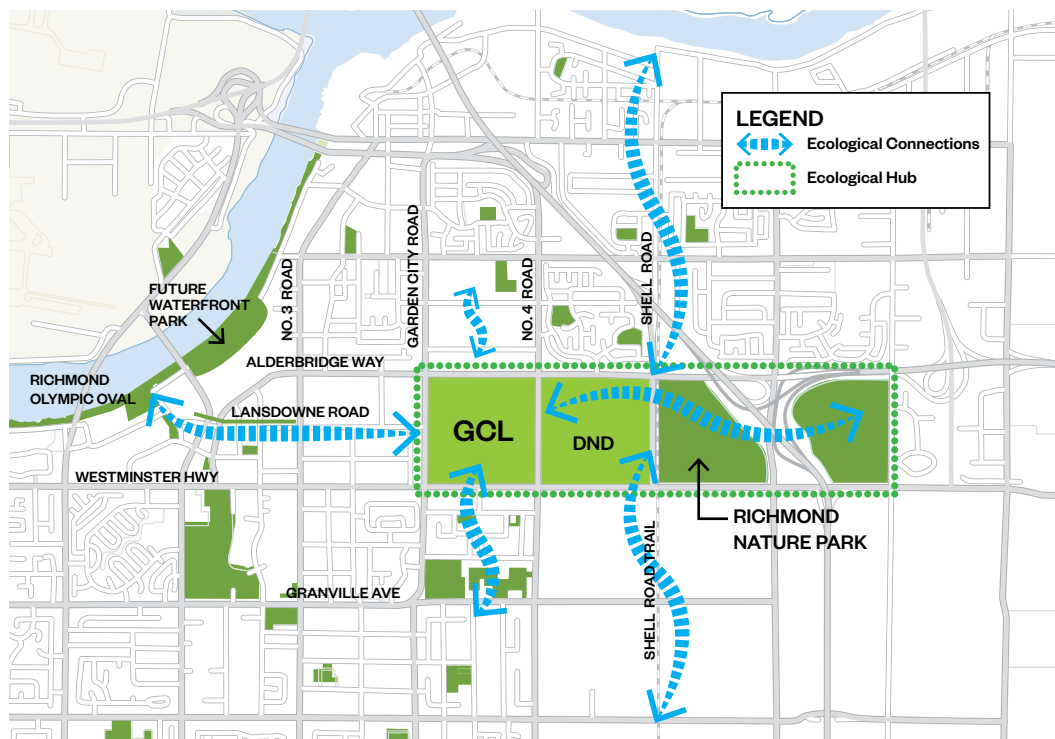
Bogs which are disappearing through land development have more recently become recognised for their environmental contribution as a carbon sink in helping to combat global climate change.

## ECOLOGICAL CONNECTIONS

The east side of Garden City Lands has the greatest diversity of bog plants. The habitat value is also high due to the immediate connectivity to the naturalized Department of National Defence lands and Richmond Nature Park. Together these blocks of land create a significant 472 acre ecological hub within the City with Shell Road Trail providing eco-corridors to the north and south arm of Fraser river.

To the west, Lansdowne Road will be developed as a major pedestrian and ceremonial street with eco-service features that will connect Garden City Lands to the Oval and Fraser River Middle Arm.

To the south and north the Lands will link to a series of existing and future parks in the Alexandra and McLennan North areas.



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## KEY CONSIDERATIONS

The most important consideration in maintaining a healthy bog environment is the management of the sensitive water regime within the site. The bog relies on a high water table and as the site is developed with other uses this has the potential to impact the existing drainage patterns.

Active farming that may require management practices such as modifying the soil pH levels or adding nutrients, could impact the existing bog soil chemistry and associated plant communities. Buffering between the land uses will need to be carefully planned.

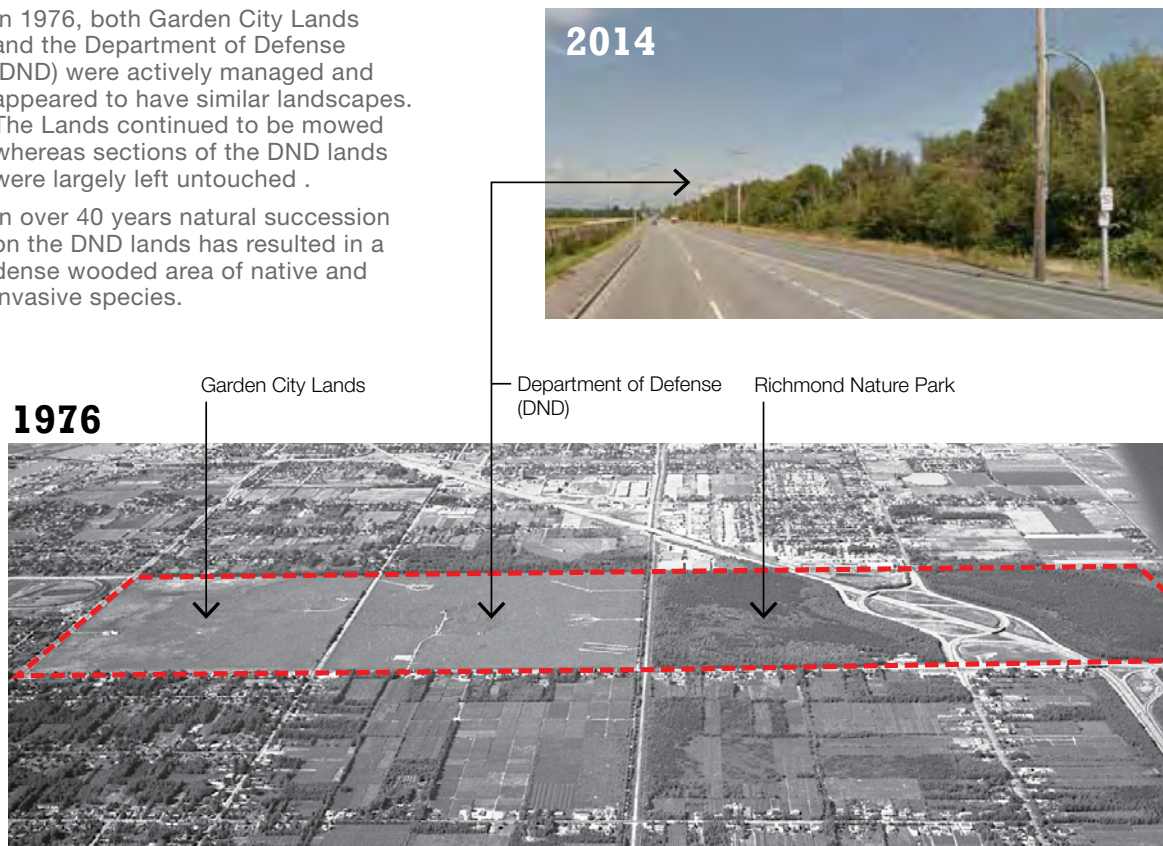
Garden City Lands has been a 'disturbed' site for over a hundred years. Management, in particular, mowing of the Lands has strongly influenced the openness of the site and the predominance of low growing plants. Continued mowing, as one type of management strategy, may be required to maintain many of these plant communities.

Impacts of climate change to the bog environment should be considered and monitored as the changing weather patterns may impact the site hydrology and vegetation over time.

## PLANT SUCCESSION

In 1976, both Garden City Lands and the Department of Defense (DND) were actively managed and appeared to have similar landscapes. The Lands continued to be mowed whereas sections of the DND lands were largely left untouched.

In over 40 years natural succession on the DND lands has resulted in a dense wooded area of native and invasive species.



## AGRICULTURE

The Garden City Lands are within the provincial Agricultural Land Reserve, a designation established in 1974 to protect British Columbia's supply of agricultural land. According to historic land records, there is no evidence that Garden City Lands has ever been actively farmed.

The City recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset and an important contributor to the local economy. The Agricultural Land Commission has two key mandates: to protect the land supply and to promote active farming of the land. Richmond has established many policies within the 2041 Official Community Plan (OCP) to also protect agricultural land and increase farm viability.

Some of key objectives and policies within the 2041 OCP Section 7.0 Agriculture and Food that can be applied to Garden City Lands include:

- "Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)
- Maintain the existing ALR boundary and do not support a loss of ALR land unless there is a substantial net benefit to agriculture and the agricultural community is consulted
- Increase public awareness of farming practises, farm products and support educational programs that provide information on agriculture and its importance to the local economy and local food systems
- Encourage environmentally sound agricultural practices
- Continue to seek out opportunities to collaborate with others to increase urban agriculture, the number of community gardens, edible landscapes and food-bearing trees
- Strengthen the local food system to contribute to the economic, ecological and social well being of the City
- Support locally grown food
- Increase access to affordable, healthy food for residents
- Develop an educational program to promote awareness around food production, health, and impacts on the community."

## AGRO-ECOLOGY

Agro-ecology has many definitions, however, it is universally considered a multi-system or disciplinary approach to creating a truly sustainable food system. It applies ecological principles such as working within an existing landscape and its biodiversity. Some farmers have taken on the role of environmental stewardship as part of a sustainable farm practice. It also looks at the relationship between all aspects of food production, the consumer, and society.







## AGRICULTURAL LAND RESERVE (ALR)

The ALR Act sets out land uses which are permitted in the ALR. In addition to farming (the cultivation of crops and animals), other types of land uses are permitted such as:

- Ecological reserves
- Passive recreation
- Open Parkland
- Horticulture and nurseries
- Education and Research
- Construction of buildings necessary for farming
- Storage and farm retail sales of agricultural products if they are produced on the farm on which the storage and sale is taking place
- Agri-tourism

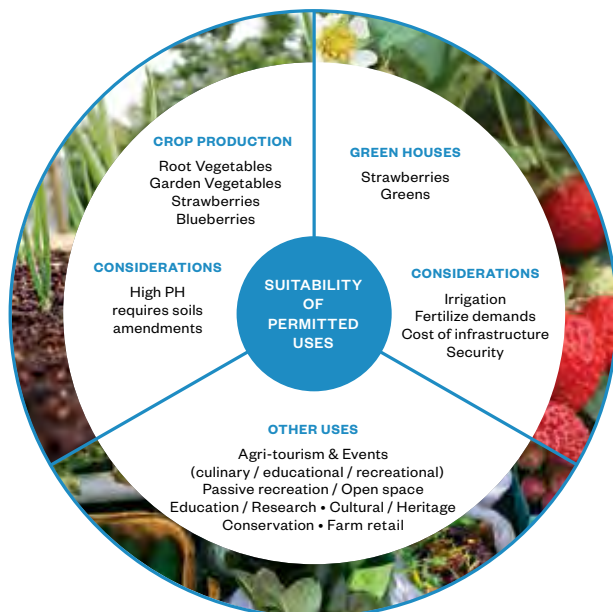
Permissible uses with the ALR have evolved over the years. For example, golf courses, once considered an acceptable use within the reserve, are now considered unacceptable. These uses continue to evolve subject to new rulings and direction from the Agricultural Land Commission, the provincially-appointed agency that oversees the land reserve.

## AGRICULTURAL CAPABILITY

As part of the Garden City Lands Biophysical Inventory and Analysis study, an agricultural and soil assessment was conducted on-site with soil samples also sent to a laboratory to determine soil fertility for agricultural capability.

The Agriculture Capability rating system, a national standard used by the Agriculture Land Commission, was used to identify crop suitability and note challenges to the farming on the site. The soils are grouped into Seven (7) classes of which Class 1-4 are considered capable of sustained agricultural production of most crops.

The Garden City Lands soils were assessed to be Organic(O) Class 3 and Organic(O) Class 4 and with improvements could be higher at O Class 2 and O Class 3. All of GCL is therefore rated as high value for agriculture. This is aligned with the ratings provided by the Agricultural Land Commission in 2009.







## KEY CONSIDERATIONS

The Agricultural Capability rating system makes a number of assumptions such as water being available for irrigation and that it will be managed typically as a largely mechanized private system. The City Centre location and community ownership of Garden City Lands requires an innovative and creative way to look at agriculture.

The overall challenge will be how to make farming productive and sustainable on the Lands. Some of the key site challenges are:

- A high water table requiring drainage to bring water table below crop rooting depth
- The reverse need for water sources in the drier summer months for irrigation
- Quality of water e.g. unfiltered storm water can carry pollutants
- Cost of metered city water if required
- Cost of making improvements as there is no existing farm infrastructure
- Economic viability of farming given the lack of infrastructure
- Loss of peat soil over time as drainage and cultivation brings aeration resulting in faster decomposition of the organic material

Another impact of amending the soil and importing outside sources of water is the potential change in the unique and sensitive bog soil chemistry and nutrient levels which in turn will impact the existing bog plant communities. Also, metered water is not permitted to enter into the City's storm water system.

Determining what is suitable and viable for agriculture on these lands, balancing an active farm site with preserving natural features requires innovative and creative ways to look at agriculture.

*The City owns a number of other sites at Terra Nova Rural Park, the Gilbert Road City Nursery site, and the Gardens (the former Fantasy Gardens) that currently or will soon support farming programs and partnerships. Consideration will need to be given to how Garden City Lands complement these other existing City lands and programs.*



## THE SURROUNDING COMMUNITY

Growth in the City Centre is booming. It has a strong business and employment base, convenient transportation access, rapid residential growth, waterfront setting, and proximity to natural areas.

*Goals for the growth and development of the City Centre include:*

- *Build a vibrant, healthy, and inclusive community;*
- *Build a “green” and sustainable downtown;*
- *Build economic vitality; and*
- *Build a proud legacy for today and future generations*

The Garden City Lands are uniquely located within the City. The Lands are in an area of transition between a rapidly growing urban environment on three sides and the large natural and agricultural area to the east.

It is highly visible being surrounded by four major arterial roads that bring thousands of people in and out of the city every day. On a typical Saturday afternoon, at peak travel time there are 20,000 cars per hour travelling through the four intersections surrounding the Lands.

This degree of openness and visibility to the Lands is unique in Richmond's open space system. Other extremely popular city-wide parks such as Garry Point or Terra Nova Rural Park are at 'road ends' and do not have the same degree of visibility. With so many eyes on Garden City Lands, it acts as an important gateway into Richmond's City Centre.

## 2016 PROJECTED POPULATION



Over the next 20 years, the City Centre's residential population is expected to double, from 45,000 to 90,000 residents.

The majority of City Centre residents will be within a 2 kilometer distance of Garden City Lands. Over 33,000 people live in the adjacent quarter-sections, an easy walking distance to the Lands. With many people living in higher density dwellings, consideration must be given to how Garden City Lands will be used to meet the area's growing park, public open space, and environmental needs.

Garden City Lands is also surrounded by commercial and institutional uses with Kwantlen Polytechnic University a short distance away on Lansdowne Road. These uses draw people to the area and also provide a potential opportunity for partnerships and stewardship programs.





In addition to the major roads surrounding the site, there is an opportunity for the Lands to have an important role as the terminus/entrance to Lansdowne Road.

Lansdowne Road is envisioned to become the City Centre's civic ceremonial spine: a unique, 2 kilometre-long ribbon of major, public open spaces, amenities, and institutions that links Richmond's downtown core, Richmond Olympic Oval on the river, and Garden City Lands.



GATEWAY INTO DOWNTOWN:  
WESTMINSTER HWY LOOKING WEST TOWARDS CITY CENTRE



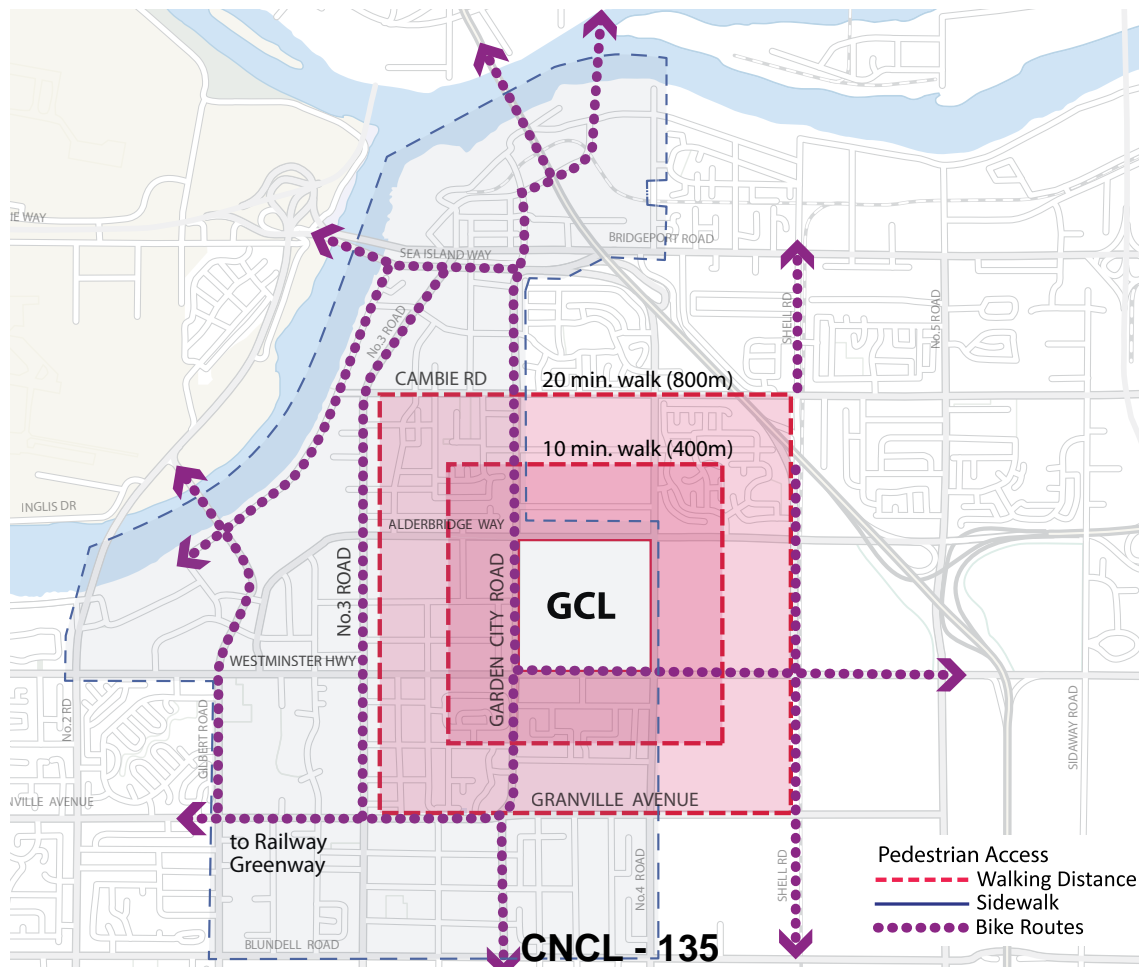
## COMMUNITY WELLNESS AND ACTIVE LIVING

Providing a wide range of parks and recreation services and programs encourages residents to be physically active and healthy, nurture a commitment to wellness, and feel increasingly connected to their community.

Being physically active in many different ways from gardening to active sports can help increase overall fitness and increase the likelihood of adopting healthy lifestyles. In the 2010 Ipsos Reid Recreation and Physical Fitness Survey results Richmond citizens indicated that:

- 84% felt access to paths, trails and green spaces are important to their physical fitness
- The top three types of outdoor activities are walking, socializing outdoors and attending outdoor community events.
- In response to the questions “what do you like best about living in Richmond?” the strongest response was its “natural setting”.

### GARDEN CITY LANDS





This reinforces the results from the PROS Community Needs Assessment (2009) in which the number one stated recreational activity in Richmond was walking.

Ensuring that there are excellent connections to and within the Lands will help promote a culture of walking and cycling.

Community wellness is strengthened by opportunities to engage in informal social contact, to play together, and by promoting shared experiences. Opening up Garden City Lands for community use will help support the following 2041 OCP and 2022 Parks and Open Space Strategy policies and outcomes:

- “Residents of every neighbourhood have equal access to safe, appealing places to engage in healthy, active lifestyles.
- Provide opportunities to connect with neighbours, feel a sense of belonging, and engage in lifelong learning.
- Ensure that people have opportunities to connect with the physical environment through stewardship and other engagement activities.
- Invest in parks and recreation infrastructure to support active and healthy living objectives.
- The parks and open space system includes a range of green spaces that support recreation, social interaction and psychological and spiritual renewal.”



## PARKS AND OPEN SPACE NETWORK

At 136.5 acres, Garden City Lands is the largest public open space within City Centre and second largest in Richmond (the Nature Park is 212 acres). Very few cities have an opportunity to plan and implement such a large and unique space that links urban and natural settings.

The majority of Richmond residents have had little opportunity to access Garden City Lands. Owned by the Government of Canada for over 100 years, then left vacant for many years and only recently purchased by the City, its full potential has not been realized. The City Centre is the fastest growing neighbourhood in Richmond and with the changing demographics and increased density there will be a need for more parks and open space that the Lands can now help to address.

Both the 2041 Official Community Plan and the 2022 Parks and Open Space Strategy (POSS) provide policies that support developing the Garden City Lands as a major public amenity to service not only the City Centre neighbourhood but all of Richmond.

### OPEN SPACE COMPARISON





With the appropriate development, Garden City Lands can support the following key outcomes identified in the 2022 Parks and Open Space Strategy:

- “The city’s unique landscape, food, arts, culture and signature events are supported and showcased.
- Richmond’s natural and cultural heritage are brought to life through active engagement, education and interpretation.
- There are well established pedestrian and cycling connections between every element of the city.
- The system provides a variety of diverse open spaces that are flexible and able to respond to changes and community need.
- Our Parks and open space system inspires shared stewardship among multiple stakeholders.
- The parks and open space system contributes significantly to the health of the ecological network.”

*Garden City Lands will provide an opportunity for unique experiences that will be completely different and complementary to other public spaces in the City Centre and the City. It will be destination site and serve as open space for the surrounding neighbourhoods.*



## ARTS, CULTURE AND PLACE-MAKING

A great public space cannot be measured simply by physical attributes, it must serve people as a vital place. Richmond wants to strengthen its sense of place and distinct identity that generate, in residents and visitors alike, clear, unique images, exciting expectations and happy memories.

Place-making is a popular term used by many communities- for a good reason! It is about focusing on creating spaces that people enjoy, that are not only comfortable and safe but also memorable, vital, and build pride.

Here is how people have described place-making in *Project for Public Spaces*:

- “creating an environment that people gravitate to”
- “the process of giving space a story that is shared by many”
- “purposely creating character and meaning in a public space”
- “leaving a legacy for our children”

The opportunity for creativity and art can be integral to creating a great place. Creative design and Public Art can be incorporated into functional infrastructure such as benches or bridges, serve as landmarks and way-finding, interpret the world around us, and create a distinct identity to a place.

In a unique landscape like Garden City Lands, arts and culture can be expressed not only in permanent structures but also in seasonal and temporary programs such as festivals, land art competitions, mazes, plant based installations, and horticultural displays.







Programs and interpretation can be designed to connect people with each other, the unique site ecology, the City's agricultural and horticultural heritage, urban farming and culinary arts.

Located at the terminus/entrance to Lansdowne Road, there is an opportunity to extend the concept of being a ceremonial street and a dynamic civic space with an artwalk into the Garden City Lands.

Policies within the OOP Section 4.0 Vibrant City and the 2022 Parks and Open Space Strategy supporting the inclusion of arts and culture within the framework of Garden City Lands include:

- “create opportunities for people to experience art in everyday life
- enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible
- promote animated public spaces and places where people can gather and celebrate through: art friendly public spaces and facilities that connect communities
- recognize the importance of community festivals in the community's cultural life, and support and encourage their production through community groups and organizations
- work with the community to develop several unique signature festivals and events that become a tourist draw to the City”.



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# 3 CONSULTATION PROCESS

*"I grew up on Lansdowne Road. My mother used to send me to the bog with a little pail to pick some blueberries and she would bake a pie. In December I would take an axe in the bog and pick out a nice scotch pine for the Christmas tree... hunters used to hunt pheasants in the bog and practice with clay pigeons..."*

*"The land was actually among the few things that attracted me to reside in Richmond in the first place. I'd like to see it still be there when I am old and my children bring back their children in the future."*

*"In 2006, when I was in ESL class, we had a discussion about this land. I said we could build a business centre, but now I say 'NO WAY!' "*

*"I do biking a lot... I like this wild place. It's hard to find such a place in urban area... the green grass, the blue sky, the yellow wild flowers and the birds together make a picture, which makes me happy."*

## COMMUNITY INVOLVEMENT

Early in the planning process for Garden City Lands the City committed to developing a communication program and providing a variety of opportunities for public engagement.

While Garden City Lands has been the subject of much debate in the past, there were still many local residents unaware of the history of the site and that the City had purchased the Lands for community use.

Both quantitative and qualitative information was gathered throughout the process. The quantitative tools allowed us to capture a snapshot of overall trends and preferences. The qualitative tools, such as the written comments in the surveys, provided an interpretation of what the public meant when rating or ranking an item and allowed people to express ideas in their own words.

## COMMUNICATION

To bring more prominence to this project, a unique logo and visual identity were developed that emphasized the concept of working together to 'create' a vision for the future. The origami inspired bird in the logo was intended to represent a number of ideas such the nature and wildlife on the site and the idea of taking a square piece of paper (the shape of the Lands) and creating something beautiful out of it.



A dedicated website, **[creategardencitylands.ca](http://creategardencitylands.ca)**, was created along with a supporting Facebook page and Twitter account. The project web site was launched in early May, 2013 with background information about the Lands.

All the materials from the Ideas Fair on June 1st, 2013 and the Open House on November 7th, 2013 were uploaded to the [creategardencitylands.ca](http://creategardencitylands.ca) site and posted on the City's Let's Talk Richmond on-line engagement platform.

A community-wide media information campaign was initiated that included numerous newspaper advertisements, special briefings conducted by staff and the Mayor, and extensive media coverage from local and regional news outlets (Appendix B). Over 3000 invitations were also directly mailed to the surrounding residents.



## IDEAS FAIR JUNE 1, 2013

An Ideas Fair was located on the Garden City Lands on Saturday, June 1, 2013. This provided people who attended an opportunity to experience the Lands for the first time. The ability to access the site was genuinely appreciated by the public, generating excitement about the possibility of future access and use of the Lands.

The objectives of the Ideas Fair were to engage with people and inform them about the opportunities and limitations inherent in the Lands, and provide a range of tools such as surveys, games, video interviews to allow for individuals to create and express their ideas for the future.

Over 650 people attended the fair and 220 questionnaires were filled in and an additional 112 from the Let's Talk Richmond platform.

The information gathered indicated that the top priorities were amenities and activities supporting passive recreation – walking, boardwalks and birdwatching - followed by creating an ecological reserve. Park amenities that supported community gathering areas and site related education and research were also strongly supported.



Picture  
yourself  
here in the  
future

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## WHAT WE HEARD... JUNE 1, 2013



**Ecological Reserve**  
(e.g. Richmond Nature Park)



**Passive Recreation**  
(e.g. walking trails, boardwalks, bird watching, picnics)



**Open Parkland**  
(e.g. community gathering spaces, community gardens)



**Site-related Education and Research**  
(e.g. sustainability centre)



**Crop Production**  
(e.g. root and green vegetables)



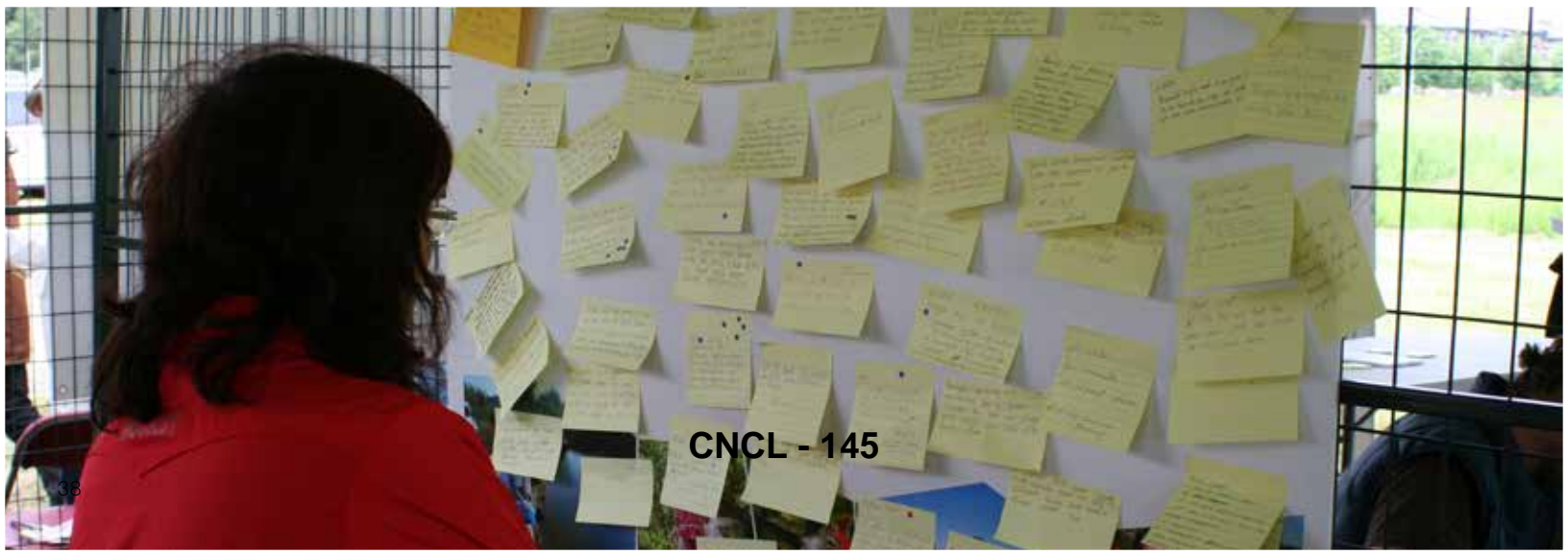
**Agricultural Tourism**  
(e.g. farmers markets, farm tours)



**Leave As Is**  
(e.g. for future generations)

### QUESTION:

*Tell us which of the following farm and non-farm activities permitted on the ALR you would support?*



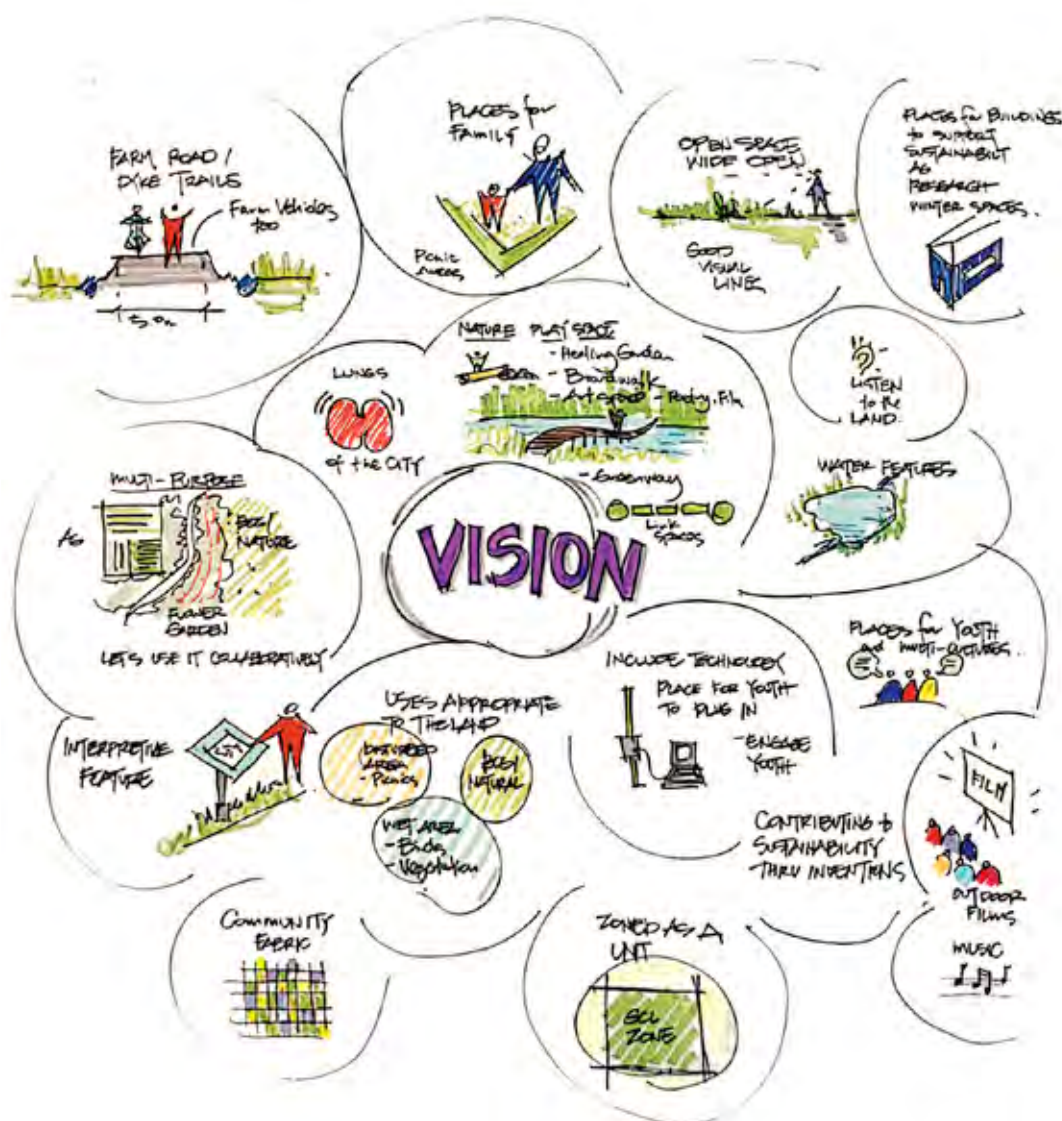


## FOCUS WORKSHOP JUNE 6, 2013

A focus workshop was held on Thursday June 6, 2013 to obtain ideas and input from a number of groups that could provide specialized insights. The intention was to build a shared understanding of the Lands and the various opportunities and constraints, and allow for the representatives to express their values and visions for the site.

Representatives attended from a number of community groups including the; Advisory Committee on the Environment; Garden City Lands Conservation Society; the Heritage Commission; Public Art Advisory Committee; Richmond Food Security Society; Richmond Nature Park Society; Richmond Poverty Response Committee; Richmond Sports Council; S.U.C.C.E.S.S.; and Vancouver Coastal Health.

Participants spoke to why Garden City Lands was important to them or their group and provided specific ideas to be integrated into the development of a plan. Many of the values from the group discussion echoed those expressed by the Ideas Fair participants.





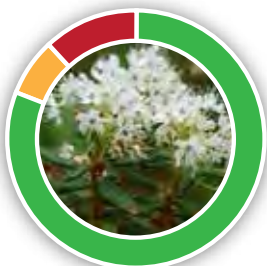


## WHAT WE HEARD... NOVEMBER 7, 2013

STRONGLY <-->  
SOMEWHAT STRONGLY SUPPORT

NEUTRAL

STRONGLY <--> SOMEWHAT  
STRONGLY DO NOT SUPPORT



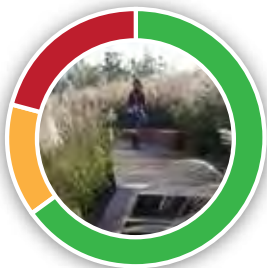
**Natural Features**  
(e.g. bog conservation areas,  
grass meadows)



**Water Features**  
(e.g. expanded wetland, pond)



**Agriculture**  
(e.g. demonstration gardens,  
research and educational fields)



**Gateways & Connections**  
(e.g. entry features at intersections,  
ecological connections to Nature Park)



**Parkland Amenities**  
(e.g. trails and boardwalks,  
informal play, community field)



**Interpretation & Art**  
(e.g. creative and interactive  
displays, bog signage)



**Multi-Functional Hub**  
(e.g. space for farmers markets,  
barn and community kitchen)

### QUESTION:

*Each concept has been  
designed with a menu of  
38 proposed Elements.  
I support the following  
major elements...*





## CONCEPT OPTIONS OPEN HOUSE NOVEMBER 7<sup>TH</sup>, 2013

The next step in the Garden City Lands planning process was the development of concepts that explored different scenarios for the future of the Lands in keeping with the Vision. Three concept plans were presented and a survey asked the public to rank the concept plans and provided a fourth option of choosing none of the concepts.

The Open House was held from 11 a.m. to 9 p.m. in the atrium at Lansdowne Mall. It is estimated that over 1000 people came through and reviewed the boards. This surpassed the number who attended the June 1st Ideas Fair and many of the participants were new to the project.

At the Open House 222 surveys were filled out with others mailed in. The Concept Plans and survey were posted on Let's Talk Richmond until mid-January and had 835 visitors with 79 people filling out the survey.

Of the people who filled out surveys, 76 percent of respondents chose one of the three concepts as their preferred ranking. 'None of the Above' was the response from 24 percent of respondents. The number one ranked plan was the 'In Nature' followed by 'Off the Grid'.

### BY THE NUMBERS:

- 1600 people attended two public forums
- 445 hand written surveys completed
- 835 visitors to Let's Talk Richmond
- 191 online surveys completed



## NATURE CONCEPT



## ON THE GRID CONCEPT



## OFF THE GRID CONCEPT



## NOVEMBER 7, 2013 OPEN HOUSE

These three concept plans were presented at the Open House located in Lansdowne Mall. Approximately 1000 people attended the all day event. Participants were asked to rank these concepts and given the option of selecting "None of the Above".



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## OTHER CONSULTATION

Detailed submissions were received from the Garden City Lands Conservation Society outlining their vision for the Lands along with visions and plans/sketches from other residents.

The Richmond Sports Council forwarded a copy of the 1986 City vision for the Lands detailing a sports complex scheme as envisioned in support of the 1994 Commonwealth Games bid.

Meetings have also been held with representatives from the Kwantlen Polytechnic University to discuss the request for a Sustainable Agriculture Research and Education Laboratory Farm at Garden City Lands as part of the newly formed Applied Science in Sustainable Agriculture program.

Prior to developing the three concept plans for the November 7th Open House, meetings were held separately with the Agricultural Land Commission (ALC) staff, the Scientific Advisory Panel for Burns Bog, and a Faculty of Land and Food Systems representative from University of British Columbia, to provide guidance and input into furthering our understanding of the Garden City Lands site conditions, management, program and site layout considerations.

## CREATING A LEGACY NOW

One of the strongest and most consistent messages was that people saw Garden City Lands as a green oasis in the city. The importance of preserving nature and the contrast to the surrounding urban environment was often mentioned. As people became familiar with the site and fully understood that the City owned the Lands there was a real excitement about the possibilities.

Many times, in many ways the public stated that they saw themselves, their families, and future generations enjoying the Lands. People expressed a strong desire to have access to Garden City Lands and begin creating that legacy now.









# 4 LEGACY LANDSCAPE

VISION STATEMENT

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THE LAND USE  
FRAMEWORK

---

THE LEGACY PLAN

---

PLAN ELEMENTS AND  
DIRECTIVES

---

## VISION STATEMENT

The synthesis of the community aspirations, values and ideas gathered through the public engagement process provided clear and consistent messages. That together with the key findings from the background inventory and analysis provided a solid basis for the development of an overall Vision adopted by City Council.

The Garden City Lands located in the City Centre is envisioned as an exceptional open space legacy for residents and visitors.

Visible and accessible from many directions, the Lands are an impressive gateway into Richmond's downtown and a place of transition and transformation from the rural to the urban.

Its rich, diverse and integrated natural and agricultural landscape provides a dynamic setting for learning and exploration.

It is inclusive with a range spaces, amenities and uses that encourage healthy lifestyles, social interaction and a strong sense of shared community pride

## 7 GUIDING PRINCIPLES

To guide the future development of Garden City Lands in a manner consistent with the public input and the Vision statement, the following principles were established:

### **ENCOURAGE COMMUNITY PARTNERSHIPS AND COLLABORATION**

Working together with others to achieve a common vision is critical to creating a productive and sustainable legacy for the Lands. Success will be a result of the coordinated efforts and commitment to a vision by many stakeholders.

### **RESPECT AGRICULTURAL LAND RESERVE**

Respect the agricultural designation and encourage viable and sustainable agricultural uses that benefit the community. Find creative and innovative ways to allow for a full range of other permitted uses on the Lands while ensuring agricultural viability. Applying *agro-ecology* sustainability principles will ensure the careful and thoughtful integration of ecology, wildlife, culture, economics, and society with agricultural production.

### **STRIVE FOR ENVIRONMENTAL SUSTAINABILITY**

The conservation and restoration of the higher ecological value bog areas and the unique bog plants and wildlife represents a green legacy for future generations to enjoy and learn from. Managing the existing biodiversity of the site and enhancing the wetland ecology will increase the ecosystem or natural services that the Garden City Lands provide and position the City well for climate change resiliency. Green



infrastructure such as stormwater detention ponds can also add biodiversity to the site and provide recreational and aesthetic benefits. In addition to looking at the environmental values of the site itself, there is an opportunity to develop strong ecological connections with the surrounding areas.

### **PROMOTE COMMUNITY WELLNESS AND ACTIVE LIVING**

---

Well designed and placed amenities and infrastructure will foster access to year round activities and provide people with access to enjoy the fresh air, open skies, views and the changing seasons. Innovative programs and creative interpretation features will encourage ongoing discovery and learning. The amenities and infrastructure will have a distinct design and character that respects and reflects the unique landscape and history of the lands. This will be a place of social interaction and community cohesiveness where new memories and traditions will be created.

### **MAXIMIZE CONNECTIVITY AND INTEGRATION**

---

There will be seamless connection and integration with the surrounding urban, natural and rural landscapes through physical, visual and ecological links and networks. Recreation, ecological areas, and agriculture functions on the site will be integrated in a way that is respectful and beneficial. A culture of walking and cycling will be promoted. Access from the surrounding neighborhoods will be safe, comfortable, and clearly delineated.

### **ALLOW FOR DYNAMIC AND FLEXIBLE SPACES**

---

Spaces will be dynamic and able to adapt- expand or contract- depending upon seasons, community interests and needs over the years, new innovative programs and cultural opportunities. The Lands will allow for a range of experiences - quiet spots for serenity and contemplation to areas that encourage vibrancy and excitement through community celebrations, performances, inspiring and engaging programs, and social interactions. Carefully and strategically placed permanent and/or temporary art/landscape installations will add another layer of interest to the Lands and help create a distinct character.

### **DEVELOP SCIENCE-BASED RESOURCE MANAGEMENT PLANS**

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Natural processes are complex and evolve over time. The bog environment is very sensitive to changes in soil conditions and relies on a strictly maintained hydrology regime. The potential enhancement of the current seasonal wetland areas to permanent water features will need to be carefully considered. An integrated eco-systems approach will be applied to short term and long term enhancement projects. Changes to the land will require ongoing monitoring and research. The lifecycle of physical infrastructure will also be considered in planning, design and construction of amenities.

## LAND USE FRAMEWORK

In 2007, City Council endorsed three major themes in thinking about potential uses and amenities for Garden City Lands – Urban Agriculture, Community Wellness and Enabling Healthy Lifestyles, and Environmental Sustainability. At that time only 65 acres of land were being considered for public open space. Since then, the City has acquired the whole 136.5 acre parcel and is working within the Agricultural Land Reserve designation.

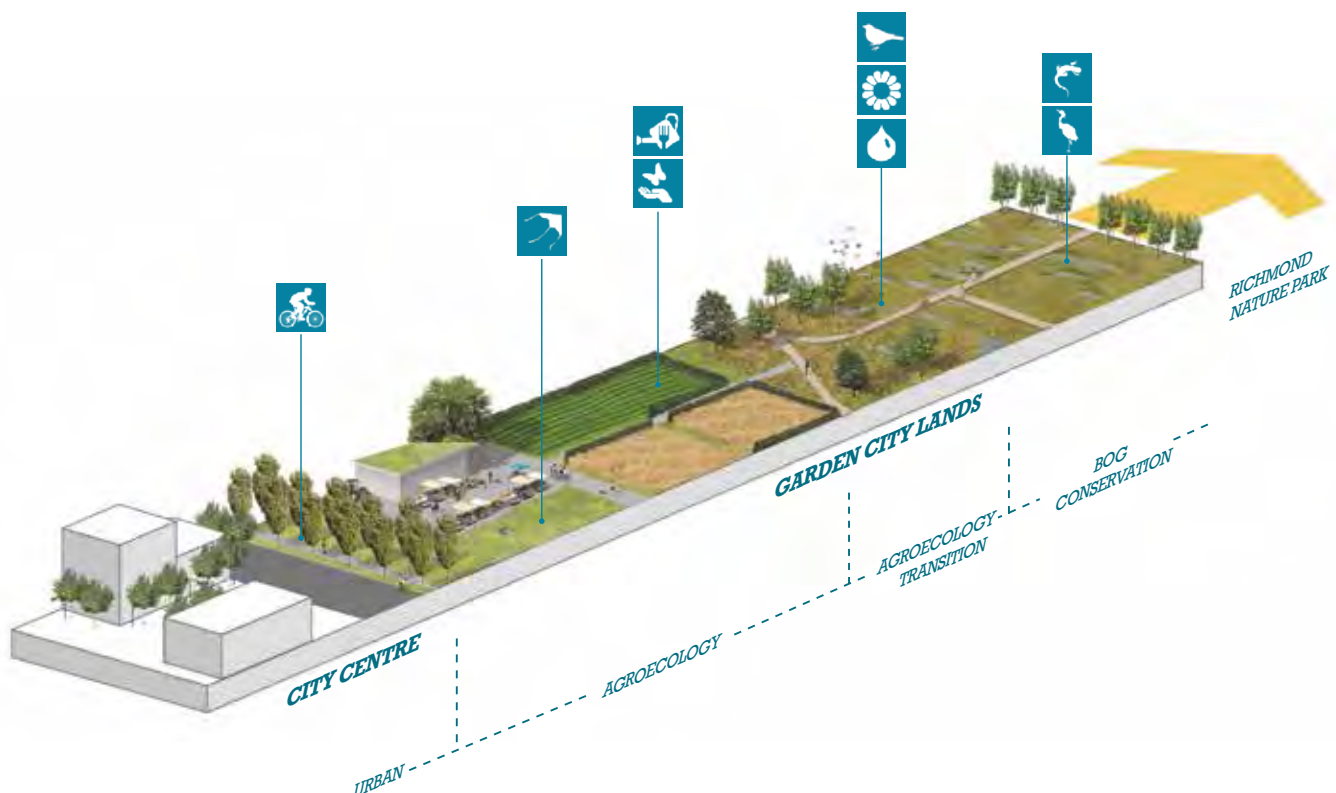
As part of the 2013 planning process, these themes were reviewed to determine if they were still relevant, how they would be applied, and if there was something missing.

The background technical review and the community input have shown that the land use themes are still relevant and, in addition, a fourth theme of Cultural Landscapes-Placemaking has been added that considers Garden City Lands location within the urban City Centre. The theme names have been slightly modified to create clarity for the Land Use Framework.

## LAND USE GRADATION

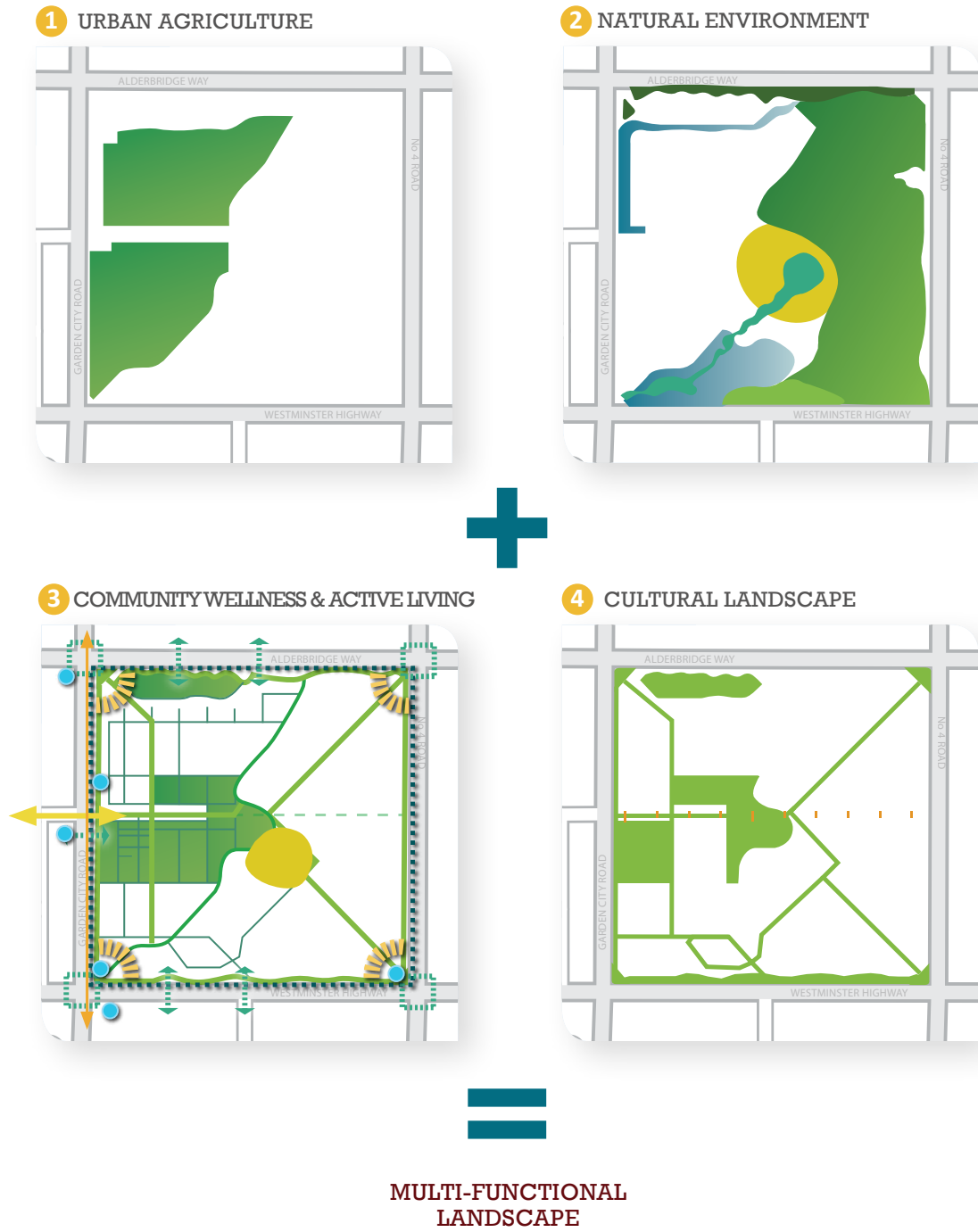
Situated on the eastern edge of the city centre, Garden City Lands is bordered by dense residential and commercial uses on three sides and naturalized lands to the east.

The Garden City Lands will blend those urban, rural, and natural land use typologies through a gradual and complementary gradation over the site.





## OVERALL LAND USE MAPPING









## 1. URBAN AGRICULTURE

### INTENT

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The intent is to demonstrate that agriculture can be a successfully integrated into the urban and ecological fabric of the City.

All of Garden City Lands is within the Agricultural Land Reserve and has the potential with active management to be farmed. However, through the process of the background research and listening to the community, it has been determined that there are many values inherent in the Lands as well as within the community.

The Legacy Landscape Plan proposes an integration and balance of uses that would allow for the cultivation of up to a maximum of 50 acres of land with a focus on smaller more intensely farmed plots.

### OUTCOME

A showcase for innovative and sustainable agricultural practices with community benefits within a public park setting.

## 2. NATURAL ENVIRONMENT

### INTENT

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The intent is to protect and enhance the significant natural resources of the Lands and showcase that ecological values can be creatively and successfully integrated with the other site program elements.

Garden City Lands is valued for its visible diversity of plant communities, wildlife habitat, the 'unseen' ecological functions and services that a bog environment provides, and its role as part of a significant Ecological Network Hub.

Nature conservation is an acceptable use within the Agricultural Land Reserve. The Legacy Landscape Plan proposes that approximately 70 acres of the site be dedicated as a natural environment with an emphasis on taking an ecological approach and integration with other proposed uses.

### OUTCOME

A highly valued, biologically diverse and resilient natural environment that reflects the inherent ecology of the Lands and is a vital contribution to the City's overall Ecological Network and community health.



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### 3. COMMUNITY WELLNESS AND ACTIVE LIVING

#### INTENT

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The intent is to attract people to the Lands year round and encourage healthy and sustainable lifestyles and build a sense of community through shared experiences.

The Agricultural Land Reserve allows for limited community amenities and infrastructure. The Legacy Landscape proposes finding innovative solutions to provide amenities that stretch beyond the conventional allowed uses while still protecting and adding value to the ALR mandate.

While the whole site provides community benefit, approximately 15 acres are for flexible community use integrated with natural and agriculture features.

#### OUTCOME

An accessible, safe and appealing public open space that promotes healthy lifestyles and community cohesiveness through a unique richness of adaptable social, environmental, agricultural and recreational amenities and programs.

### 4. CULTURAL LANDSCAPE /PLACE-MAKING

#### INTENT

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The intent is to create a 'Great Place', an awe inspiring and evocative landscape that attracts residents and visitors and celebrates the existing rich uniqueness of the Lands.

In themselves, the Lands are attractive with the open sky and the large expanse of a green landscape. As the Lands begin to be developed for public access and use within its sensitive environment, there is an opportunity to provide a layer of interpretation, community vibrancy and heighten the aesthetic pleasure and delight in the site.

Place-making - adding character and meaning to a place- will occur throughout the site and be integrated as opportunities arise.

#### OUTCOME

A rich and vibrant place with a distinct identity that reflects and highlights the unique characteristics of the site and generates fond memories, community pride, and a deep appreciation of the agricultural and ecological values of the Lands.

## THE LEGACY LANDSCAPE PLAN

Throughout the public planning process, a sense of awe and intrigue was expressed as people became aware of the Lands, that it is owned by the City, and that it is intended for community use. The vision of a legacy landscape that future generations would be able to enjoy was often cited at the open houses.

The proposed Legacy Landscape Plan has been designed to respond to the existing knowledge of the site, the community input, the vision statement adopted by Council and the land use framework.

The plan features seven (7) Landscape Zones with over thirty-four (34) proposed Program Elements. These key zones include:

### The Bog

The existing raised remnant peat bog area and its critical plant species in the eastern half of the site will be protected as a natural area. Raised boardwalks, lookouts and interpretation areas will be designed and located in a manner that works with the ecological integrity of the site. Raised earth dikes with trails will be considered as a bog conservation strategy.

### The Mound

The existing raised mound along the north edge provides excellent views over the Lands. It will be a flexible space for neighbourhood and community uses with seating and picnicking, pathways, open grass meadow areas, fruit and woodlot trees. Dense planting of trees along Alderbridge Way will create a buffer and backdrop to the Lands. If required this flexible space could be farmed in the future.

### The Community Hub

This will be a multi-functional community gathering area located along Garden City Road at the terminus of Lansdowne Road. It will be the primary entrance into the Lands and contain special features that will also thematically connect it to Lansdowne Road, a future vibrant ceremonial street. It will be comprised of flexible gathering and festival spaces, stormwater features, play elements, community and demonstration gardens, and a cluster of buildings that will serve community, educational, and agricultural needs.

### The Fields

Agricultural fields are located predominately in the central and western part of the site and will allow for the cultivation of crops, horticultural plants, tree nursery, art crops and flex-fields. Flex-fields are intended to be flexible and adapt to community needs over time. All fields will be on a grid system and allow for a variety of scales of farming. Multi-use public paths will criss-cross the area. Crops, special plantings, hedgerows, drainage canals, and fences will provide interest to the site.



### The Sanctuary

This is located near the centre of the site, where traffic noise is diminished, providing a welcome respite from the hustle and bustle of the surrounding urban context. This is also an ecologically important and sensitive area within the bog environment with a large patch of moss that relies on the high water tables of the bog. Boardwalks, resting areas and interpretation lookouts will be constructed around critical plant habitat.

### The Wetlands

A wetland area will be created along the south edge of the Lands, allowing for year round standing water to serve as wildlife habitat, an aesthetic recreational amenity and as potential storm water retention and filtering ponds. This area will be used to help regulate water levels to protect the bog environment and potentially be a water source for irrigation.

### The Edges

The edges of the Lands highlight the site as an entryway into the City Centre and provide a welcome to visitors. The Garden City Road edge will be designed as a significant greenway that is part of the regional and city cycling network. The existing No. 4 Road sidewalk will be reconfigured to allow for parking pullouts. All of the perimeter trails will provide for off-street walking and cycling and ensure safe connections to surrounding areas.

## CONSIDERATIONS

It should be noted that the concept plan is an illustrative sketch of how the vision, the land use framework and the program elements could be implemented on the Lands. The exact layout of fields; location and size of a community hub; driveways and cross-walks; the protected edge of the bog and watercourses will only be determined once detailed hydrology and critical habitat research is completed in the next phase.

The Plan proposes some uses that will require Agricultural Land Commission approval. The goal is to create a multi-functional and mutually beneficial landscape that celebrates many users and uses on the site within the intent of the Agricultural Land Reserve.

### A LONG TERM PERSPECTIVE

As the City moves forward with implementing the Legacy Landscape Plan, there are four key things to be considered:

**It is a long term vision** – Garden City Lands is unique in its size, City Centre location and site features. The Lands will be for future generations to enjoy and to actively participate in how it unfolds and is programmed over the years.

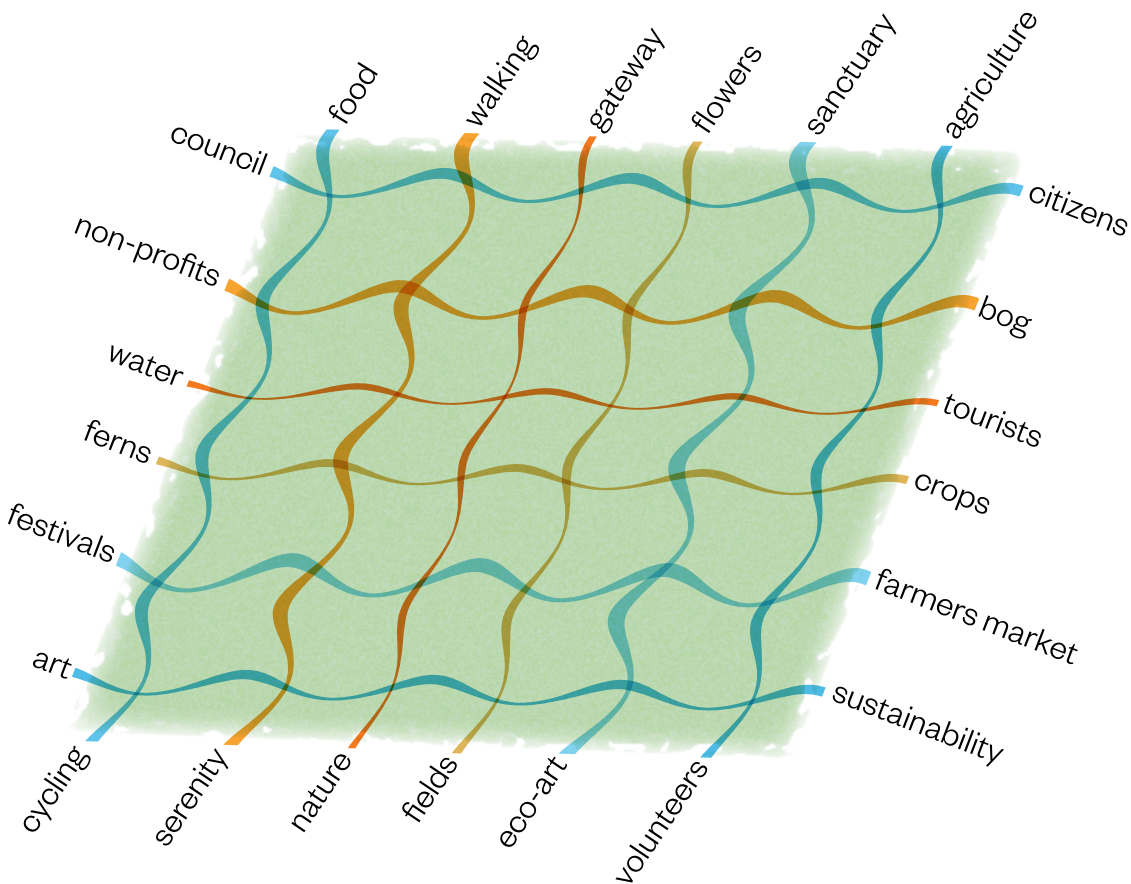
**It has to be adaptable and flexible** – A long term perspective that keeps true to the Vision and Guiding Principles, allows for a plan to be flexible and adapt to changes. For instance, “What are best practices of the future? What will our community needs be? What will agriculture look like in the future? How will climate change impact our environment?”

**It will require an ongoing relationship with Agricultural Land Commission** – An overall Concept Plan for Garden City Lands will help the ALC understand the rationale and relationship between different site elements that may ‘push the envelope’ while respecting the ALR. Finding the right balance of amenities and programs that best serves the community will require ongoing discussion.

**Tread lightly and develop slowly.** Nature is a complex system. A Concept Plan will provide a framework for development of the Lands by identifying the different land use areas. However, understanding the hydrology regime is critical and requires constant monitoring.

## A LIVING TAPESTRY

There are many things to consider and many influences on how the Garden City Lands Legacy Landscape Plan will unfold in the future. To use the metaphor of a living tapestry suggests that all these influences are like threads that will weave together to create something spectacular. It will be a living and changing tapestry as new threads- people, ideas, nature- are woven into the landscape over time.



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## LANDSCAPE ZONES

- The Bog
- The Mound
- The Fields
- The Sanctuary
- The Wetland
- The Community Hub & Farm Centre
- The Edges







## LEGEND

1. Multi-functional Buildings and Parking
2. Orchard
3. Community and Demonstration Gardens
4. Agricultural Fields
5. Bog Conservation Area
6. Successional Growth at Disturbed Edges
7. Street Trees
8. Entry Allee
9. Hedgerows and Waterways
10. Sphagnum Moss Sanctuary
11. Enhanced Fern Forest
12. Pollinator Meadows
13. Garden City Lands Main Entrance and Lansdowne Terminus Water Feature
14. Expanded Wetland
15. Existing Storm Water Channel
16. Water Retention & Control Point
17. Bog Watercourse
18. Filtration Channel
19. Crosswalk
20. Perimeter Trail
21. Garden City Shared Use Greenway
22. Event Field
23. Flex Field
24. Viewing Platform
25. Viewing Towers
26. Communication Tower Sculptures
27. Informal play
28. Historic Rifle Range Markers & Potential Future Path
29. Gateway Plaza with Interpretive Art
30. Perimeter Parking
31. Art Field
32. Arts and Craft Fibre Production
33. Tree Nursery
34. Entry Plaza







VIEWING PLATFORM LOOKING WEST



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PERIMETER TRAIL ALONG WESTMINSTER HIGHWAY



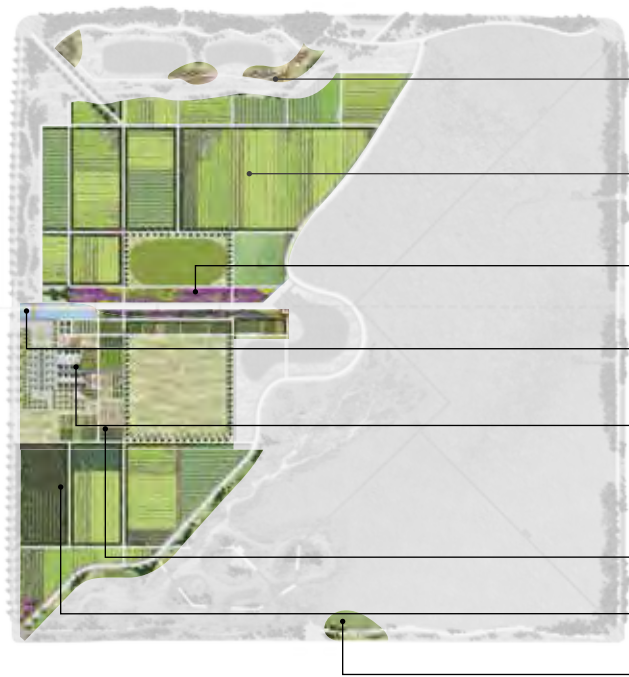


# PLAN ELEMENTS & DIRECTIVES



# PROGRAM ELEMENTS

## URBAN AGRICULTURE



### LAND USE

- Orchards**  
Program: Educational workshops, seating, community gathering, picnicking, fruit picking, eating
- Smallscale Agroecology**  
Program: Sustainable agriculture education and workshops, agritourism, guided tours, u-pick, food production, sustainability
- Seasonal Display Fields**  
Program: Photography, plant and agricultural appreciation, seasonal tourism, pollinator path
- Main Entrance**  
Program: Meeting, welcoming, site orientation, main pedestrian site access
- Community Hub & Farm Centre**  
Program: Demonstration gardens, food production education, cooking classes, guided tours, agriculture walks, food festivals, farmer's markets, community picnics, orchard parking, multifunctional buildings, future sustainability centre
- Textile Fields**  
Program: Arts and crafts material production, workshops, display
- Tree Nursery**  
Program: Tree propagation, tree identification and education
- Fern Forest**  
Program: Informal fiddle-head harvesting

KEY DIRECTIVES	
1.	Establish community partnerships and stewardship on the Lands.
2.	Showcase agro-ecology best practices and provide opportunities to take the classroom outside through encouraging research and innovative practices.
3.	Develop a wide range of opportunities for individuals, groups, and non-profit organizations to participate in crop cultivation, gardening, education, access to local food, and special events to ensure community and social benefits.
4.	One farm, multiple farmers - Promote a collaborative and sustainable approach to active farming, gardening and environmental stewardship of the Lands.
5.	Ensure sustainable farming by establishing sources of water for irrigation while ensuring minimal impact on the natural bog hydrology.









MECHTENBERG



## FIELDS

AGRICULTURAL FIELDS ARE FUNCTIONAL WORKING LANDSCAPES THAT CAN ALSO HAVE AN AESTHETIC APPEAL.

THEY CAN BE PURPOSELY LAID OUT AND PLANTED TO EMPHASIZE GEOMETRY, LINES, PATTERNS AND COLOURS AND SEASONAL TRANSFORMATIONS.

AT TIMES, FIELDS MAY BE FALLOW, IN CROP ROTATION OR USED FOR TEMPORARY DISPLAYS OR EVENTS.

IN ADDITION TO CROP PRODUCTION FIELDS, RICHMOND'S HORTICULTURAL BACKGROUND WILL ALSO BE REFERENCED WITH FLORAL DISPLAYS AND TREE NURSERIES.

TEXTILE FIELDS ARE SPECIFICALLY PLANTED FOR CREATIVE USE BY THE DESIGN AND ARTS COMMUNITY.



SHENYANG UNIVERSITY







- BEE KEEPING
- POLLINATOR PATHS
- COMMUNITY AND DEMONSTRATION GARDENS
- U-PICK PLOTS
- MAZES
- HEDGEROWS
- SMALL ANIMAL HUSBANDRY
- EDUCATION AND RESEARCH
- ETHNO-BOTANICAL DISPLAYS
- HORTICULTURAL DISPLAYS
- HERB GARDEN







A PARK AND A FARM MANAGER MAY BE REQUIRED ON SITE TO PROTECT EQUIPMENT, CROPS AND ANIMALS, ENSURE SAFETY, BE AN AMBASSADOR FOR THE PUBLIC AND UNDERTAKE SITE STEWARDSHIP AND MANAGEMENT INITIATIVES.







FENCE AND DITCHES PROVIDE SEPARATION, DRAINAGE FUNCTIONS AND INTEREST TO THE FIELDS.

THERE ARE OTHER AGRICULTURAL USES ALLOWED IN THE ALR INCLUDING AQUACULTURE, WINERIES AND HORSE STABLES.

THESE SHOULD BE VERY CAREFULLY CONSIDERED AND ASSESSED FOR OVERALL SITE IMPACT AND POTENTIAL CONFLICT WITH OTHER USES.



## NATURAL ENVIRONMENT

### LAND USE



#### Naturalised Woodlot

Program: Birdwatching, strolling, nature appreciation and interpretation, native plant education, guided tours, biodiversity

#### The Meadows

Program: Informal and adventure play, picnicking, community gathering, seating, viewing, biodiversity

#### Drainage Channel

Program: Learning and exploration, viewing, education, birdwatching, seating

#### Bog

Program: Viewing, research and education, birdwatching, seating, volunteerism, interpretation, biodiversity

#### Sphagnum Moss Sanctuary

Program: Viewing and nature appreciation, outdoor education, seating, respite and reflection, interpretation, biodiversity

#### Fen & Bog Watercourse

Program: Learning and exploration, viewing, research and education, birdwatching, seating, biodiversity

#### Successional Edge

Program: Viewing, education, birdwatching, trail walking, seating, biodiversity

#### The Wetland

Program: Biodiversity, viewing platform adventure play, research and education, birdwatching, stormwater retention

### Key Directives

1.	Manage the whole site as one. Recognize that it is a system. As uses are integrated into the long vacated site, decision-making must fully consider the impacts on all parts of the system and be adaptable.
2.	Increase biodiversity by protecting and enhancing the ecologically valuable areas and carefully introducing new plants and wildlife habitat.
3.	Protect critical ecological habitats and functions on the Lands.
4.	Monitor and ensure that the watertable levels are maintained and managed to preserve the critical bog eco-systems.
5.	Promote and enhance the Ecological Network connections to the existing and proposed green infrastructure services in the surrounding urban areas and to the Department of Defence Lands and Richmond Nature Park Ecological Hub.
6.	Work with others and foster environmental stewardship and partnerships to provide expertise, ideas, volunteerism, potential financial assistance, and sense of ownership.
7.	Make nature accessible and connect people to the Lands. Provide opportunities to appreciate the beauty of nature, the quietness in the middle of the site, the views to the mountains, and experience the health and wellness benefits of being outdoors.





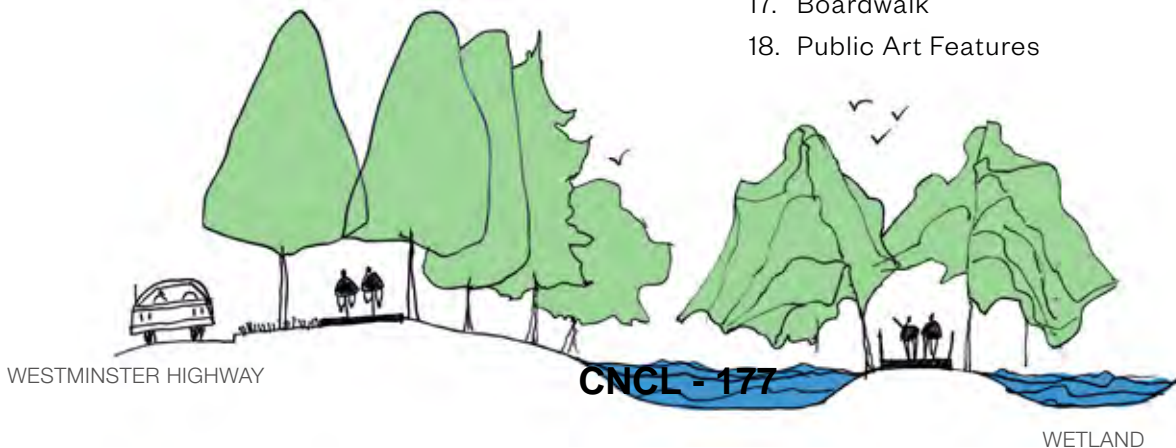


# THE WETLAND

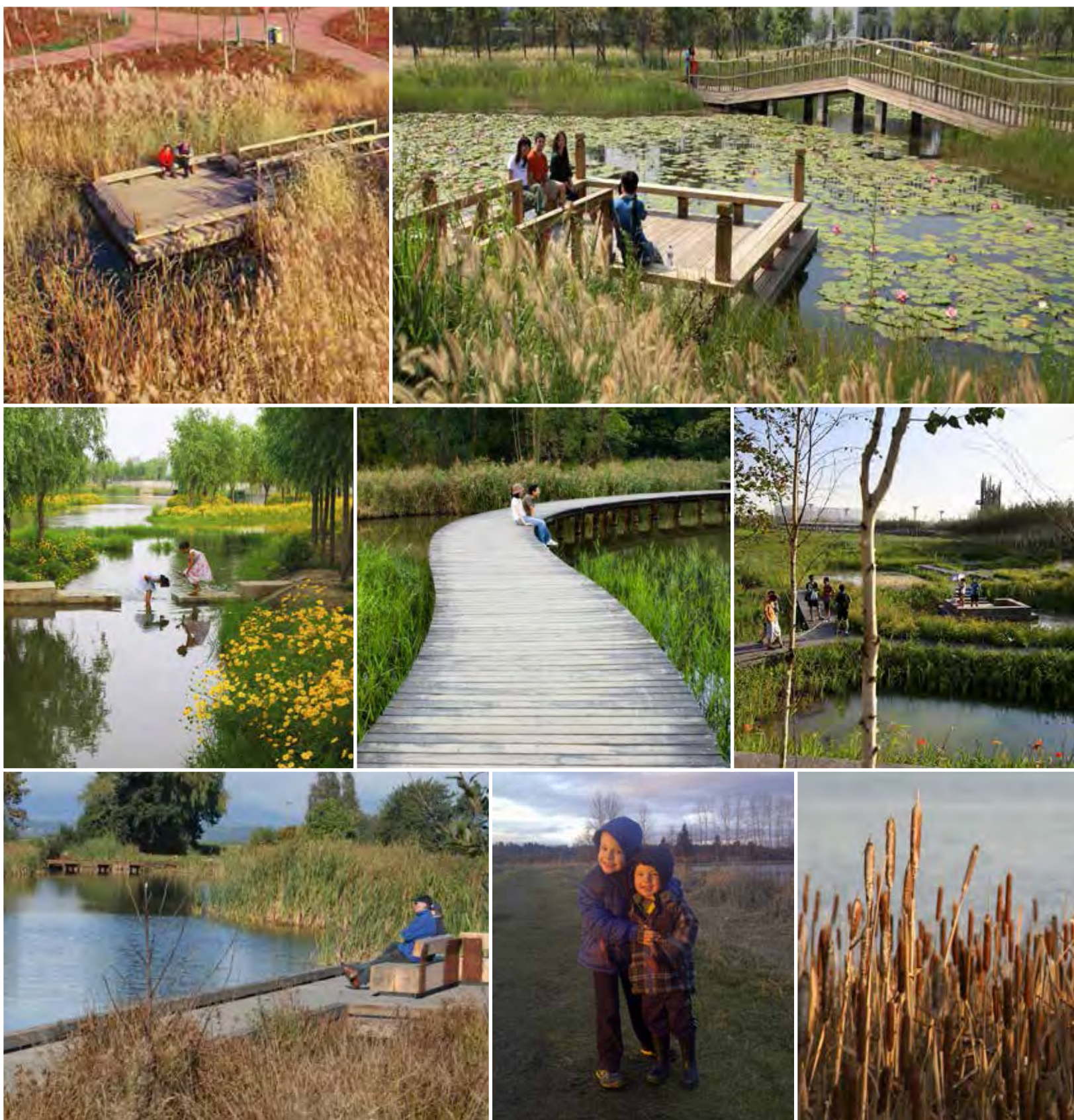


## LEGEND

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| 1. Enhanced Wetland                   | 9. Agriculture Fields               |
| 2. Vegetated Habitat Islands          | 10. Successional Edge Planting      |
| 3. Bridge Crossings and Viewing Areas | 11. Perimeter Trail                 |
| 4. Strolling Pathways                 | 12. Arts and Craft Fibre Production |
| 5. Bog Watercourse                    | 13. Tree Nursery                    |
| 6. Informal Play                      | 14. Crosswalk and Entry Plaza       |
| 7. Lookout Tower                      | 15. Gateway Entrance                |
| 8. Wetland Drainage Channel           | 16. Weir Control Point              |
|                                       | 17. Boardwalk                       |
|                                       | 18. Public Art Features             |











## THE BOG

PLANT SPECIES THAT ARE DISTINCT AND UNIQUE WILL BE PROTECTED.

THE PREDOMINATE SCOTCH HEATHER IN THE NORTH-EAST CORNER IS NOT NATIVE TO RICHMOND, HOWEVER, WELL SUITED TO THE PEAT BOG ENVIRONMENT.

OTHER PLANTS ARE NATIVE SUCH AS THE HARDHACK SHRUB WHICH CAN GROW QUICKLY AND TALL POTENTIALLY CHANGING THE CHARACTER OF THE OPEN BIG SKY LANDSCAPE.

A NATURAL RESOURCE MANAGEMENT PLAN WILL HELP SET GOALS AND ADDRESS THESE ISSUES.







BOARDWALKS WILL HELP PROTECT THE BOG AND PROVIDE YEAR ROUND ACCESS TO WETTER AREAS OF THE SITE.



GUIDED TOURS USING SPECIAL BOG SHOES IN ESTONIA





LARGE SWATHS OF GRASS MEADOW AREAS SHOULD BE MAINTAINED AND UTILIZED AS TRANSITION ZONES BETWEEN THE BOG AND AGRICULTURAL AREAS.

SPECIAL POCKETS OF PLANTS SUCH AS THE 'FERN FOREST' SHOULD BE RETAINED WHERE POSSIBLE.

THE MOUND MEADOW AREA HAS EXISTING NATURALIZED BULBS SUCH AS CROCUSES THAT HAVE PROVIDED A SEASONAL DISPLAY OF COLOUR FOR OVER 20 YEARS. PATCHES OF THESE WILL BE MAINTAINED.







EXPANDED WATERCOURSES PROVIDE YEAR ROUND WATER TO ENHANCE WILDLIFE HABITAT AND RECREATIONAL OPPORTUNITIES.

WATER WITHIN THE SITE CAN BE MULTI-FUNCTIONAL. NATURAL WATERCOURSES AND ENGINEERED ONES SUCH AS DRAINAGE DITCHES, DETENTION PONDS OR FORMAL WATER FEATURES COULD RETAIN AND FILTER STORM WATER FOR IRRIGATION.

ESTABLISHING A COMPREHENSIVE WATER MANAGEMENT STRATEGY FOR THE WHOLE SITE WILL BE A PRIORITY.



UNUSUAL SPORTING EVENTS - BOG SNORKELLING CHAMPIONSHIP WALES



ADDING TREES AND SHRUBS PROVIDES FOOD, HABITAT AND PERCH FOR LOCAL WILDLIFE.

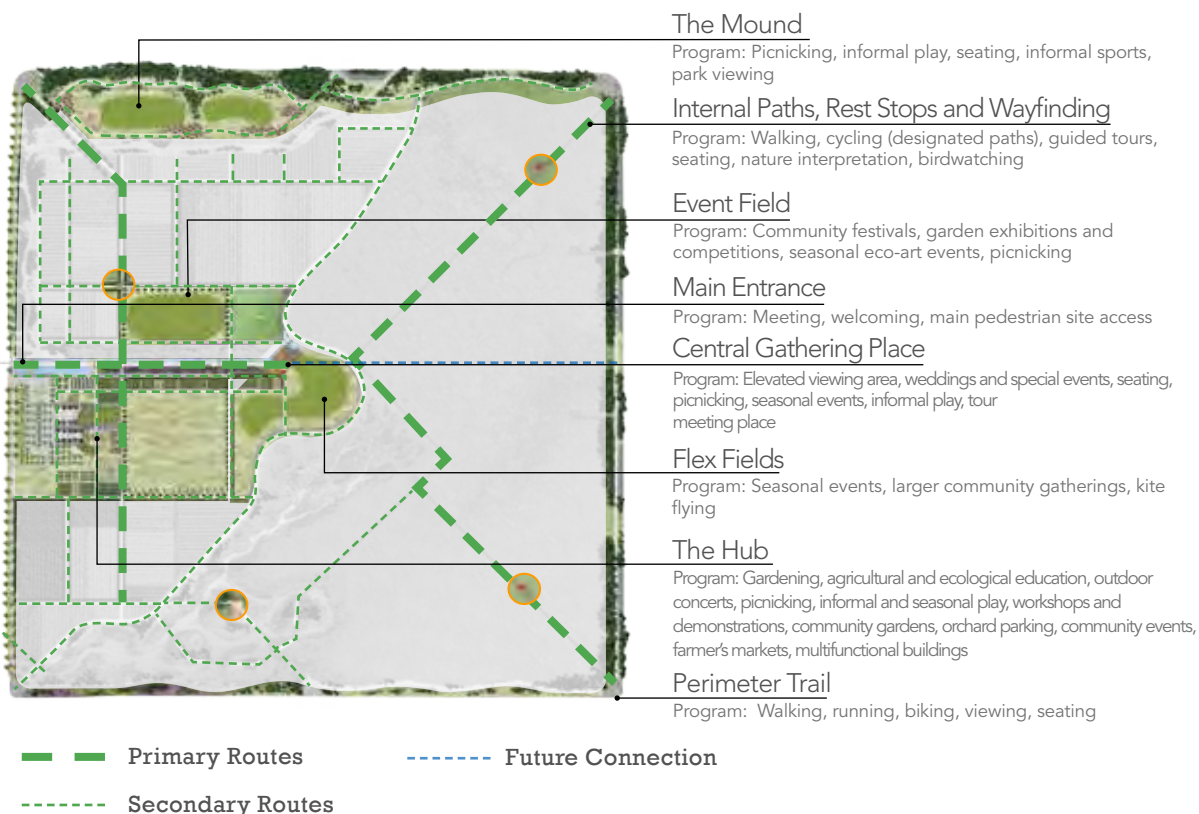
THEY WILL ALSO FRAME THE LANDS AND PROVIDE A GREEN BACKDROP FOR VISITORS IN THE SITE.

WOODLOTS AND STREET TREES SHOULD BE CAREFULLY PLACED TO MINIMIZE POTENTIAL NEGATIVE EFFECTS ON THE RAISED PEAT BOG PLANT SPECIES AND TO MAINTAIN OPEN SKY VIEWS.



## COMMUNITY WELLNESS AND ACTIVE LIVING

### LAND USE



### Key Objectives

1.	Establish a unique site that is complementary and adds to the diversity of parks and open spaces system within the City.
2.	Integrate an overarching theme of sustainability that specifically promotes healthy lifestyles and ecologically integrated site development and programs.
3.	Promote a culture of walking and cycling by establishing safe and clear pedestrian connections to the surrounding neighbourhoods and a hierarchy of trail within the site.
4.	Provide a vibrant Community Hub/Farm Centre that acts as a magnet for community gatherings, a place of education and discovery, and provides basic park infrastructure.
5.	Minimize building footprint on the Land and encourage multi-functional and innovative buildings forms concentrated in the Community Hub/Farm Centre area.
6.	Provide flexible and adaptable spaces and programs that can respond to community needs and the evolving understanding about the bog ecological functions and agricultural viability.
7.	Create a sense of a sanctuary - an escape from the city hustle and bustle of the surrounding roadways and urban densification of buildings and uses.







# COMMUNITY HUB & FARM CENTRE



## LEGEND

- |  |   |
|--|---|
| 1. Orchard Parking (60-80 stalls)  | 9. Demonstration Fields   |
| 2. Co-Located Multifunctional Green Buildings:<br>Welcome and Interpretation Centre,<br>Community Functions, Agricultural Centre | 10. Tree Nursery  |
| 3. Informal Play   | 11. Agricultural Field  |
| 4. Event Field   | 12. Garden City Shared Use Greenway   |
| 5. Community Flex Plaza  | 13. Garden City Lands Main Entrance and<br>Lansdowne Terminus Water Feature |
| 6. Display Gardens   | 14. Agricultural Fields   |
| 7. Picnic Orchard  | 15. Crosswalk and Site Entrance   |
| 8. Community Gardens   |   |

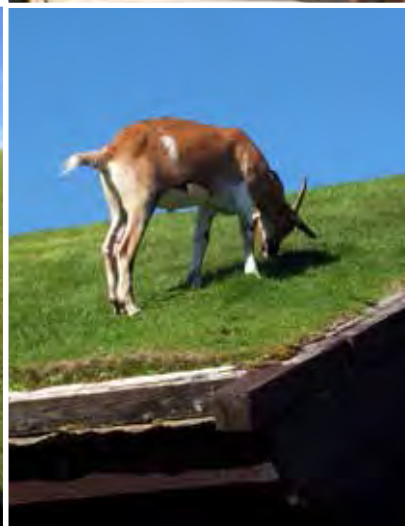




DESIGN *GREEN* BUILDINGS THAT COMPLEMENT THE CHARACTER OF THE URBAN EDGE AND YET PROVIDE A UNIQUE TRANSITION TO THE RURAL AND NATURAL SETTINGS.

A PHASED BUILDING APPROACH USING CREATIVE AND INNOVATIVE BUILDING FORMS COULD PROVIDE SHORT-TERM FACILITIES TO SUPPORT A COMMUNITY HUB/FARM CENTRE.

OVER TIME, AN ICONIC BUILDING(S) SUCH AS A SUSTAINABILITY CENTRE FOCUSSED ON FOOD SYSTEMS, ECOLOGY, CLIMATE CHANGE AND SOCIETY COULD BE CONSIDERED.







GARDEN ROOMS AND DEMONSTRATION AREAS

CNCL - 187





INFORMAL PLAY, HEALTH ACTIVITIES AND FARMERS MARKETS

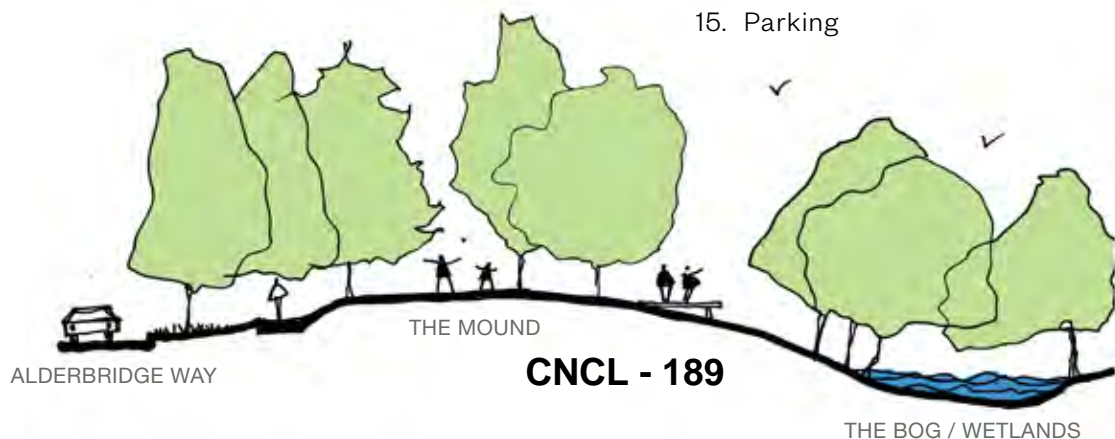


# THE MOUND



## LEGEND

- |  |   |
|--|---|
| 1. The Commons                             | 8. Entry Gateway Plaza with Art Feature |
| 2. Strolling Wooded Path / Perimeter Trail | 9. Entry Path Through Tree Allee        |
| 3. Viewing Seats                           | 10. Viewing Tower                       |
| 4. Picnic Areas                            | 11. Informal Play                       |
| 5. Orchard Trees                           | 12. Agriculture Fields                  |
| 6. Forest Edge                             | 13. Meadow Grass Slopes                 |
| 7. Stormwater Channel                      | 14. Crosswalk and Site Entrance         |
|  | 15. Parking                             |











## CONNECTIONS AND PATHWAYS

GARDEN CITY ROAD GREENWAY WILL BE AN OFF-ROAD CYCLING AND PEDESTRIAN PATH. IT IS PART OF THE REGIONAL AND CITY WIDE CYCLING NETWORK. STREET TREES WILL CREATE A GREEN BACKDROP AND BUFFER FROM WITHIN THE SITE.

A SERIES OF PATHWAYS WITH DIFFERENT TEXTURES AND WIDTHS WILL BE CONSTRUCTED THROUGHOUT THE SITE.

THE PERIMETER TRAIL IS 2.5 KILOMETERS IN LENGTH.

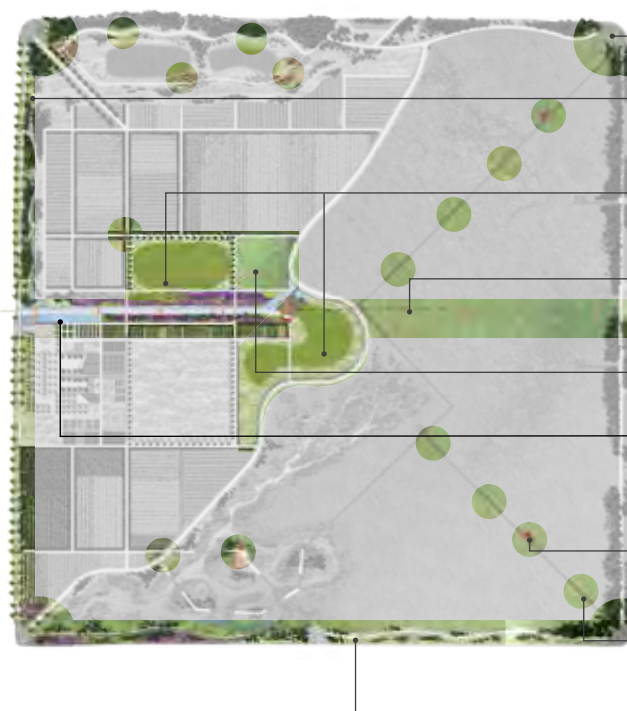








## CULTURAL LANDSCAPE - PLACEMAKING



### LAND USE

#### Entry Gateways with Art Features

Program: Seating, interpretation, multi-media interactive program

#### Garden City Greenway Art Walk

Program: Public art, heritage and agriculture interpretation, strolling, running, biking

#### Flex Fields & Event Fields

Program: Garden display competitions, tourism, art festivals, concerts, seasonal eco-art events, GCL art events

#### Historic Rifle Range Markers

Program: Elevated viewing area, history interpretation, historic and eco-tours

#### Art Fields

Program: Seasonal art display and events, maze / labyrinth walks

#### Main Entrance

Program: Lansdowne parkway water feature and reservoir, stormwater education, major art feature, community gathering, interactive new media

#### Communications Tower Lookout Points

Program: Viewing, history interpretation, plus interactive new media

#### Interpretation Rest Stops & Wayfinding

Program: Seating, interpretation

#### City Centre Gateway Edge

Program: Seasonal flower display, public art and interpretation

### KEY OBJECTIVES

1.	Create a distinct design and character into the park features and programs that respects and reflects the unique landscape and history of the lands.
1.	Provide a comprehensive interpretation program to increase visitors understanding of the heritage bog landscape, issues of sustainability, urban agriculture and healthy lifestyle choices.
2.	Establish signature eco-art, sustainable landscape, agriculture and food based festivals that make the Lands a community and tourism destination.
3.	Celebrate the seasons with purposeful and intentional plantings, programs, and festivals.
4.	Engage the community's creativity and ideas in the ongoing planning, programming, and implementation of a variety of projects.
5.	Connect and be an extension of the future Lansdowne Road ceremonial and 'outdoor gallery' public art program.









TANGHE RIVER PARK



RED PAPER PARK

A SIMPLE, STRONG VISUAL STATEMENT CAN BE FUNCTIONAL AND ICONIC

**CNCL - 195**





ART CAN PROVIDE INTERPRETATION AND AN UNIQUE VIEW ON THE WORLD  
**CNCL - 196**





FESTIVALS AND EVENTS

CNCL - 197









CULINARY / FOOD FESTIVALS

**CNCL - 199**





ANNUAL AND LARGE INTERNATIONAL LANDSCAPE/ ENVIRONMENTAL ART FESTIVALS OR COMPETITIONS IN THE FUTURE WOULD CREATE A TOURISM DRAW.

LARGE SCALE INTERNATIONAL EVENTS THAT REQUIRE AN INDOOR VENUE COMPONENT COULD BE HELD AT THE RICHMOND OLYMPIC OVAL AND THE THEME EXTENDED ALONG THE LANSDOWNE ROAD ART WALK LEADING TO AN OUTDOOR FESTIVAL OR EVENT IN GARDEN CITY LANDS.

EXAMPLES INCLUDE:

- CHELSEA GARDEN SHOW LONDON ENGLAND
- JARDIN DES METIS LANDSCAPE DESIGN COMPETITION, QUEBEC
- MONTREAL INTERNATIONAL MOSAICCULTURES SHOW
- FLORIADE, HOLLAND - THE WORLD'S LARGEST HORTICULTURE EXPO









# 5

## IMPLEMENTATION



## A LONG TERM PERSPECTIVE

As the City moves forward with implementing the Legacy Plan, the four key things to be considered:

**It is a long term vision** – Garden City Lands is unique in its size, City Centre location and site features. The Lands will be for future generations to enjoy and to actively participate in how it unfolds and is programmed over the years.

**It has to be adaptable and flexible** – A long term perspective that keeps true to the Vision and Guiding Principles, allows for a plan to be flexible and adapt to changes. For instance, “What are best practices of the future? What will our community needs be? What will agriculture look like in the future? How will climate change impact our environment? How do we balance the farm practices with the long term sustainability of the bog wetland?”

**It will require an ongoing relationship with Agricultural Land Commission** – An overall Concept Plan for Garden City Lands will help the ALC understand the rationale and relationship between different site elements that may ‘push the envelope’ while respecting the ALR. Finding the right balance of amenities, conservation, and programs that best serves the community will require ongoing discussion.

**Tread lightly and develop slowly.** Nature is a complex system. A Concept Plan will provide a framework for development of the Lands by identifying the different land use areas. However, understanding the hydrology regime is critical and will require further study and ongoing monitoring.





## IMPLEMENTATION & ACTIONS TIMELINE

The Garden City Lands Legacy Landscape Plan implementation is divided into the four Land Use Framework themes. The directives that have been identified for each of these land uses are listed below together with actions and a proposed timeline.

### URBAN AGRICULTURE (UA)

**OUTCOME:** Garden City Lands will be a showcase for innovative and sustainable agriculture practices within a public park setting

Land Use Directives	Actions	Timeline
<b>UA1</b> Establish community partnerships and stewardship on the Lands.	Research into potential partners for the Lands starting with the proposal from Kwantlen Polytechnic University.	Ongoing
<b>UA2</b> Showcase agro-ecology best practices and provide opportunities to take the classroom outside through encouraging research and innovative practices.	Establish licencing agreement terms outlining guidelines and expectations for farming on the Lands.	2015
<b>UA3</b> Develop a wide range of opportunities for individuals, groups, and non-profit organizations to participate in crop cultivation, gardening, education, access to local food, and special events to ensure community and social benefits.	Establish temporary community gardens Work with educational institutions and volunteer non-profit groups to provide education classes on-site. Host special events on the site to bring awareness to the Lands.	2016
<b>UA4</b> One farm, multiple farmers - Promote a collaborative and sustainable approach to active farming, gardening and environmental stewardship of the Lands.	Establish a Farm Management Strategy.	2015
<b>UA5</b> Ensure sustainable farming by establishing sources of water for irrigation while ensuring minimal impact on the natural bog hydrology.	Undertake hydrology studies and install water monitoring equipment as the first priority. Establish a Water Management Strategy and Implementation Plan for the farm and garden uses. Undertake detailed design and engineering for water management and water utility funding strategy.	2014-2016

## NATURAL ENVIRONMENT (NE)

**OUTCOME:** A highly valued, biologically diverse and resilient natural environment that respects the inherent ecology of the Lands and is a vital contribution to the City's overall Ecological Network and community health.

Land Use Directives	Actions	Timeline
<b>NE1</b> Manage the whole site as one. Recognize that it is a system. As uses are integrated into the long vacated site, decision-making must fully consider the impacts on all parts of the system and be adaptable.	Seek Council approval of the overall land-use framework and Legacy Landscape Plan as a guide for future development.  Continue discussions with the Agricultural Land Commission.  Establish an interdepartmental city staff committee to advise and monitor activities on the lands.	2014
<b>NE2</b> Increase biodiversity by protecting and enhancing the ecologically valuable areas and carefully introducing new plants and wildlife habitat.	Regrade and plant trees on the disturbed mound area in the north-west corner of the Lands.  Selectively allow natural succession to occur along the edges and in small pockets within the site.	2016
<b>NE3</b> Protect critical ecological habitats and functions on the Lands.	Develop a Natural Resource Management Plan to confirm the critical ecological values; set goals; and establish best practices.	2015
<b>NE4</b> Monitor and ensure that the watertable levels are maintained and managed to preserve the critical bog eco-systems.	Develop and implement a comprehensive Hydrology and Water Management Strategy for the whole site that includes the Farm Water Management Strategy.	2014-2015
<b>NE5</b> Promote and enhance the Ecological Network connections to the existing and proposed green infrastructure services in the surrounding urban areas and to the Department of Defence Lands and Richmond Nature Park Ecological Hub.	Work with the Department of Defence as opportunities arise to ensure that critical habitat is preserved to maintain an ecological connection to the Nature Park. Investigate the feasibility of incorporating a geo-exchange field in the disturbed mound area along Alderbridge Way and/or in the Community Hub for the purpose of providing renewable energy for future phases of the Alexandra District Energy Utility.  Establish street trees in the Alexandra area and incorporate ecological benefits in the development of West Cambie Park.	Ongoing
<b>NE6</b> Work with others and foster environmental stewardship and partnerships to provide expertise, ideas, volunteerism, potential financial assistance, and sense of ownership	Continue to work with experts in the field such as the Burns Bog Scientific Advisory Panel and the Agricultural Land Commission.	Ongoing
<b>NE7</b> Make nature accessible and connect people to the Lands. Provide opportunities to appreciate the beauty of nature, the quietness in the middle of the site, the views to the mountains, and experience the health and wellness benefits of being outdoors.	Construct trails and a viewing platform in the middle of the site as a priority.  <b>CNCL - 205</b>	2015-2017



## COMMUNITY WELLNESS AND ACTIVE LIVING (CWAL)

**Outcome:** An accessible, safe and appealing public open space that promotes healthy lifestyles and community cohesiveness through a unique richness of adaptable social, environmental, agricultural and recreational amenities and programs.

Land Use Directives	Actions	Timeline
<b>CWAL1</b> Establish a unique site that is complementary and adds to the diversity of parks and open spaces system within the City.	Council approve the Legacy Landscape Plan as the guide to future development of the site.  Develop detailed design plans for implementation.	2014
<b>CWAL2</b> Integrate an overarching theme of sustainability that specifically promotes healthy lifestyles and ecologically integrated site development and programs.	Establish education classes, recreational programs, and interpretation signage that promotes healthy lifestyles.  Establish a farmers market for access to locally grown food.	2015-2016
<b>CWAL3</b> Promote a culture of walking and cycling by establishing safe and clear pedestrian connections to the surrounding neighbourhoods and a hierarchy of trail within the site.	Construct signalized cross-walks on Alderbridge Way to connect to the Alexandra area.  Construct a perimeter trail.  Construct boardwalks and trails once the hydrology regime and critical habitats are documented.	2016
<b>CWAL4</b> Provide a vibrant Community Hub/Farm Centre that acts as a magnet for community gatherings, a place of education and discovery, and provides basic park infrastructure.	Establish the area of the Community hub with initial uses and work towards a long-term potential Sustainability Centre.	2015
<b>CWAL5</b> Minimize building footprint on the Land and encourage multi-functional and innovative buildings forms concentrated in the Community Hub/Farm Centre area.	Work with the design community to establish a campus of innovative building forms as potential temporary buildings.  Investigate the need for a park caretaker and/or farmers residence on the site.	Ongoing
<b>CWAL6</b> Provide flexible and adaptable spaces and programs that can respond to community needs and the evolving understanding about the bog ecological functions and agricultural viability.	Establish and preserve 8 acres of the Lands within the Community Hub and Mound areas for flexible field space.	2014
<b>CWAL7</b> Create a sense of a sanctuary - an escape from the city hustle and bustle of the surrounding roadways and urban densification of buildings and uses	Carefully design and construct a trail into the middle of the site and build a platform and viewing tower.	2015

## CULTURAL LANDSCAPE – PLACEMAKING (CLP)

**OUTCOME:** A rich and vibrant place with a distinct identity that reflects and highlights the unique characteristics of the site and generates fond memories, community pride, and a deep appreciation of the agricultural and ecological values of the Lands.

Land Use Directives	Actions	Timeline
<b>CLP1</b> Create a distinct design and character into the park features and programs that respects and reflects the unique landscape and history of the lands.	Design an unique suite of landscape and custom site furnishings for implementation in the Lands.	2015 + Ongoing
<b>CLP2</b> Provide a comprehensive interpretation program to increase visitors understanding of the heritage bog landscape, issues of sustainability, urban agriculture and healthy lifestyle choices.	Develop an interpretation plan that is implemented as the site opens up for public use.  Establish preliminary signage at the existing driveway off of Garden City Lands to increase the public awareness of the Land history and values.	2015-2016
<b>CLP3</b> Establish signature eco-art sustainable landscape, agriculture and food based festivals that make the Lands a community and tourism destination.	Investigate different existing programs/festivals that could be expanded to the Lands.  Look for partners to develop and establish new festivals unique to Richmond.	Ongoing
<b>CLP4</b> Celebrate the seasons with purposeful and intentional plantings, programs, and festivals.	Work with partners and/or city staff to intentionally plant for seasonal colours in selected areas.	2016
<b>CLP5</b> Engage the community's creativity and ideas in the ongoing planning, programming, and implementation of a variety of projects.	Identify opportunities during the different stages of development for ongoing public input through ideas and/or hands on projects.	Ongoing
<b>CLP6</b> Connect and be an extension of the future Lansdowne Road ceremonial and 'outdoor gallery' public art program.	Develop a design for the terminus/entry at Lansdowne Road.  Establish programs and art features that support the Lansdowne outdoor gallery theme.	2018 + Ongoing



## MONITORING

The Legacy Landscape Plan is designed to guide City actions, departmental work programs and budgets as well as the efforts of potential partners.

A monitoring framework and indicators will be developed in the future as part of a more detailed action plan that will be formed once the Water Management and Natural Resource Management strategies are completed.





# A

## APPENDIX SITE MAP











# B

## APPENDIX COMMUNICATION





## LOGO INSPIRATION AND DEVELOPMENT



**CNCL - 217**





# PROMOTIONS

## NEWSPAPER WRAP

### Create your Garden City Lands vision

Take part in the visioning process by sharing your ideas for the future of the Garden City Lands. The visioning process will be held on Thursday 11am-3pm at the Richmond City Library. The visioning process will be held on Thursday 11am-3pm at the Richmond City Library. The visioning process will be held on Thursday 11am-3pm at the Richmond City Library.

### Questions to ponder

- What vision do you have for the future of the Garden City Lands?
- What vision do you have for the future of the Garden City Lands?
- What vision do you have for the future of the Garden City Lands?
- What vision do you have for the future of the Garden City Lands?
- What vision do you have for the future of the Garden City Lands?
- What vision do you have for the future of the Garden City Lands?
- What vision do you have for the future of the Garden City Lands?
- What vision do you have for the future of the Garden City Lands?

### Help create the future at our Ideas Fair

The Garden City Lands Ideas Fair will be held on Thursday 11am-3pm at the Richmond City Library. The Ideas Fair will be held on Thursday 11am-3pm at the Richmond City Library. The Ideas Fair will be held on Thursday 11am-3pm at the Richmond City Library.

### Come show us your creative side.

You're invited to help us plan the heart of our city. Bring us your ideas for the future of the Garden City Lands. Bring us your ideas for the future of the Garden City Lands. Bring us your ideas for the future of the Garden City Lands.

### Sat June 1 Ideas Fair 11am - 3pm

Join us for the Garden City Lands Ideas Fair on Saturday 11am-3pm at the Richmond City Library. Join us for the Garden City Lands Ideas Fair on Saturday 11am-3pm at the Richmond City Library. Join us for the Garden City Lands Ideas Fair on Saturday 11am-3pm at the Richmond City Library.

### create a legacy

### Planning begins for Garden City Lands

The Garden City Lands is a 20-hectare site in the heart of Richmond. The Garden City Lands is a 20-hectare site in the heart of Richmond. The Garden City Lands is a 20-hectare site in the heart of Richmond.

### KEY PLANNING STAGES

- 1. Review and Analysis
- 2. Visioning and Consultation
- 3. Planning and Design
- 4. Construction and Delivery
- 5. Operation and Maintenance

### A history of community use

The Garden City Lands has a long history of community use. The Garden City Lands has a long history of community use. The Garden City Lands has a long history of community use.

### Unique ecology helps define lands

The Garden City Lands is a unique site with a rich ecology. The Garden City Lands is a unique site with a rich ecology. The Garden City Lands is a unique site with a rich ecology.

## NEWSPAPER AD



## Help us bring your ideas to life

You've shared your dreams and visions with us for the future of the Garden City Lands.

We've used your ideas to develop three proposed design options for new park and community space on these precious lands. Now it's your turn to tell us what you like and don't like about these concepts.

Join us for a Public Open House from 11 a.m. to 9 p.m. in the rotunda at Lansdowne Centre to learn more about the proposed concepts and share your ideas as we continue to develop a plan for this 55-hectare (136-acre) jewel in the heart of Richmond.

Learn more about the concepts at [www.creategardencitylands.ca](http://www.creategardencitylands.ca) or by contacting the City's Parks Division at 604-244-1208.

Additional public input opportunities will be available online at [www.letstalkrichmond.ca](http://www.letstalkrichmond.ca) beginning November 7.

### Garden City Lands Vision

The Garden City Lands, located in the City Centre, is envisioned as an exceptional legacy open space for residents and visitors. Visible and accessible from many directions, the Lands are an impressive gateway into Richmond's downtown, and a place of transition and transformation from the rural to the urban. Its rich, diverse and integrated natural and agricultural landscape provides a dynamic setting for learning and exploration. It is inclusive with a range of spaces, amenities and experiences that encourage healthy lifestyles, social interaction and a strong sense of community pride.

**Public Open House  
Lansdowne Centre  
Thurs Nov 7  
11AM - 9PM**





# C


## APPENDIX SURVEYS

## JUNE 1: IDEA FAIR POSTCARD





## JUNE 1: IDEA FAIR SURVEY



### Garden City Lands Ideas Fair Questionnaire

Thank you for attending the Garden City Lands Ideas Fair. Your thoughts, ideas and comments are important as we kick-off this comprehensive community planning process to create a new legacy for the City of Richmond. Please take a few minutes and complete this questionnaire before leaving today. You can also complete the questionnaire online or get more information by visiting [www.creategardencitylands.ca](http://www.creategardencitylands.ca).

What is your postal code? \_\_\_\_\_ Are you a City of Richmond Resident? ☐ Y ☐ N

Which neighbourhood do you call home? \_\_\_\_\_ Did you enjoy today's Ideas Fair? ☐ Y ☐ N

What did you learn today that you did not know before? \_\_\_\_\_

**THINK QUICK!**  
What words describe your FIRST IMPRESSIONS of the Garden City Lands upcoming today? \_\_\_\_\_

What words would you use after having learned more about the Garden City Lands today? \_\_\_\_\_

**LET'S GET STARTED**  
Below are three possible themes previously identified for the Lands by Council. However, other themes may be considered as well. How important are these themes to you? Please rank in order with 1 being the highest priority:

\_\_\_\_ Community Wellness and Enabling Healthy Lifestyles

\_\_\_\_ Showcasing Urban Agriculture

\_\_\_\_ Demonstrating Environmental Sustainability

\_\_\_\_ Other (please explain) \_\_\_\_\_

**CREATE**  
How would you create a legacy gift for all City residents? Tell us which of the following Agricultural Land Reserve you would support:

**Crop Production (e.g. root and green vegetable, berries, greenhouses)**  
☐ Strongly support ☐ Somewhat support ☐ Neutral ☐ Somewhat don't support ☐ Strongly don't support

**Agricultural-Tourism (e.g. farmers markets, farm tours, farm retail)**  
☐ Strongly support ☐ Somewhat support ☐ Neutral ☐ Somewhat don't support ☐ Strongly don't support

**Ecological Reserve (e.g. Richmond Natural Park)**  
☐ Strongly support ☐ Somewhat support ☐ Neutral ☐ Somewhat don't support ☐ Strongly don't support

**Other (please explain)** \_\_\_\_\_


**INSPIRE**  
Is there a cherished memory or a story of the Garden City Lands you would like to share? \_\_\_\_\_

**ENVISION**  
Close your eyes and tell us what you see:  
**Today?** \_\_\_\_\_  
**Tomorrow?** \_\_\_\_\_  
**100 years from now?** \_\_\_\_\_


Until **Saturday June 15, 2013** your completed questionnaire or comments can be sent to:

**THE CREATE GARDEN CITY LANDS PROJECT**  
c/o Community Services Department  
City of Richmond, 5599 Lynas Lane, Richmond BC V7C 5S2  
Email: [gardencitylands@richmond.ca](mailto:gardencitylands@richmond.ca)

Also, don't forget to visit [www.creategardencitylands.ca](http://www.creategardencitylands.ca) and register yourself for continued updates, and more fun facts about this extraordinary open space called the Garden City Lands.



## NOVEMBER 7: OPEN HOUSE SURVEY



### Garden City Lands Public Open House Questionnaire November 7, 2013

**It is a long term vision...**  
The Garden City Lands Concept Plans presented today provide a Long Term Vision for how the Lands may develop over the years. Those Lands are unique and are here for future generations to enjoy.

**A LITTLE BIT ABOUT ME...**  
My postal code is \_\_\_\_\_ I am a City of Richmond resident? ☐ Yes ☐ No  
I attended the first Open House on June 1, 2013 at Garden City Lands ☐ Yes ☐ No  
I heard about this Open House by (check one)  
☐ letter in the mail ☐ media ☐ newspaper ads ☐ website/social media ☐ friends/neighbours ☐ other \_\_\_\_\_

**YOUR OPINION ...**  
1. The three Concept Plans presented today respond to the existing site conditions, the context (e.g. Agricultural Land Reserve designation) and the public input to date. I believe the Plan which best guides the future of Garden City Lands is:  
Ranked 1 to 3, with 1 being the most preferred and 3 being the least.  
\_\_\_\_\_ In Nature \_\_\_\_\_ On the Grid \_\_\_\_\_ Off the Grid OR \_\_\_\_\_ None of the Above \_\_\_\_\_  
Additional Comments \_\_\_\_\_

2. Each Concept Plan has been designed with a 'menu' of 36 proposed Elements that represent community amenities, landscape features and program ideas. I support the following major elements:

Natural Features e.g. bog conservation areas, grass meadows <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	3. City of Richmond Council adopted a Vision statement and Guiding Principles for designing and development of the Lands. Do the Concept Plans presented today support these Guiding Principles?
Water features e.g. an expanded wetland, pond <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Encourage Community Partnerships <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Agricultural Fields e.g. demonstration gardens, research and education fields <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Respect Agricultural Land Reserve <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Gateways and Connections e.g. entry features at intersections, ecological corridors <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Strive for Environmental Sustainability <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Parkland Amenities and Circulation e.g. trails and boardwalks, informal play <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Promote Community Wellness and Active Living <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Interpretation and Art Opportunities e.g. creative and interactive displays, art <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Maximize Connectivity and Integration <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Multi-functional Community Hub e.g. space for farmers markets, barn, community building <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Allow for Dynamic and Flexible Spaces <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Other elements you would like to add to this list: _____	Develop Science-based Resource Management Plans <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
	Additional comments _____

4. I would like to comment on the following: \_\_\_\_\_

#### OTHER WAYS TO COMMENT...

You may send your completed forms or other comments to:


By mail: CREATE GARDEN CITY LANDS PROJECT - OPEN HOUSE  
c/o Community Services Department  
City of Richmond, 5999 Lynas Lane, Richmond BC V7V 5B2

By email: [gardencitylands@richmond.ca](mailto:gardencitylands@richmond.ca)

This questionnaire can also be completed online at:  
[www.letstalkrichmond.ca](http://www.letstalkrichmond.ca)

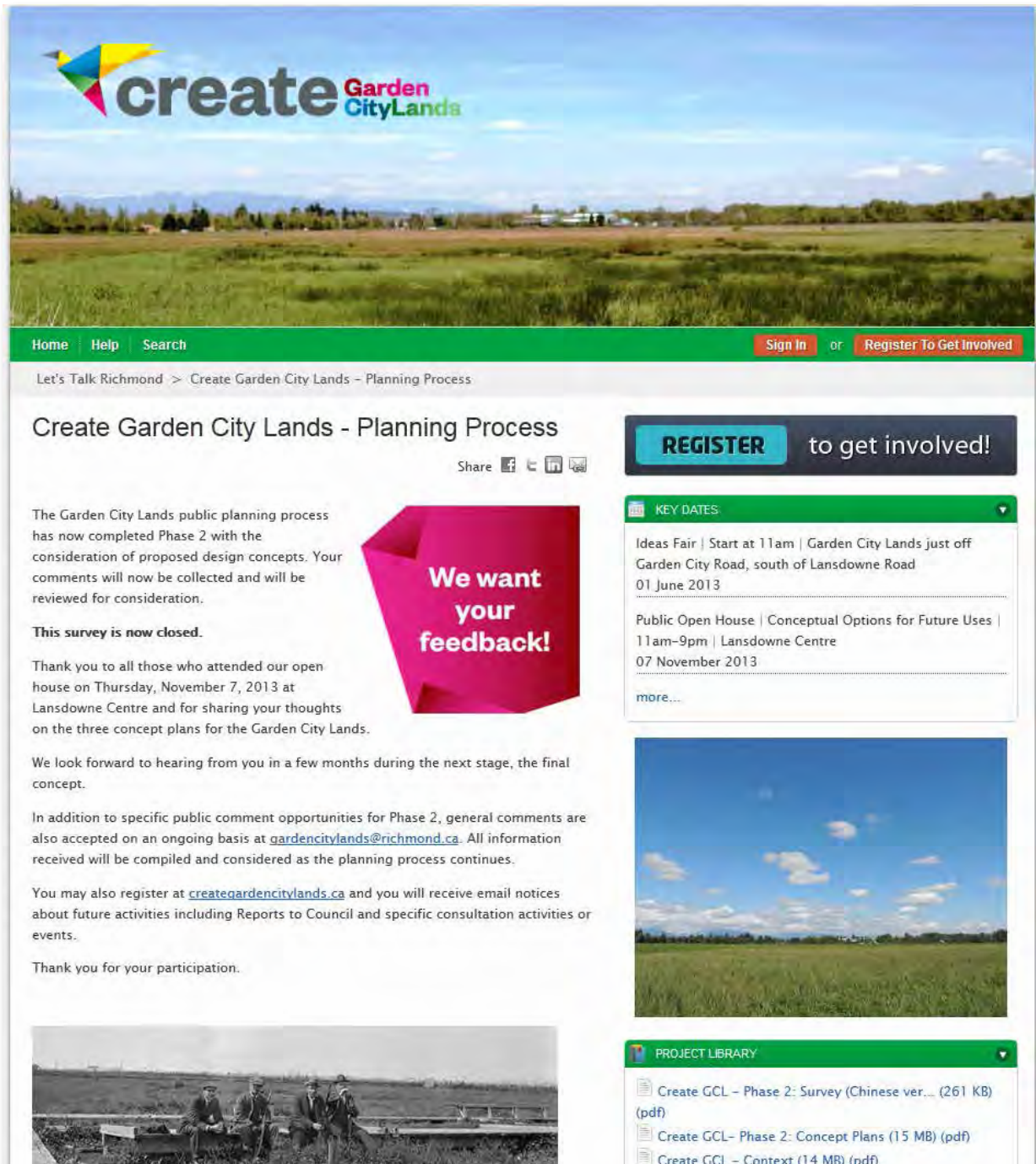
Project information is also available at  
[www.creategardencitylands.ca](http://www.creategardencitylands.ca), where  
you can register to receive email  
updates as the project progresses.

**Thank you for attending the Garden City Lands  
Open House and providing your comments.**





## LET'S TALK RICHMOND: ONLINE FEEDBACK







**create Garden City Lands**

Home | Help | Search | Sign In | or | Register To Get Involved

Let's Talk Richmond > Create Garden City Lands - Planning Process

### Create Garden City Lands - Planning Process

Share    

The Garden City Lands public planning process has now completed Phase 2 with the consideration of proposed design concepts. Your comments will now be collected and will be reviewed for consideration.

**This survey is now closed.**

Thank you to all those who attended our open house on Thursday, November 7, 2013 at Lansdowne Centre and for sharing your thoughts on the three concept plans for the Garden City Lands.

We look forward to hearing from you in a few months during the next stage, the final concept.

In addition to specific public comment opportunities for Phase 2, general comments are also accepted on an ongoing basis at [gardencitylands@richmond.ca](mailto:gardencitylands@richmond.ca). All information received will be compiled and considered as the planning process continues.

You may also register at [creategardencitylands.ca](http://creategardencitylands.ca) and you will receive email notices about future activities including Reports to Council and specific consultation activities or events.

Thank you for your participation.

**We want your feedback!**

**REGISTER to get involved!**

**KEY DATES**

Ideas Fair | Start at 11am | Garden City Lands just off Garden City Road, south of Lansdowne Road  
01 June 2013

Public Open House | Conceptual Options for Future Uses | 11am-9pm | Lansdowne Centre  
07 November 2013

[more...](#)

**PROJECT LIBRARY**

- Create GCL - Phase 2: Survey (Chinese ver... (261 KB) (pdf)
- Create GCL- Phase 2: Concept Plans (15 MB) (pdf)
- Create GCL - Context (14 MB) (pdf)



CNCL - 225





**Agricultural Land Commission**  
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April 17, 2014

ALC File: 46522

**DELIVERED BY ELECTRONIC MAIL**

City of Richmond  
 Parks and Recreation Department  
 5599 Lynas Lane  
 Richmond, BC V7C 5B2

**Attention: Mike Redpath and Yvonne Stich**

Dear Mr. Redpath and Ms. Stich:

**RE: Garden City Lands Concept Plan Review and Preliminary Comments**

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The Agricultural Land Commission (the "Commission") reviewed the information provided by you at its November 28, 2013 meeting; please excuse the delayed written response in this regard. Although these comments are preliminary in nature and some aspects contained in the Concept Plans may require a future Non-Farm Use application, the Commission would like to thank the City of Richmond for its early engagement in this regard.

The Commission believed that the Concept Plans, and the general process that the City of Richmond has utilized, provided a positive outlook for the agricultural use of the Garden City Lands. In reviewing the details, the Commission believed that the Concept Plans could help to preserve agricultural land in this area while supporting agricultural education and community engagement related to agriculture in the City of Richmond.

Although the "Vision Themes" related to "Environmental Sustainability" and "Urban Agriculture" appeared to be consistent with the *Agricultural Land Commission Act*, some of the uses outlined in "Community Wellness & Active Living" would likely require a Non-Farm Use application to the Commission. Specifically, "Community Fields", "Informal Play" and some other "Parkland Spaces & Circulation" uses did not strike the Commission as being consistent with s.3(1)(f) of B.C. Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*). Should the City of Richmond consider pursuing uses of this nature, a Non-Farm Use application should be submitted to the Commission.

The Commission understood the logic of potentially utilizing the previously disturbed area in the northwest corner for certain proposed uses and ancillary services as this area may have reduced agricultural capability and/or suitability.

With respect to the specific Concept Plans ("In Nature", "On The Grid" and "Off The Grid") the Commission made no specific comments as to a preferred orientation or design. However, the Commission does strongly support a significant agricultural component, in particular the production of agricultural products through community or leased "Agricultural Fields".

Should you have any specific questions with respect to this letter, please contact Eamonn Watson ([Eamonn.Watson@gov.bc.ca](mailto:Eamonn.Watson@gov.bc.ca)).

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Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Deputy Chief Executive Officer

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