



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee

Date: October 24, 2022

From: Todd Gross
Director, Parks Services

File: 06-2345-01/2022-Vol 01

Re: New Capstan Village Park Concept Plan

Staff Recommendation

That the New Capstan Village Park Concept Plan, as detailed in the staff report titled “New Capstan Village Park Concept Plan,” dated October 24, 2022, from the Director, Park Services, be approved.

Todd Gross
Director, Parks Services
(604-247-4942)

Att. 5

REPORT CONCURRENCE		
ROUTED TO: Development Applications	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
SENIOR STAFF REPORT REVIEW	INITIALS: CG	APPROVED BY CAO

Staff Report

Origin

The rezoning application by Polygon Talisman Park Ltd. (RZ 18-836123) received second and third bylaw readings at the Public Hearing meeting held on January 17, 2022. Included in the application rezoning considerations is the transfer of an area that is 5,427.5 square meters (1.34 acres) in size within the southeast part of the subject site to the City as a fee simple lot for park and related purposes. The lot is to be developed as a neighbourhood park through a required servicing agreement. The park will be constructed by the developer at their cost, to City neighborhood park's standards. A concept plan for this park has been prepared by the developer's landscape architectural consultant and has been guided by the City Centre Area Plan (CCAP).

Public consultation took place in summer, 2022, to seek input on the proposed concept plan. Staff has worked with the developer's consultant to refine the design based on the feedback received.

The purpose of the report is to summarize the results from the public engagement and to present the refined concept plan for approval.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

2.4 Increase opportunities that encourage daily access to nature and open spaces and that allow the community to make more sustainable choices.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

4.3 Encourage wellness and connection to nature through a network of open spaces.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.2 Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.

Analysis

The Existing Site and Context

Secured through the rezoning application by Polygon Talisman Park Ltd., the proposed new Capstan Village Neighbourhood Park is located at the southeast corner of the subject site, Attachment 1 – New Capstan Village Neighbourhood Park Location Map, where the majority of existing trees are located. The site is bounded by Garden City Road to the east, Cambie Road to the south and the first phase of development to the north (Lot 1 (South Lot)). West of the site is the Richmond United Church, a daycare, commercial and office space, and several private residences, which do not form part of this development application.

Prominently located in Capstan Village, the entire site can be reached within a 5 to 10-minute walk of the forthcoming Capstan Canada Line Station. The new park, along with other existing parks within the city centre's network of parks and open spaces, will help to address the growing demand for parks and open space as population growth is anticipated in the city centre.

Public Consultation Process

In accordance with rezoning conditions, public consultation was conducted through the Let's Talk Richmond (LTR) portal between July 8 and August 7, 2022. The purpose of the public consultation was to create awareness of the new park and to seek input from the broad community on the draft park design concept.

Residents were notified of the engagement via several means:

1. An email notification to all LTR registrants (approximately 6,755 subscribers);
2. Site signage posted on-site and adjacent to the site;
3. Advertisement in the local newspapers;
4. Information posted on City's website, and
5. Social media.

Information boards were posted on LTR, Attachment 2 – New Capstan Village Neighbourhood Park Public Engagement Information Boards, providing project background, park context, park planning and design principles, and park programming and design concepts. Two design options with different layouts were presented with supporting images. The public was invited to fill out an online survey to share input. As a result of this process, a total of 300 members of the public visited the website. Of those, 129 filled out the online survey. The survey results helped staff to gauge levels of support for the draft principles, park programs and concept ideas.

A detailed summary of the public engagement results is provided in Attachment 3 – New Capstan Village Park Survey Report. The following is a summary of responses to the survey:

1. The six guiding principles were supported by the majority of respondents. Ordered by the level of support they are: nature-focused, safe and comfortable, connected and accessible, ecologically rich, flexible, identify and belonging;
2. Most people supported the naturalized areas and less open lawns. They also emphasized the importance of creating a family-friendly neighborhood park that is inclusive to all ages and abilities;
3. Plant species that are climate resilient and protected bird habitats were highly supported;
4. Desired park amenities included covered areas, picnic tables, bike racks and a drinking fountain;
5. A unique and nature-focused playground was desired. Most people felt the children's play area should be connected to the tot's play area;
6. While a dog-friendly park was mentioned many times, some felt an off-leash area is not suitable for this park. An off-leash area with separation for small dogs was preferred;
7. Many respondents emphasized clear sightlines and regular maintenance; and
8. Some respondents expressed concerns of nearby traffic noise.

New Capstan Village Neighbourhood Park Concept Plan

Attachment 4 illustrates the new Capstan Village Neighbourhood Park Concept Plan with precedent images of the proposed programs and material palette for the park.

In reaching a refined design concept, comprehensive site analysis was conducted to ensure that the design principles were being acknowledged and incorporated. The proposal identifies a significant number of existing trees for retention within the park location which will also result in preserved bird and wildlife habitat. The park program is designed to nestle in between and amongst the existing trees. Situated near a busy intersection, the park's edge is designed to provide a buffer from the urban environment. With respect to the existing topography, berms, plazas, terraces, and an open lawn are introduced to create a diversity of spaces that allow multiple uses, from community events to family strolls. The new park will allow residents to gather, relax, and connect with their community and access nature within the city centre.

The New Capstan Village Neighbourhood Concept Plan proposes a variety of features and functions within the new park, including:

1. Nature Play Area

One major focus will be designing a unique play area around the existing natural environment within the park for children. Situating play structures and spaces within the existing mature trees and incorporating natural materials will enhance opportunities for tactile play. Located at the northwest section of the park, the play area will include two separate zones: Children's Play for 5 to 12 years age group and Tot's Play for 2 to 5 years age group. It also includes shaded seating overlooking the play area.

2. Dog Off-leash Area

An enclosed dog off-leash area (OLA) will be located at the northeast portion of the park along Garden City Road. Although some public input indicated that an OLA with a separate small dog area was preferred, there were other public opinions suggesting that an OLA was not suitable for this park. Therefore, staff is proposing a smaller OLA, without separation, to serve all dogs due to the size and nature of the park. The design will be consistent with City standards per existing public dog off-leash areas in the City;

3. Pavilion

A covered area is a highly desired feature according to the survey results. A pavilion located at the park's main entrance along Cambie Road will provide a sheltered area throughout the year for small-scale events and daily activity uses. Surrounded by existing trees, the pavilion will be designed to serve as a welcoming entry feature to lead people into the park.

4. Open Lawn

A central lawn bordered by the walking loop will be incorporated for informal activities such as sunbathing, pickup games and sports, as well as occasional neighbourhood-scale programs and events. Clear sightlines within the space and to the adjacent play area will be emphasized to ensure safety within the park. A plaza will extend to the lawn from the stairs connecting residents from the adjacent development site. Picnic tables and seating will also be included.

5. Naturalized Area

The naturalized area takes up approximately 46 per cent of the park space and will provide habitat for birds. A diversity of understory plants will create a green, restorative experience in contrast to some of the more programmed and maintained spaces in the park. The meandering pathways, multiple seating areas and interpretation signs will be incorporated in the naturalized area for strolling, bird watching, quiet contemplation as well as close access to nature.

6. Access and Circulation

The proposed concept includes pathways that provide multiple access points to the park, including stairs from the Lot 1 development site. Park entry points will be designed to be highly visible and inviting. The network of pathways will ensure all major areas of the park are universally accessible. The layout of the pathways focuses on a minimum impact on the existing trees. The pathways will also enhance the park experience by providing various spatial experiences from a wooded setting to an open lawn. The circular walking loop will allow for a variety of uses from daily jogging to kids scootering. Pathway material will be explored in the detailed design phase with a focus on tree protection and accessibility.

In addition, a series of low berms were introduced at the east edge of the park to create a buffer from nearby traffic. New trees will be planted to emphasize park edges and add seasonal interests throughout the year.

Plant species will be selected with the consideration of climate change in detailed design. Naturalized swales will be integrated as part of the park's storm and rainwater management system to suit the site's drainage pattern. The swales will be planted with a mix of native and non-native plant material adapted to wet conditions to enhance biodiversity and create meaningful habitats. Impermeable surfaces will be minimized throughout the park to reduce storm water runoff.

Staff has reviewed the concept plan for future maintenance considerations. Subject to Council's approval of the park concept, staff will continue to provide feedback as detailed design proceeds during the servicing agreement process. At the end of the maintenance period required by the servicing agreement, once all the terms and conditions are satisfied, the City will take over all maintenance responsibilities of the park.

Tree Management Plan

The Tree Management Plan reflects the proposed tree retention within the park, see Attachment 5. The developer's certified arborist, in coordination with City Staff, carefully reviewed all existing trees located within the park for their overall health, structural integrity and any public safety and risk management concerns. Existing trees identified as healthy and not presenting a risk to public access and safety are to be retained. The detailed design will also explore establishing a mix of trees, shrubs and groundcovers to enhance habitat and encourage bird nesting in the future park. Prior to commencing construction, a certified arborist will conduct an updated Tree Health and Hazard Assessment of the trees identified for retention.

Next Steps

Subject to Council's decision on the recommendation outlined in this report, staff will work with the developer's consultant on the detailed design for the new park in the Capstan Village. The park will be constructed under the Neighbourhood Park Servicing Agreement (SA) at the developer's sole cost to satisfy CCAP park requirements. Park construction is targeted for completion prior to occupancy of the third phase of development.

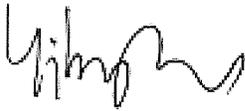
Approval of the concept plan will advance the developer to satisfy rezoning considerations, including entering into the Neighbourhood Park SA. The corresponding rezoning application will be brought forward to Council for final bylaw adoption when all rezoning considerations are completed.

Financial Impact

There is no financial impact associated with this report. The cost of the design and construction will be fully borne by the subject developer. The Operating Budget Impact (OBI) for this park will be estimated based on standard maintenance and operation practices for parks of similar size and program, which will be submitted upon completion in a future budget process.

Conclusion

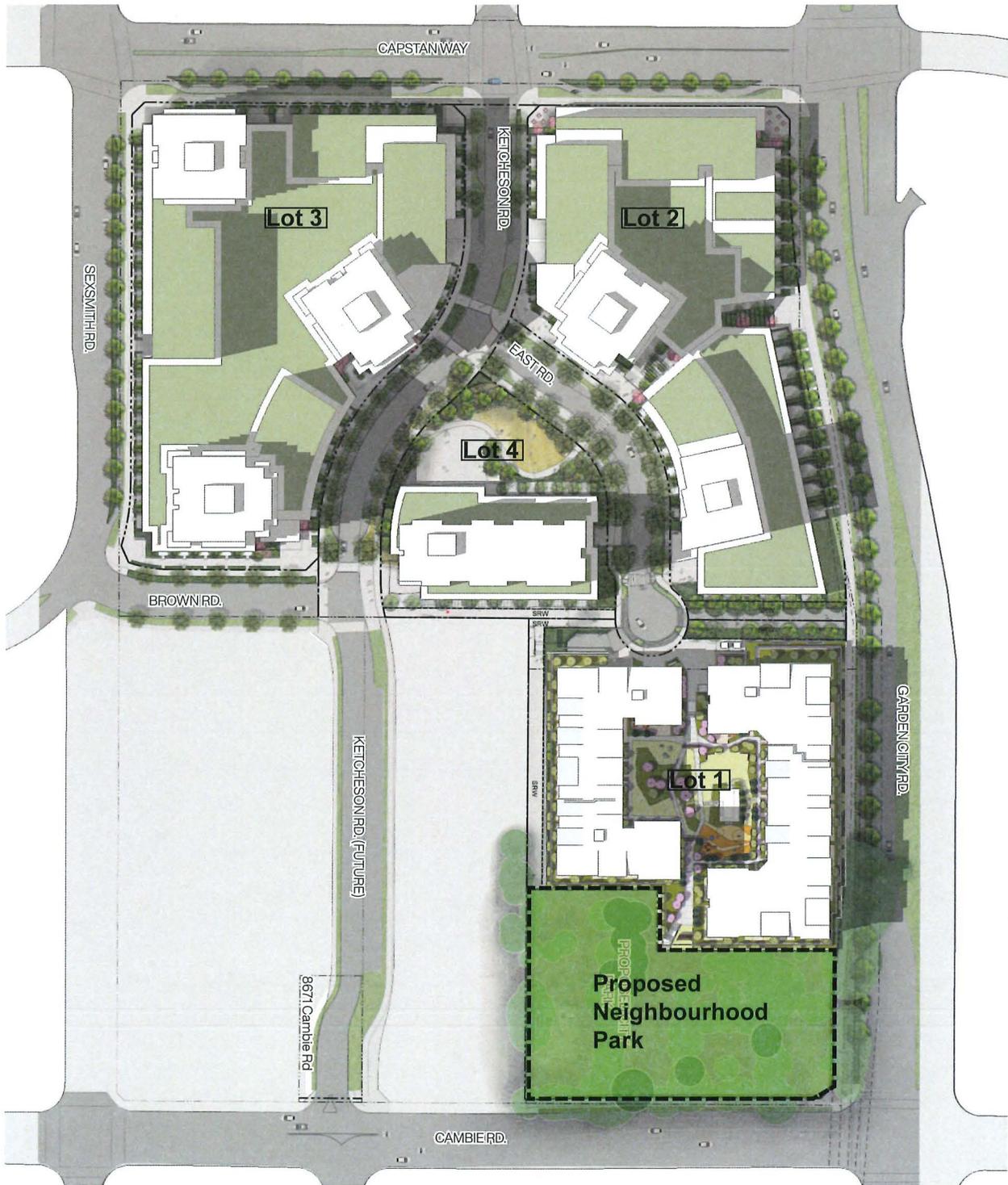
Inspired by the goal to preserve the maximum number of existing trees on site, the proposed park concept plan is developed based on the planning principles, comprehensive site analysis and feedback from the public. The new Capstan Village Neighbourhood Park will be an inviting public park for all. It will offer a unique experience for existing and future residents in the area and will function as a part of the City's parks and open space system. It will play an important role in the establishment of a complete network of parks and open space for the city centre.



Yihong Liao
Park Planner
(604-233-3310)

- Att. 1: New Capstan Village Neighbourhood Park Location Map
- 2: New Capstan Village Neighbourhood Park Public Engagement Information Boards
- 3: New Capstan Village Park Survey Report
- 4: New Capstan Village Neighbourhood Park Concept Plan
- 5: Tree Management Plan

NEW CAPSTAN VILLAGE NEIGHBOURHOOD PARK LOCATION MAP



1. WE WANT TO HEAR WHAT YOU THINK

WHAT IS HAPPENING?

A new neighbourhood park is being planned and designed for Capstan Village. The park will provide a diverse range of programs and amenities for all to enjoy—while protecting a significant number of existing trees. The park will be approximately 1.34 acres in size and was secured through the rezoning application by Polygon Talisman Park Ltd.

The City is inviting the public to learn about the proposed park and to provide feedback on a draft park concept.



WHAT WE HOPE TO LEARN

Please help shape our future park. We want to learn from you on how the park could be designed and programmed to meet the needs and aspirations of the local Capstan Village community.

Your feedback will help us to:

- Confirm the guiding principles for park design
- Confirm park programming
- Refine the draft park design concept

Input will be collected through the online survey via Let's Talk Richmond.ca. The survey is open until **August 7, 2022**. Feedback will be considered in the development of the final park concept that will be presented to Council for consideration in Fall 2022.

Please take some time to review the information on the display boards and to fill in the survey at: Letstalkrichmond.ca/NewCapstanPark.

ANTICIPATED PROJECT TIMELINE



WHAT'S INCLUDED IN THIS DOCUMENT?

- | | | |
|--------------------------------------|----------------------------|-----------------------------|
| 1. WE WANT TO HEAR WHAT YOU THINK | 5. TREE MANAGEMENT PLAN | 9. OPTION A - DIAGRAMS |
| 2. BACKGROUND INFORMATION | 6. SITE ANALYSIS | 10. OPTION B - CONCEPT PLAN |
| 3. PARK CONTEXT | 7. PARK PROGRAMMING | 11. OPTION B - DIAGRAMS |
| 4. PARK PLANNING & DESIGN PRINCIPLES | 8. OPTION A - CONCEPT PLAN | 12. CONCEPT COMPARISON |

2. BACKGROUND INFORMATION

DEVELOPMENT PROPOSAL

The Polygon Talisman rezoning application was endorsed by Council at the January 17, 2022 Public Hearing meeting for the 13.5 acre site located between Capstan Way, Sexsmith Road, Garden City Road, and Cambie Road.

This rezoning application proposes:

- 1.34 acre new City Neighbourhood Park
- 1.95 acres of new public open space (Capstan Station Bonus Public Open Space) including City Park
- 784 m² of commercial floor area
- Over 1,300 new homes including:
 - 156 affordable housing units
 - 171 market rental units
 - 1,014 market residential units

* Nine properties generally in the southwest quadrant of the block, including the Richmond United Church, a daycare, and properties zoned for residential use – do not form part of this redevelopment application.

WHAT IS A NEIGHBOURHOOD PARK?

According to City Centre Area Plan (CCAP):

- Neighbourhood parks comprise 40% of the open space system and primarily serve the local needs of the immediate residential or commercial neighbourhood.
- A Neighbourhood Park is typically 0.6 to 3.2 ha in size and serve residents within a 400 m radius without crossing arterial roads or major streets.
- Park programs include social gatherings, informal recreation, environmental features and/or local storm water management features.
- Neighbourhood parks will help define neighbourhood character by their location, function, landscape type and amenities for all to experience and enjoy.



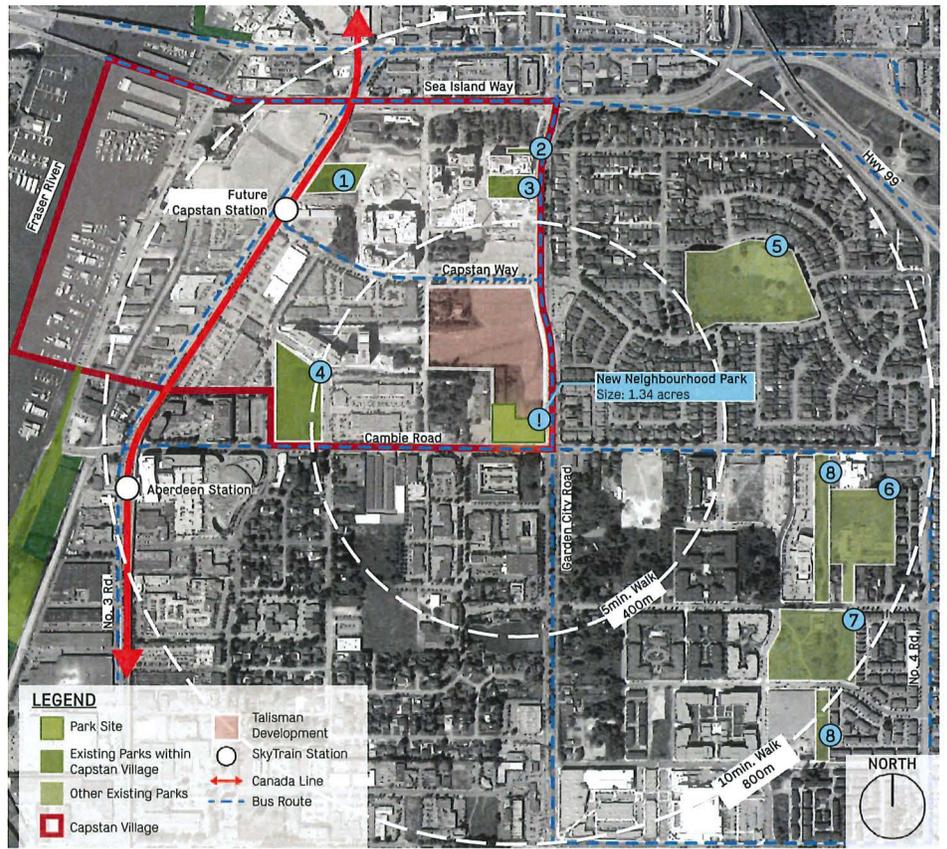
3. PARK CONTEXT

The new neighborhood park is bounded by Garden City Road to the east, Cambie Road to the south and the proposed Polygon Talisman Development to the north.

It is prominently located in Capstan Village, a new transit-oriented urban village on the north side of Richmond's City Centre. The entire site can be reached within a 5 to 10-minute walk of the forthcoming Capstan Canada Line Station.

The City Centre Area is the largest growth area in the city with 90,000 residents expected by 2031. The new park, along with other existing parks, will help to address growing demand for parks and open space in the City Centre Area.

- ① **Capstan Neighbourhood Park**
Size: 2.1 acres
Program: Playground, Open Lawn, Public Art, Urban Plaza
- ② **Patterson Neighbourhood Park**
Size: 0.22 acres
Program: Basketball Court, Multi-use Pathway, Picnic Tables
- ③ **Ketcheson Neighbourhood Park**
Size: 1.6 acres
Program: Playground, Fitness Equipment, Water Features, Off-leash Dog Area, Pathway Circuit
- ④ **Aberdeen Neighbourhood Park**
Size: 4.18 acres
Program: Playground, Urban Plaza, Water Features, Rain Garden, Off-leash Dog Area, Basketball Courts, Picnic Area, Pathway Circuit
- ⑤ **Talmey Neighbourhood Park**
Size: 9.9 acres
Program: Playground, Soccer Fields, Baseball Diamonds, Basketball Court, Ball Hockey Court
- ⑥ **Tomsett Neighbourhood School Park**
Size: 5.52 acres
Program: Playground, Baseball Courts, Ball Diamond, Open Lawn, Picnic Table
- ⑦ **Alexandra Neighbourhood Park**
Size: 5.78 acres
Program: Playground, Table Tennis Tables, Basketball Court, Off-leash Dog Area, Rain Garden, Lawn Amphitheater, Meadows, Public Art
- ⑧ **Alexandra Greenway**
Size: 2.86 acres
Program: Multi-Use Pathway



4. PARK PLANNING & DESIGN PRINCIPLES

Key principles were established based on City Centre Area Plan's Vision and Goals, site study and comments received through the Public Hearing process.

These six principles have been used as the guiding framework in the preparation of the draft park concepts. They will be revised based on the input through the public consultation process.

The vision and principles will continue to help guide the design of the park through to future detailed design phases.



Safe + Comfortable

The park will be designed with safety and comfort in mind. Create a safe and comfortable environment and optimize views into the park and between park spaces.



Flexible

Create spaces that allow for multiple uses, from community events to family strolls throughout all seasons. Ensure the park allows for a wide range of open space experiences supported by social and active programs.



Connected & Accessible

Accommodate all ages and abilities and ensure universal access in all areas of the park. Create welcoming edges of the park, with highly visible easily accessible entries from the streets.



Identity & Belonging

The park character will be inspired by the surrounding neighbourhood's identity and existing site conditions. The park design will help to create a sense of belonging and embrace cultural diversity.



Ecologically Rich

Protect the existing mature trees and its wildlife to promote a biodiverse and meaningful habitat while encouraging access and connection to nature.



Nature Focused

Park programs will be nestled within the existing mature canopy and incorporate natural construction materials to enhance the park user experience.

5. TREE MANAGEMENT PLAN

The developer's Certified Arborist, in coordination with City Staff carefully reviewed all existing trees located within the proposed park for overall health, structural integrity and any public safety and risk management concerns. Existing trees identified as healthy and not presenting a risk to the public access and safety are required to be retained.

The detailed design will consider the integration of new planting material, including larger growing species, with the existing mature trees identified for retention. The design will also explore establishing multi-storey tree canopy along with shrub and groundcover understorey to encourage bird nesting and wildlife in the future Park. Particular emphasis will be placed on utilizing native plant species.



TREES TO BE RETAINED & PROTECTED

A majority of the existing trees are to be retained on site. This will allow for a mature canopy within the park right from the beginning.



**TREE REMOVAL:
DANGEROUS & POOR HEALTH TREES**

Several trees within the park site are in poor health and, as a result, are at danger of falling or splitting. These will be removed for the safety of the public. The removal of these trees will also encourage better growth for the retained trees.

- Existing Tree to Retain (Total: 54)
- Tree Removal (Total: 29)

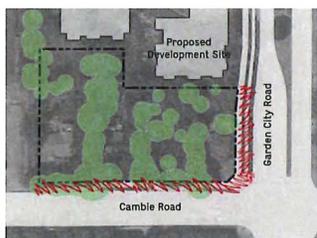
6. SITE ANALYSIS



OUTDOOR ROOMS

The existing trees to be retained help divide the space, forming these natural outdoor rooms. The design of the park will work within this pre-existing structure to help maximize the retention of existing vegetation, and provide different pockets within the park for exploration.

- Existing Trees
- Outdoor Rooms



NOISE

Located on the corner of two busy streets, Cambie Road and Garden City Way, it will be important to mitigate the noise coming from the parks edges. This will be done by providing a strong buffer of plantings.

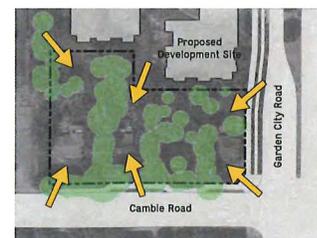
- ~ Location of Noise



GRADE CHANGE

There is a significant grade change along the edge of Cambie Road as well as the northern edge of the park site. Berms and decks will be used to both accommodate accessibility and visually blend these grade changes into the landscape.

- ~ Location of Significant Grade Change



NATURAL ENTRIES

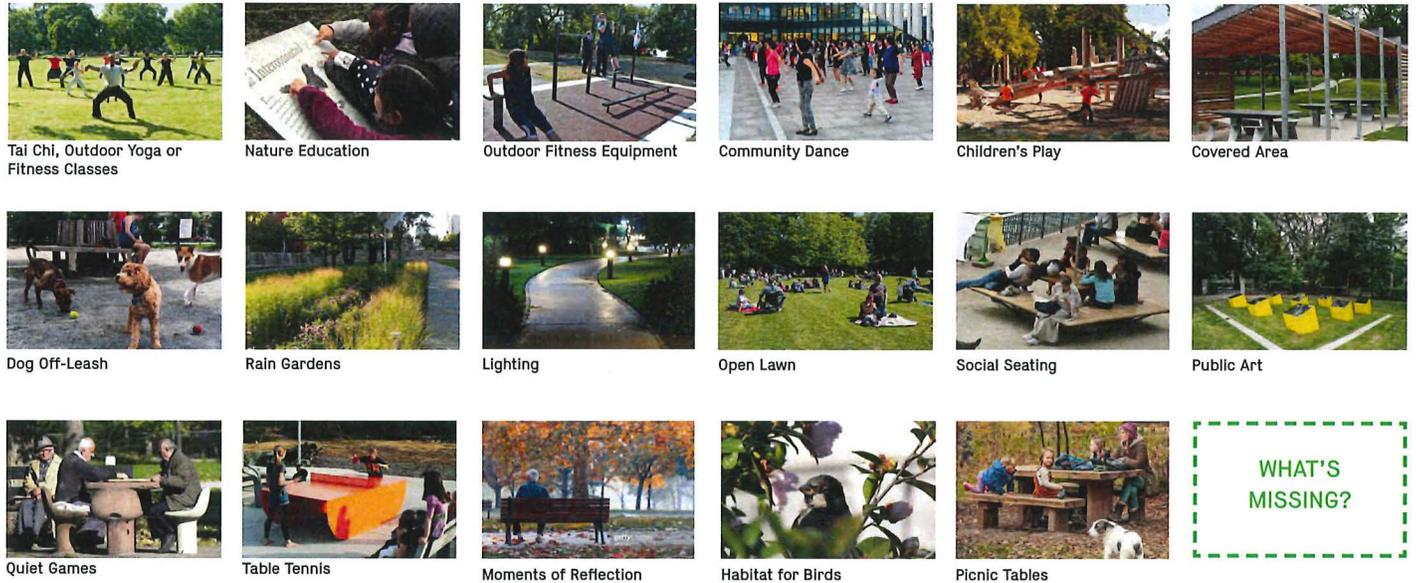
Entry points to the site based on natural pedestrian movement along the edges. Circulation of the park will be organized to accommodate these natural entry points.

- ➔ Natural Entry Points

7. PARK PROGRAMMING

WHAT DO YOU WANT TO DO & SEE IN THE PARK?

Illustrated here are some potential activities and features that might fit in the new park. Please use the survey to let us know what you would like to see and do in the park.



8. CONCEPT A - THE ORCHARD

Concept A celebrates the site's previous agricultural land use by using a grid form inspired by orchards. The existing tree canopies help reinforce the structure of the grid and the open areas or 'plots' allow for programmable areas in the park.

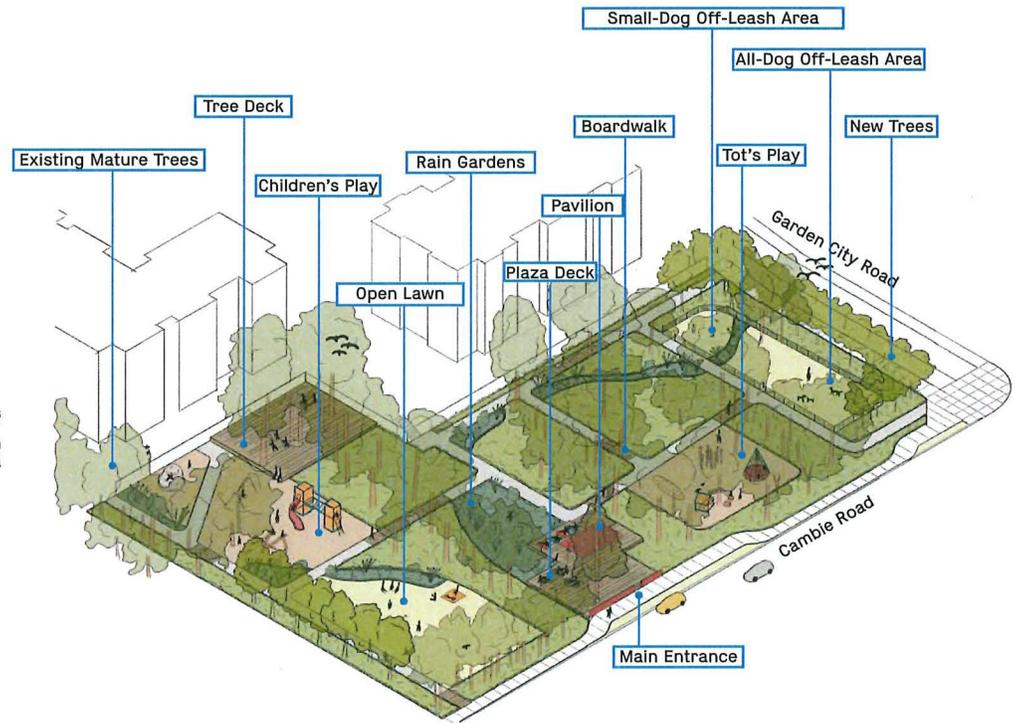
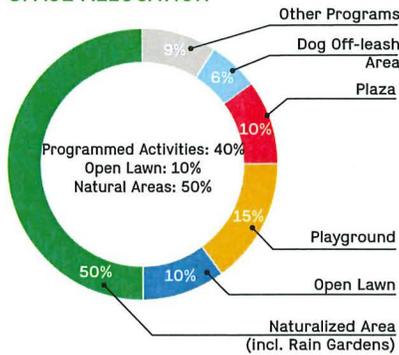


9. CONCEPT A - THE ORCHARD

KEY FEATURES

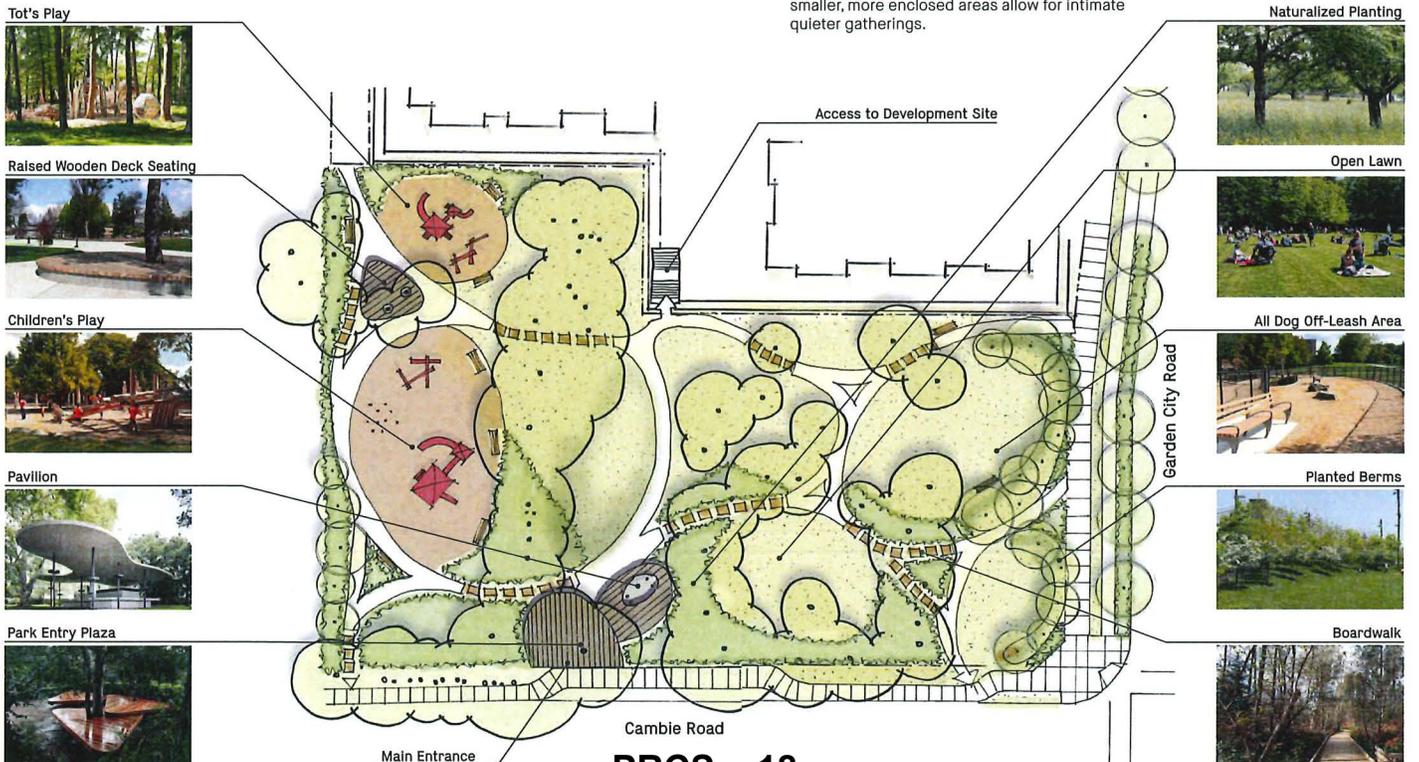
- Emphasis on natural areas to preserve & enhance wildlife as well as rainwater management
- Tot's playground & children's playground are located separately from each other
- Two plaza deck's to allow for a divide between more active uses and quiet uses
- Grid forms provide a more structured circulation
- Separate off-leash area for small dogs

SPACE ALLOCATION



10. CONCEPT B - FOREST GARDENS

The curvilinear design of this concept provides a series of outdoor spaces that vary in size and enclosure. Larger, more open areas, allow for a wide range of programmable activities and events, where smaller, more enclosed areas allow for intimate quieter gatherings.

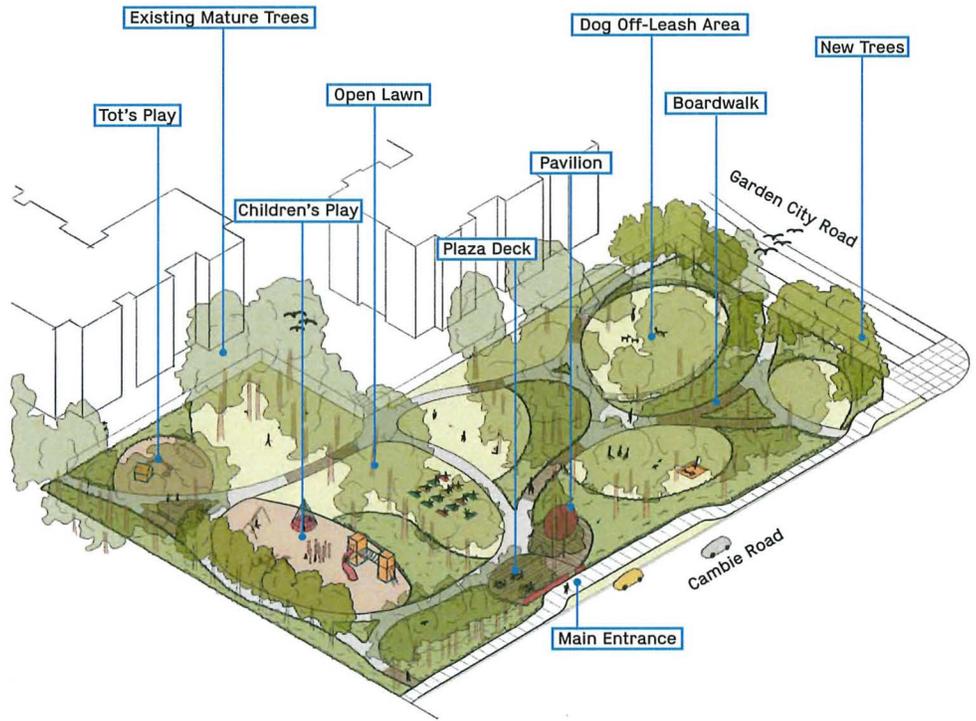
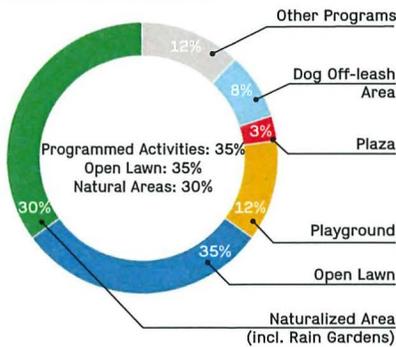


11. CONCEPT B - FOREST GARDENS

KEY FEATURES

- Emphasis on providing a variety of open lawn space with multiple pockets of various sizes to allow for both active louder and passive quieter uses
- Tot's play & children's play are located together
- More flexible lawn space
- Curvilinear forms provide more varied circulation options
- No separate off-leash area for small dogs

SPACE ALLOCATION

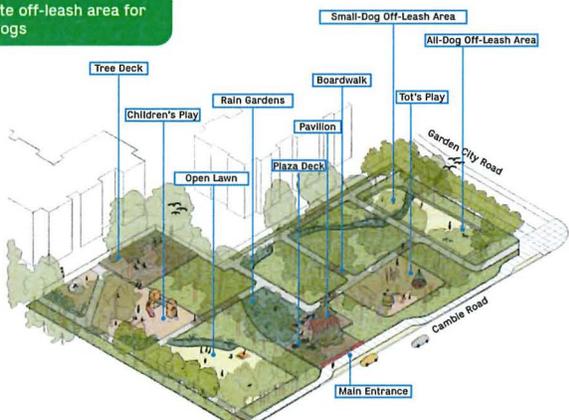
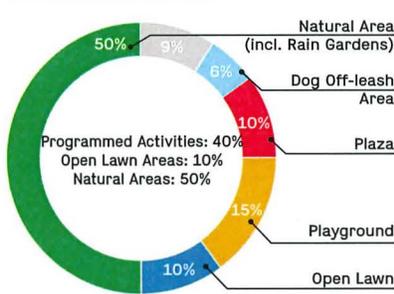


12. CONCEPT COMPARISON

KEY FEATURES

- Emphasis on natural areas to preserve & enhance wildlife as well as rainwater management
- Tot's playground & children's playground are located separately from each other
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- Grid forms provide a more structured circulation
- Separate off-leash area for small dogs

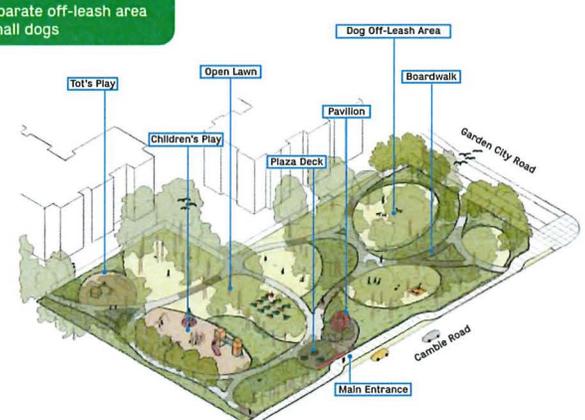
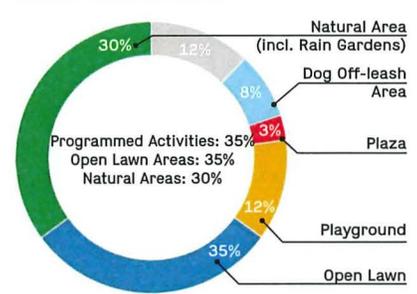
SPACE ALLOCATION



KEY FEATURES

- Emphasis on providing a variety of open lawn space with multiple pockets of various sizes to allow for both active louder and passive quieter uses
- Tot's play & children's play are located together
- More flexible lawn space
- Curvilinear forms provide more varied circulation options
- No separate off-leash area for small dogs

SPACE ALLOCATION



New Capstan Village Park Survey Report

(July 8th - August 7th, 2022)

Total number of Visitors **307**

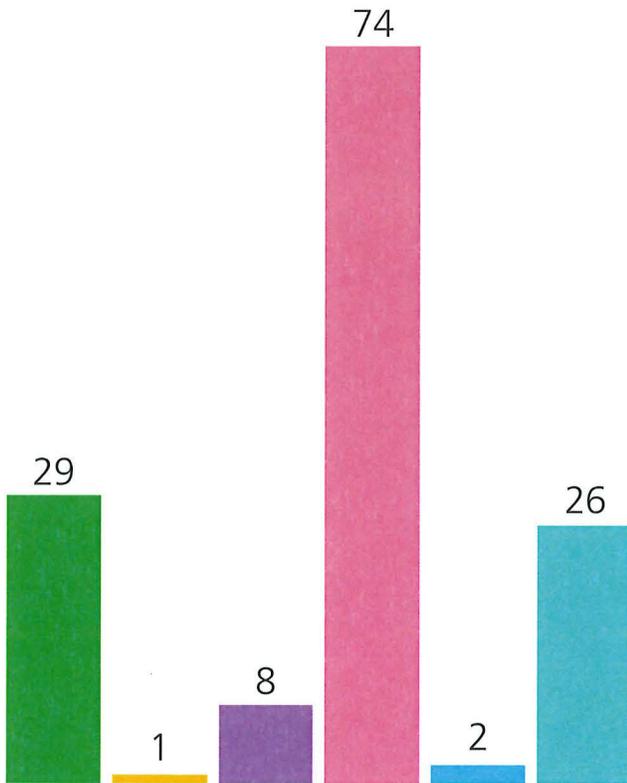
Total number of Contributors **129**

September 2022



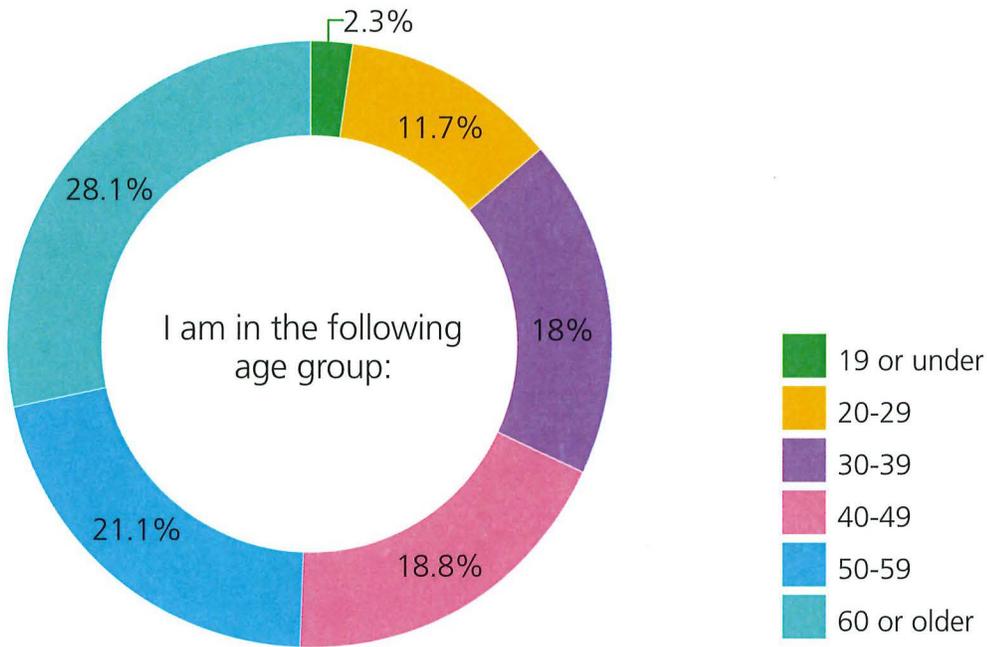
Tell us about yourself:

Q1. My connection to the park site is: (check all that apply)

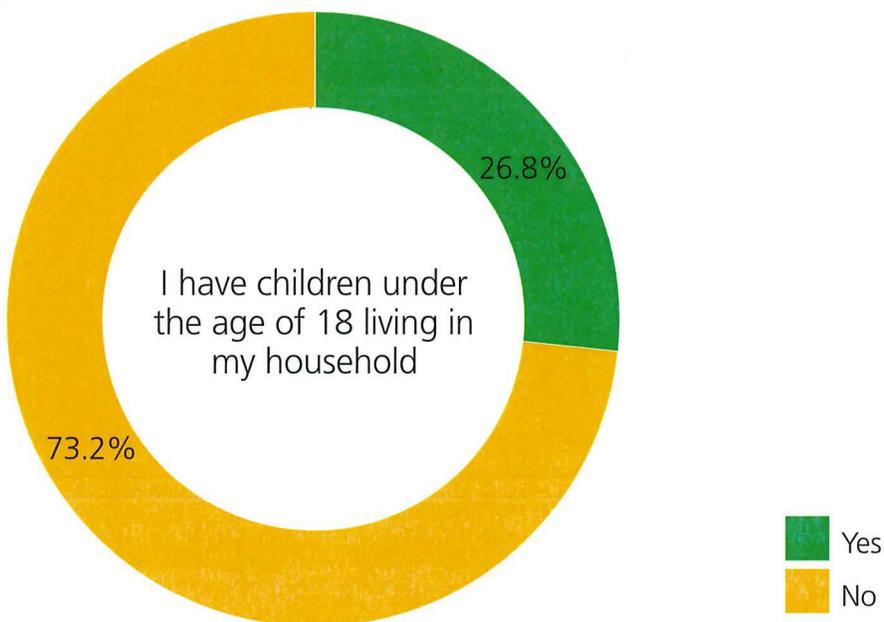


- I live in the neighbourhood
- I own in the neighbourhood but live elsewhere
- I plan to live in the neighbourhood in the future
- I live outside the neighbourhood but visit frequently
- I own a business in the neighbourhood
- Other

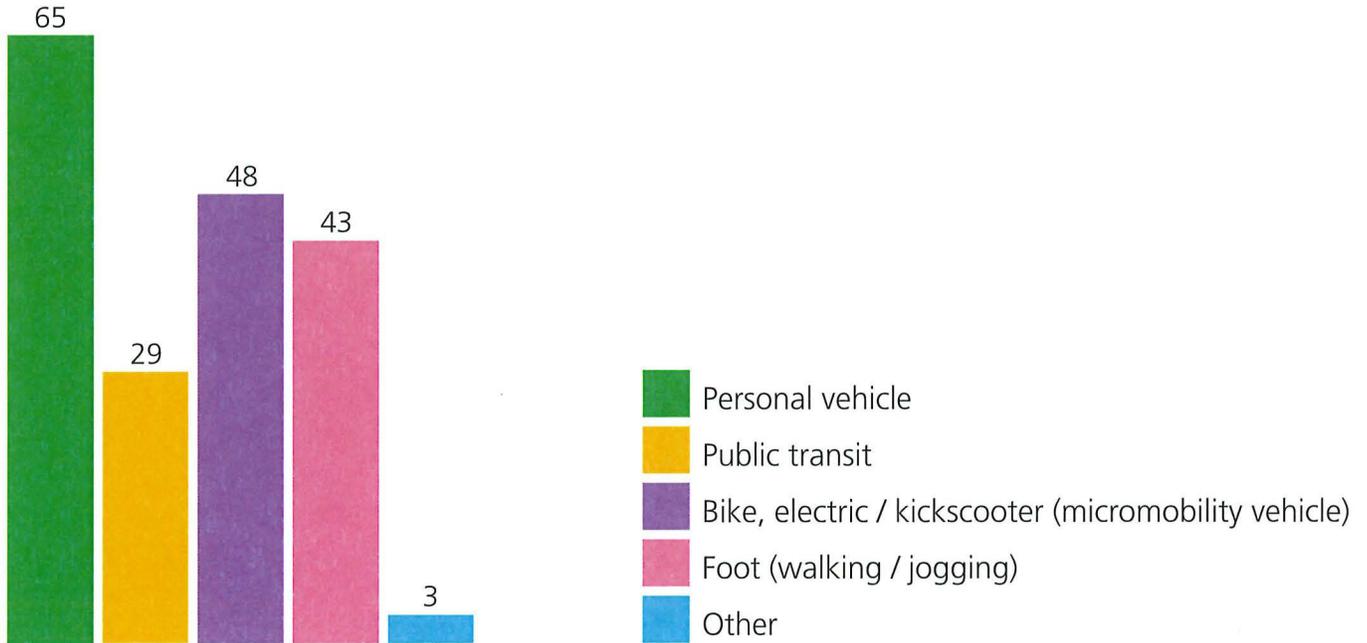
Q2. I am in the following age group:



Q3. I have children under the age of 18 living in my household:



Q4. I think I would arrive to the park by the following mode of travel: (check up to 2)



Q5. I feel the following about the principles below:

Safe and comfortable



Connected and accessible



Nature focused



Identity and belonging



Flexible



Ecologically rich



- Don't know
- Disagree
- Somewhat disagree
- Neither agree nor disagree
- Somewhat agree
- Strongly agree

Q6. The following are other principles I think are important to include: (please explain why)

This question received **45** comments.

PLANNING & DESIGN PRINCIPLES

Most respondents supported the proposed six guiding principles. The following principles are ordered by the level of support from respondents. (strongly agree + somewhat agree):

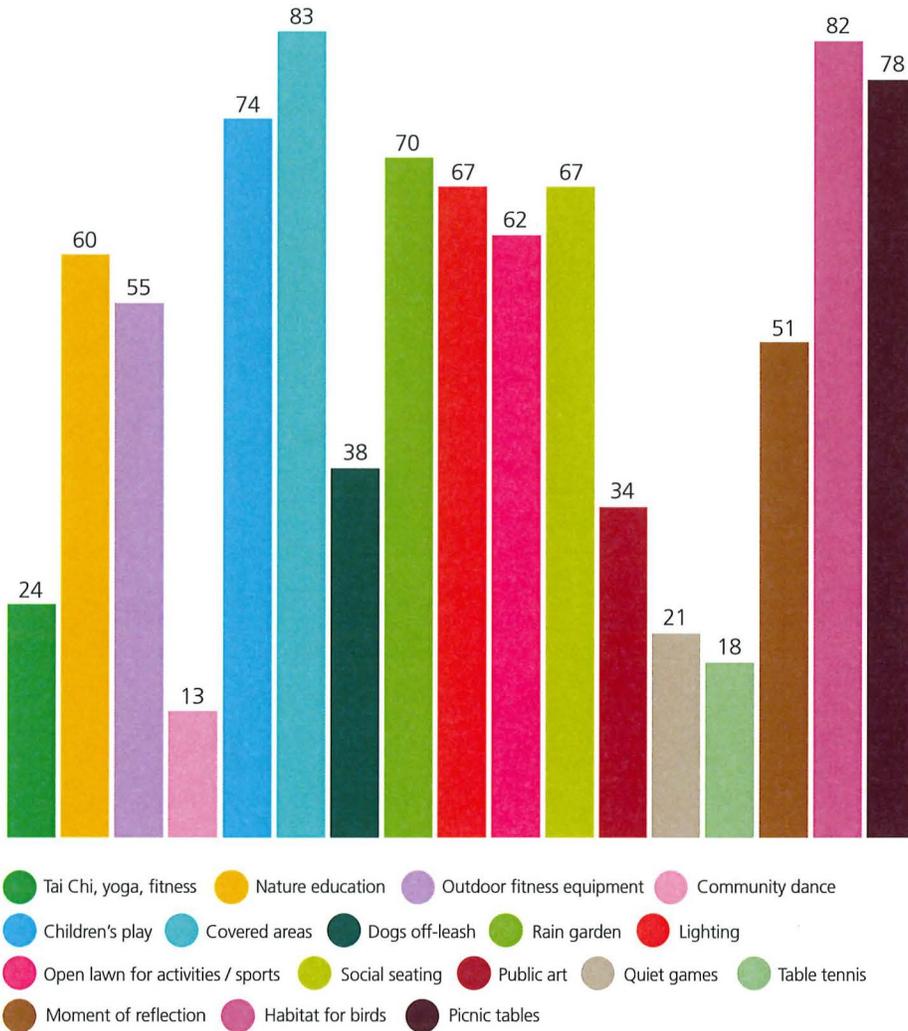
- **Nature Focused** (117)
- **Safe and Comfortable** (113)
- **Connected and Accessible** (110)
- **Ecologically Rich** (101)
- **Flexible** (91)
- **Identity and Belonging** (76)

Other principles mentioned several times are:

- **Family friendly (Multi-generational spaces)**
- **Climate Resilient**
- **Quiet**
- **Dog friendly**

While most people felt that the six principles aligned with their priorities, many respondents emphasized the importance of addressing accessibility and creating identity through a nature focused approach.

Q7. Out of the following park elements, these are what I would like to see in the new park: (check up to eight (8) priorities)



PARK PROGRAMMING

Top 8 favorite programs:

- Covered area (64.3%)
- Habitat for birds (63.6%)
- Picnic tables (60.5%)
- Children's play (57.4%)
- Rain gardens (54.3%)
- Lighting (51.9%)
- Social seating (51.9%)
- Open lawn (48.1%)

Less popular programs:

- Community dance (10.1%)
- Table tennis (14%)
- Quiet games (16.3%)
- Tai Chi, Outdoor Yoga or Fitness classes (18.6%)

Q8. I feel the following features would further contribute to visitors walking or cycling to the park:

This question received **65** comments.

Main features that respondents felt would further contribute to visitors walking or cycling to the park:

- Bike racks in highly visible and convenient locations
- Drinking fountains
- Access points to park with hard surfaces
- Washrooms
- Bike routes connected to the park
- Safe crossings at intersection

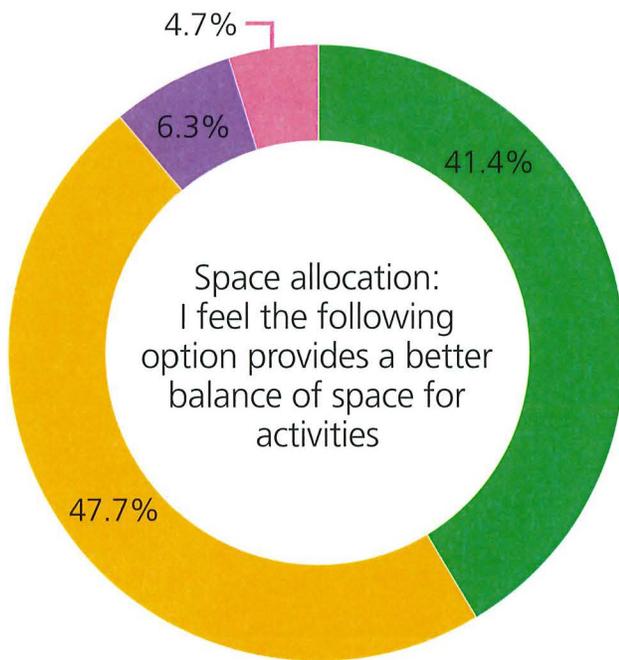
Q9. The following are other activities or features I think should be included in the final park design: (please explain why)

This question received **54** comments.

Other activities or features often mentioned:

- Water features
- Pollinator meadows
- Less wide open lawn space
- Interpretive signage
- Plant species that are climate change resilient
- Quiet space
- Accessibility
- Washroom

Q10. I feel the following option provides a better balance of spaces for programmed activities (i.e. playground, dog off-leash area, etc.), flexible passive open spaces (i.e. open lawn) and natural areas (i.e. existing tree protection areas, habitat areas, rain gardens, etc.):



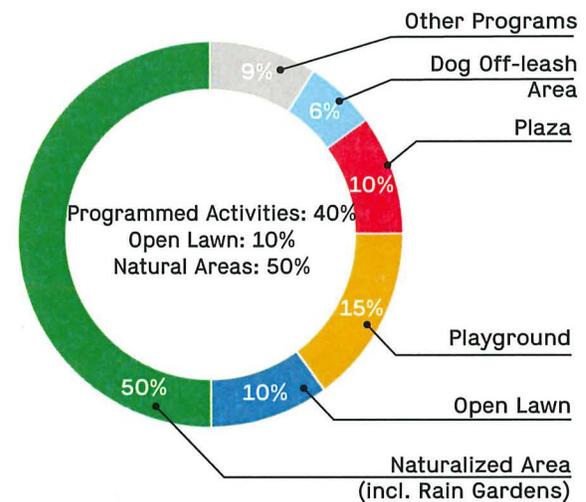
- Option A - The Orchard
- Option B - Forest Gardens
- Not sure
- I don't like either

SPACE ALLOCATION

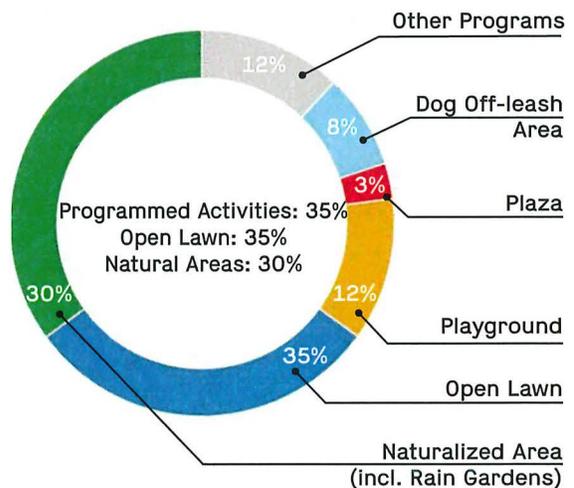
While Option A and B received a similar level of support regarding space allocation, Option B is slightly more preferred.

Most people supported the allocation for existing tree protection area, habitat area, rain gardens. They also emphasized the importance of accessibility and being inclusive to all ages and abilities.

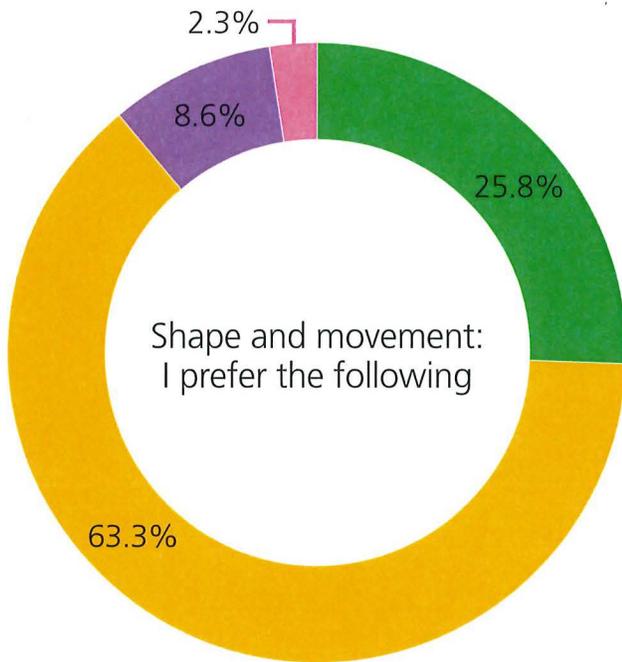
Concept A Space Allocation



Concept B Space Allocation



Q11. I prefer the following:



- Option A - Grid forms provide more direct routes and clear sightlines
- Option B - Flowing forms provide more varied circulation options
- Not sure
- I don't like either

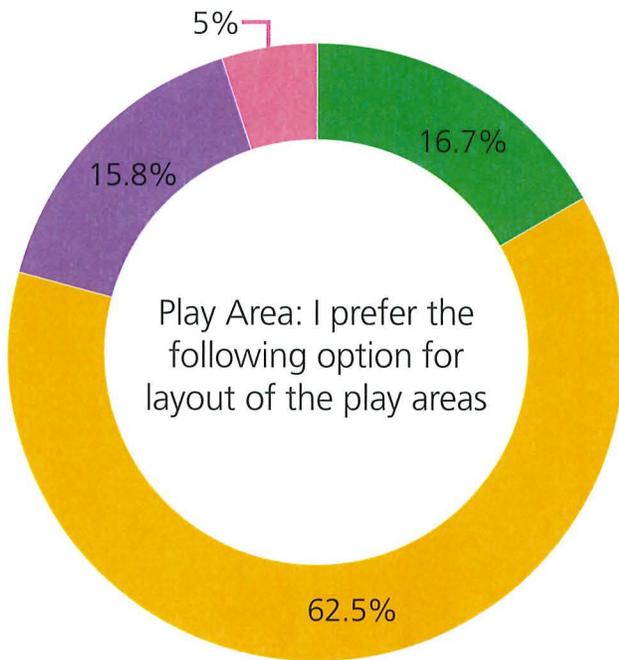
SHAPE & MOVEMENT

In Option A, the grid layout provides more direct routes and clear sight lines. In Option B, the organic layout provides more varied circulation options.

Option B received significantly higher support (63.3%) in terms of the shape and movement of the design concepts.

Most respondents felt Option A is too structured and does not feel natural. Less structured spaces could potentially have less maintenance issues. Some suggested design should focus on creating clear sight lines and making park users feel safe if flowing forms are selected.

Q12. I prefer the following option for the layout of the children’s play areas:



- Option A - Children’s play area is closer to future residential development. Tot area is separated and closer to main park entrance off Cambie Road
- Option B - Tot’s play area is adjacent to children’s play area. Both areas are close to future residential development.
- Not sure
- I don’t like either

LAYOUT OF THE PLAY AREA

In Option A, children’s play area is closer to the future development. Tot play area is separated and closer to main park entrance at Cambie Road. In Option B, tot’s play area is adjacent to the children’s play area. Both areas are close to the future residential development.

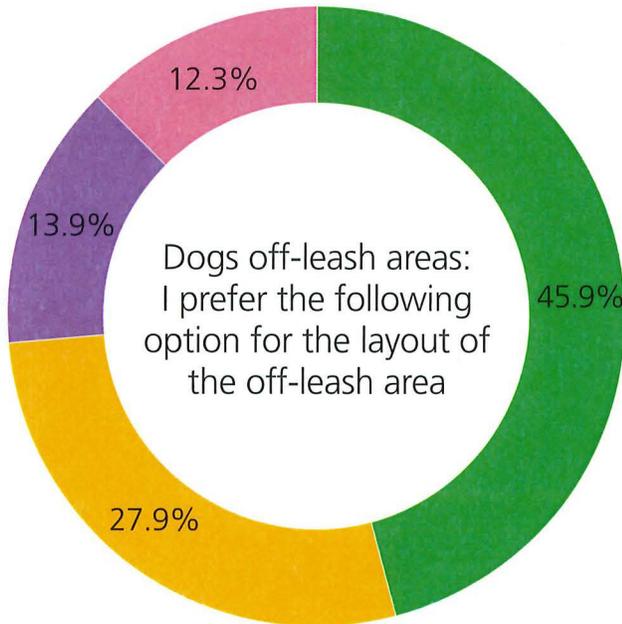
Option B received significantly higher support (62.5%) in terms of the layout of the play area.

Most people felt the children’s play area should be connected to tot’s play area, which reflected the needs of families with kids of different ages. Some also mentioned that the play areas should be further away from Cambie Road.

Some of the respondents (15.8%) were not sure about either option. Respondents felt the play areas are too similar to all the new playgrounds in the vicinity (i.e. Alexandra and Aberdeen Playgrounds). They thought this playground should offer unique play experiences to the area.

Q13. I prefer the following option for the layout of the dog off-leash areas:

LAYOUT OF THE OFF-LEASH AREA



- Option A - A separate off-leash area for small dogs
- Option B - No separate off-leash area for small dogs
- Not sure
- I don't like either

Option A proposes a separate off-leash area for small dogs while Option B has no separated off-leash area for small dogs.

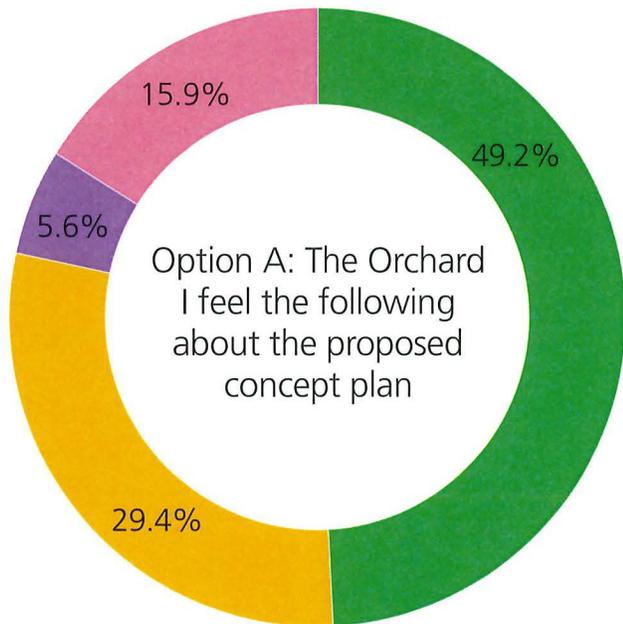
Option A received more support (45.9%) in terms of the layout of the dog off-leash area. More respondents preferred a separate off-leash area for small dogs.

Some people emphasized the importance of separating the off-leash area from the playground and other social spaces.

Some comments suggested that a dog off-leash area was not suitable for this park. In addition to the existing traffic noises, dog noises would disturb the peaceful experience.

Q14. Option A - The Orchard

Please refer to Board #8 and Board #9. I feel the following about the proposed concept:



CONCEPT A: THE ORCHARD

Concept A received 49.2% of respondents' support.

Some respondents like the idea of the tree deck and the rain gardens. A few mentioned the importance of having the informal space for gathering instead large areas for open lawns.

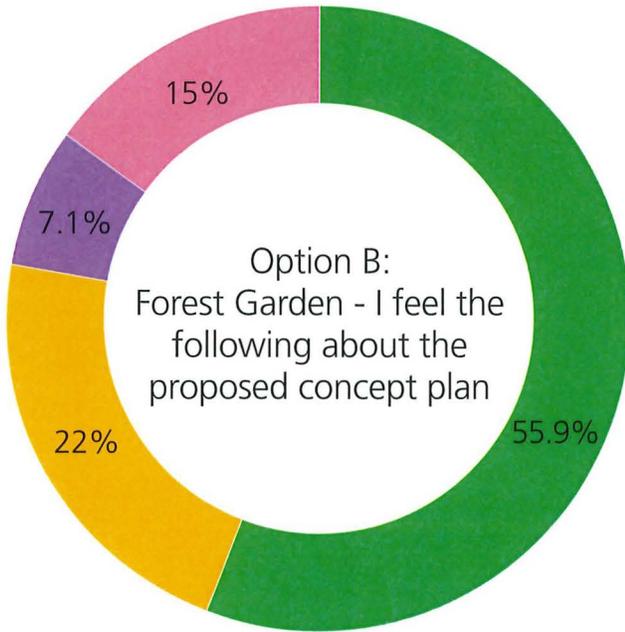
There were some concerns expressed about this concept due to the following:

- Too structured, doesn't feel natural
- Tot's Play and Children's Play should not be separated

Some respondents felt the dog off-leash area could be smaller while some felt it was too small and a separated area for small dogs would make it even smaller.

Q15. Option B – Forest Gardens

Please refer to Board #10 and Board #11. I feel the following about the proposed concept:



- I like it
- Neutral
- I don't know
- I don't like it

CONCEPT B: FOREST GARDEN

Concept B received 55.9% of respondents' support.

Most respondents supported the option due to the flowing layout and the configuration of the play areas.

Some concern was expressed about the amount of open lawn area. Nature focused planting and protection of bird habitat were mentioned many times.

Q17. My additional comments regarding the new neighbourhood park in Capstan Village are:

This question received **54** comments.

ADDITIONAL COMMENTS

Additional comments addressed include:

- Keep the park natural
- Create a family friendly neighbourhood park
- Address safety in design details such as clear sight line
- Make sure the park is accessible to all
- Design to mitigate traffic noise
- Provide various forms of seating
- Make sure the park will be well maintained.

PARK CONCEPT PLAN



LEGEND

- 1 Tot's Nature Play Area
- 2 Children's Nature Play Area
- 3 Shaded Seating
- 4 Entrance Plaza with Pavilion & Accessible Ramp
- 5 Plaza with Picnic Table & Seating Boulders
- 6 Circular Walking Loop
- 7 Berms
- 8 Circular Boardwalk
- 9 Dog Off-leash Area
- 10 Open Lawn Area
- 11 Naturalized Area



Children's Nature Play



Shaded Seating



Terraced Seating



Pavilion



Picnic Table & Seating Boulders



Circular Walking Loop



Dog Off-leash Area

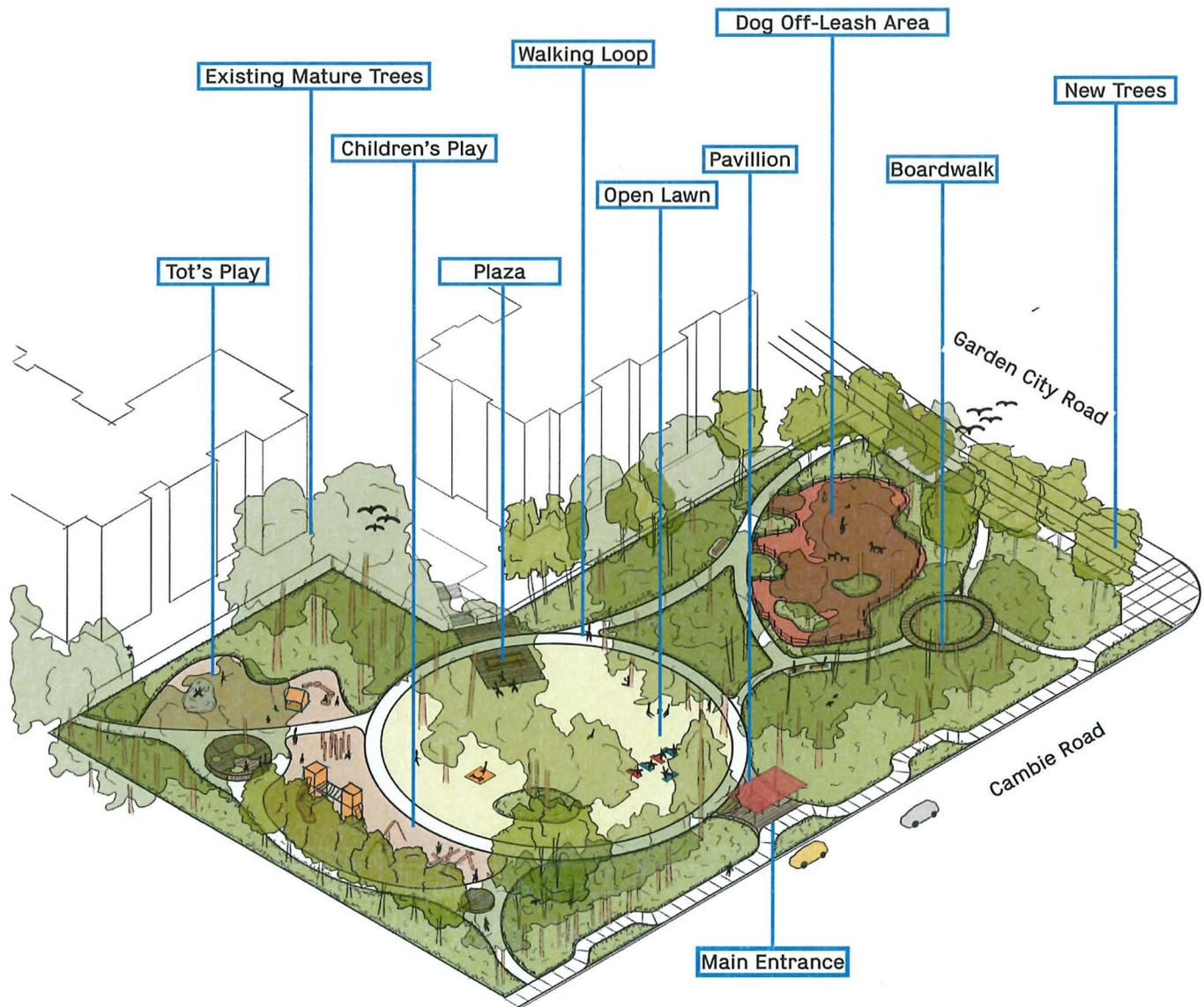
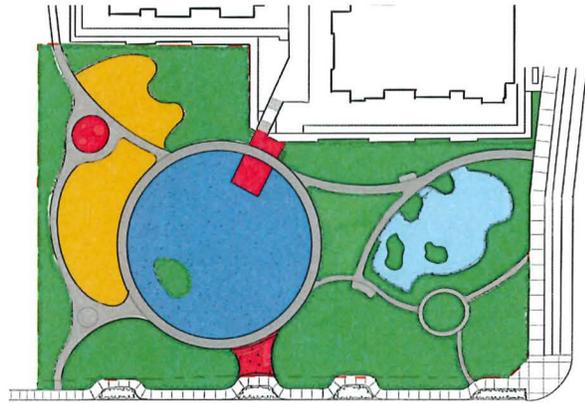
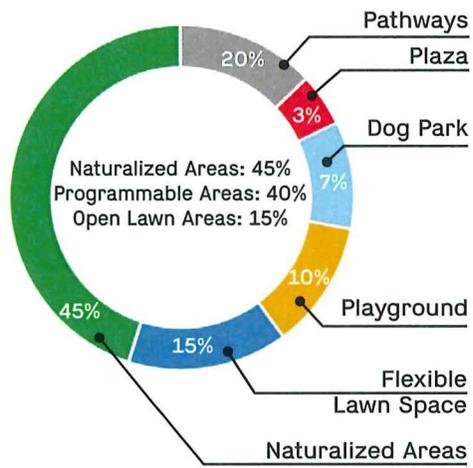


Open Lawn Area



Naturalized Area

PARK CONCEPT - DETAILS



PARK PROGRAMS



Bird Watching



Group Fitness



Nature Education



Jogging



Community Events



Adventure Play



Plaza



Walking & Rolling



Outdoor Meetings



Off-Leash Dog Park



Sand & Water Play



Quiet Games



Informal Sports



Social Seating



Moments of Reflection

PLANTING PALETTE

Trees



Acer circinatum
Vine Maple
🐦

Shrubs



Rosa nutkana
Nootka Rose
🐦🦋🐝



Philadelphus lewisii
Mock Orange
🐦🦋



Vaccinium ovatum
Evergreen
Huckleberry
🐦🦋🐝



Rubus spectabilis
Salmonberry
🐦



Gaultheria shallon
Salal
🐦🦋

Perennials & Ferns



Carex obnupta
Slough Sedge



Polystichum
munitum
Western sword fern
🐦



Arctostaphylos
uva-ursi
Kinnikinnick
🐦🦋🐝



Iris siberica
Siberian iris



Blechnum spicant
Deer Fern



Juncus effusus
Common Rush

MATERIALS PALETTE



Concrete



Granular Surface



Open Lawn



Wood



Stabilized
Aggregate



Engineered Wood
Fibre Safety
Surface

SITE FURNISHINGS PALETTE



Bike Racks



Benches



Custom Large
Picnic Tables



Shade Structure



Interpretive Signage



Natural Play
Equipment



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 604-323-4270

**Tree Management Plan:
 Amendment #5
 OVERVIEW
 All Trees**

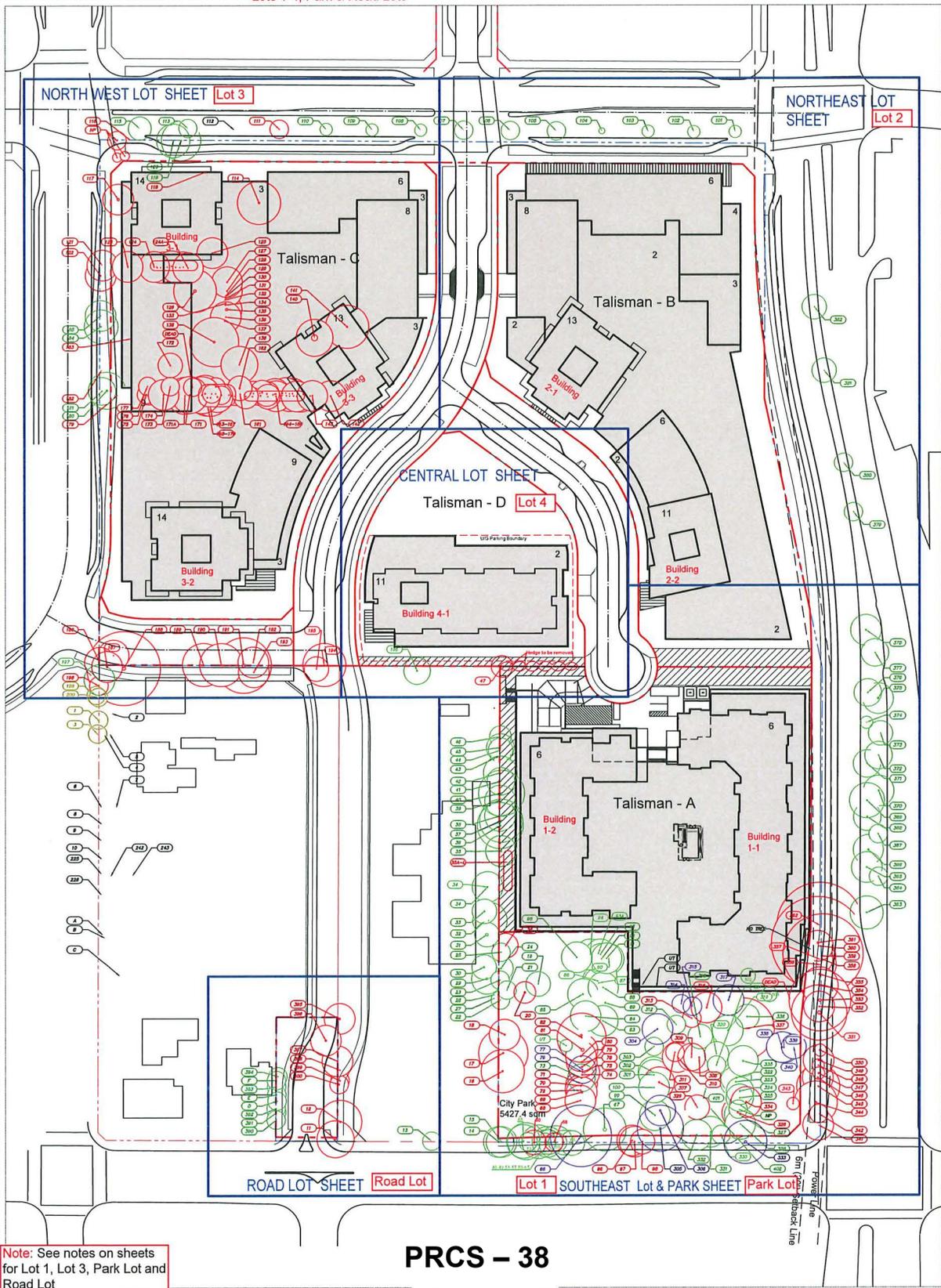
PRELIMINARY
 Lots 1-4, Park & Road Lots

Date: November 25, 2020 (rev Dec 18)
 Client: Polygon Talisman Park Ltd.
 Project: Talisman Park
 Project Address: Cambie - Sexsmith
 Capstan - Garden City
 Richmond, B.C.

Crown Dripline for:
 Retain Tree (Green circle)
 Remove Tree (Red circle)

Tree Recommended for Retention: (Green circle)
 Tree Recommended for Removal: (Red circle)
 Undersize Tree: UT (Black circle)
 Retain & Monitor Tree (Blue circle)
 Tree is outside of project area & not incorporated within the statistics for retained & removed trees. (Yellow circle)

Notes:
 1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
 2. Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
 3. Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.



Note: See notes on sheets for Lot 1, Lot 3, Park Lot and Road Lot



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Tree
Services**
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andematt.forest@shaw.ca
pacificsuntree.com

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**Tree Management
Plan: Amendment #5
Park Area
All Trees**

Park Lot

Date: November 25, 2020 (rev Dec 3)
Client: Polygon Talisman Park, Ltd.
Project: Talisman Park
Project Address: Cambie - Saesmith -
Carpelan - Garden City
Richmond, B.C.

Tree Recommended for Retention:

Tree Recommended for Removal:

Undersized Tree:

Crown Damage for:

Retain Tree:

Retain & Monitor Tree:

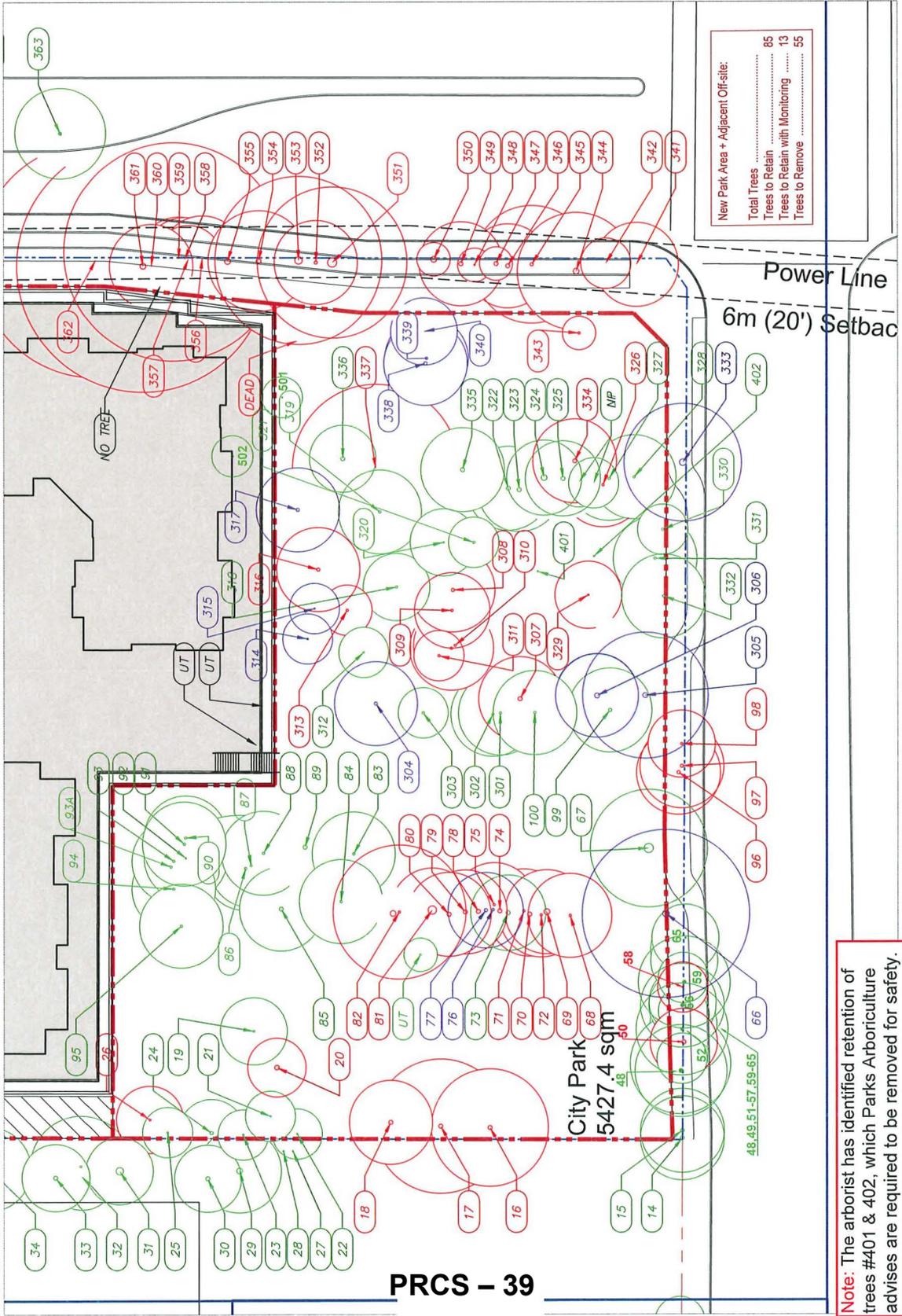
Remove Tree:

Tree Protection Barrier (Outline Tree Protection Zone)

Critical Root Zone:

Notes:

- Where trees are densely clustered the crown outline may not be shown for some trees to provide legibility.
- Trees recommended for retention are shown with a green outline. For trees with numerous small stems, calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.



New Park Area + Adjacent Off-site:

Total Trees	85
Trees to Retain	13
Trees to Retain with Monitoring	55
Trees to Remove	17

PRCS - 39

Note: The arborist has identified retention of trees #401 & 402, which Parks Arboriculture advises are required to be removed for safety.

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Tree Management Plan: Amendment #5
Park Area Retention & Protection
Lot 1 & Park Lot

Date: November 25, 2020 (rev Dec-3)
Client: Polygon Tailisman Park Ltd.
Project: Tailisman Park
Project Address: Cambie - Seasmith - Captain - Garden City
Richmond, B.C.

Tree Recommended for Retention:

Tree Recommended for Removal:

Undersized Tree:

Crown Deline for:

Retain Tree:

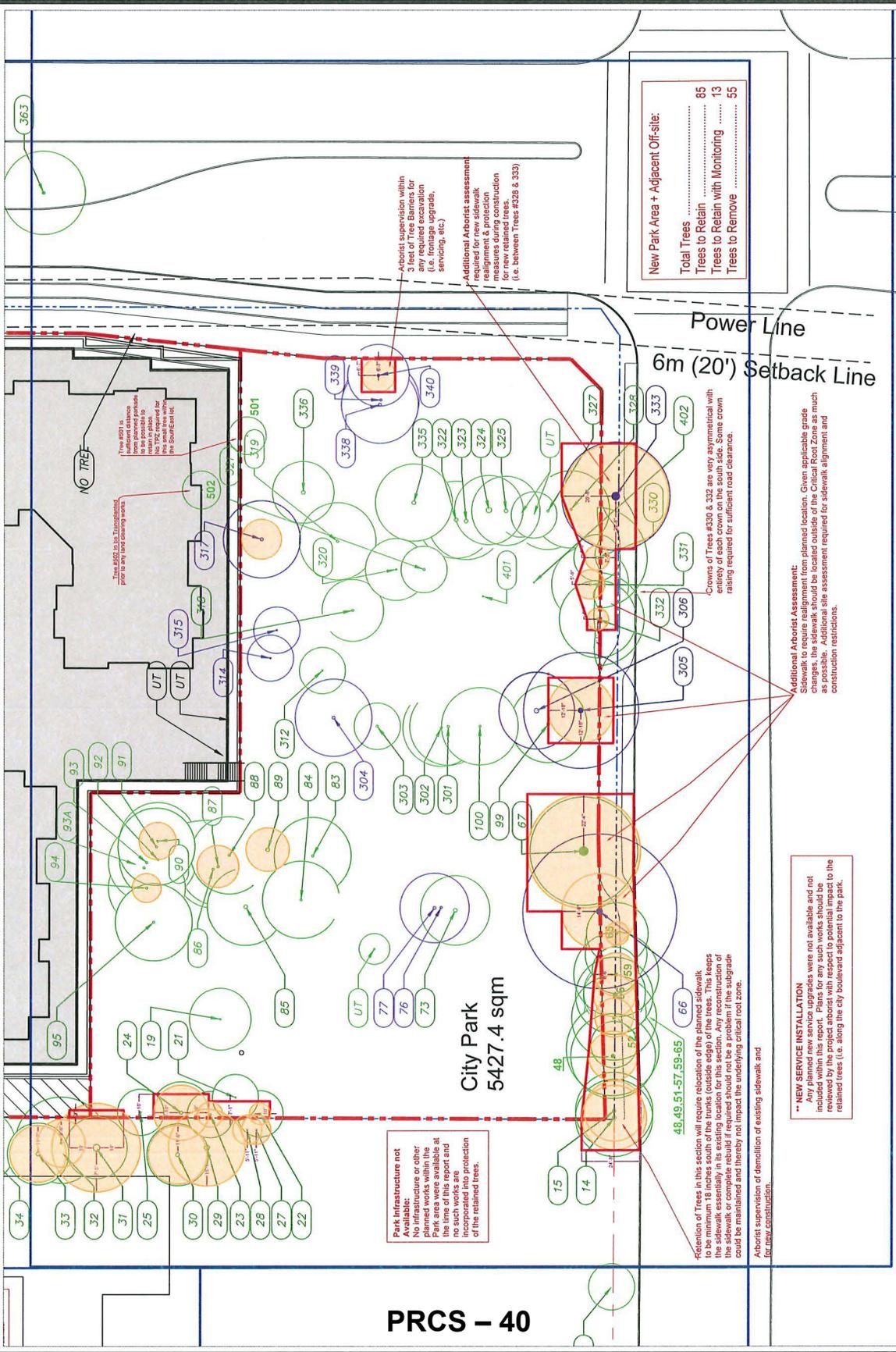
Retain & Monitor Tree:

Tree Protection Barrier (defines Tree Protection Zone):

Critical Root Zone:

Notes:

- Where trees are densely clustered the crown outline may not be shown for some trees to provide legibility. Retention are illustrated with DBH to scale (except for trees with numerous small stems).
- Calculations and measurements for Tree Barrier, CRZ & TPZ are from the outside trunk of the subject tree.



City Park
5427.4 sqm

New Park Area + Adjacent Off-site:

Total Trees	85
Trees to Retain	13
Trees to Remove	55

Park Infrastructure not Available:
No infrastructure or other planned works within the Park area were available at the time of the assessment and no such works are being incorporated into protection of the retained trees.

Retention of Trees in this section will require relocation of the planned sidewalk to the existing edge of the sidewalk (or the reconstruction of the sidewalk or complete rebuild if required should not be a problem if the subgrade could be maintained and thereby not impact the underlying critical root zone.

Arborist supervision of demolition of existing sidewalk and for new construction.

**** NEW SERVICE INSTALLATION**
Any planned new service upgrades were not available and not reviewed by the project arborist with respect to potential impact to the retained trees (i.e. along the city boulevard adjacent to the park).



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Scale: 1/8" = 1'-0"
130 - 1059 152 Street
Surrey, B.C.
V4A 0C4 **Lot 1 & Park Lot**

**Tree Management
Plan: Amendment #5
SOUTHEAST LOT
- Park Boundary
Retention & Protection**

Date: November 25, 2020 (rev Dec-3)
Client: Polygon Talisman Park Ltd.
Project: Talisman Park
Project Address: Cambie - Seasmith -
Capstan - Garden City
Richmond, B.C.

Tree Recommended for Retention: ●

Tree Recommended for Removal: ●

Undersized Tree: ○

Crown Deline for: ○

Retain Tree: ○

Retain & Monitor Tree: ○

Tree Protection Barrier (Outer Tree Protection Area): —

Critical Root Zone: —

Notes:
1. Where trees are densely clustered the crown outline may not be shown for some trees.
2. Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
3. Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside bank of the subject tree.

PARK TREES:
All park trees are well setback from the planned development in the Southeast Lot and do not require Tree Protection Barriers or other measures for the planned construction, including the underground parkade.
Park trees with the closest Critical Root Zones are shown on the plan below.

