



City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 1, 2015

From: Mike Redpath
Senior Manager, Parks

File: 06-2345-20-LSTE1/Vol
01

Re: London/Steveston Park Concept Plan

Staff Recommendation

That the London/Steveston Park Concept Plan, as outlined in the staff report titled "London/Steveston Park Concept Plan," dated May 1, 2015, from the Senior Manager, Parks, be approved.

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

Att. 4

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

Staff Report

Origin

Polygon 273 Development Ltd. has applied to rezone a 7.0 acre portion of a 13.0 acre site at 10440 and 10460 No. 2 Road to a site specific “Town Housing (ZT72) – London/Steveston (No.2 Road)” zone to permit a 133-unit townhouse development on a proposed Parcel 1. The remaining 5.8 acres of the site will maintain the current School and Institutional Use (SI) zoning taking into account minor widening of No. 2 Road required for the development. A 5.0 acre portion of the former Steveston Secondary School property will be transferred to the City and added to the existing site of London/Steveston School Park and a 0.8 acre portion transferred to the City for a childcare site facing No. 2 Road.

A series of Open Houses were held in February and March 2015 to gain public input towards the development of a concept plan that integrates the portion of the old Steveston High site to be transferred to the City, with the existing properties of London/Steveston School Park. The purpose of this report is to summarise the findings of the public consultation process, and to present the London/Steveston Park Concept Plan for approval.

Analysis

The Existing Site

The existing London/Steveston School Park comprises of properties owned by the City of Richmond and School District No. 38. The Steveston-London Secondary School opened in 2007 after the merger of Steveston Secondary and Charles E. London Secondary. The new Steveston-London Secondary School faces both Williams Road and Gilbert Road, and the old Steveston Secondary School fronts onto No. 2 Road.

The portion of the old Steveston Secondary site that is proposed to become City park property is an open lawn approximately 4.0 acres in size, another 1.0 acre within in two greenways linking the park to No. 2 Road, and a small portion of the property will also locate a childcare facility (Attachment 1). This area is being transferred to the City from Polygon as described above as a condition of rezoning. From a park planning perspective the proposed addition of accessible open space has presented a unique opportunity to engage the community and surrounding established neighbourhoods through consultation for master planning the London/Steveston community park as a whole.

The existing City property is located between the new and old school sites and is approximately 18 acres in area. Its main feature is a softball complex of four ball diamonds that is supported by a caretaker suite/field house/pubic washroom building, a batting cage and a parking lot that runs parallel with Williams Road. A natural grass sand field exists in the north part of the property and a small playground and seating area is located near the site’s Goldsmith Avenue frontage. Lighting has been provided so that the field and one ball diamond can be programmed for use in the evenings. The existing athletic facilities were not included within the scope of the design for the new concept plan, since at present they are regularly programmed and well used by community sport groups.

Public Consultation Process

The public was invited to provide input and feedback towards the preparation of the concept plan for the expanded park at a series of Open Houses held at Steveston-London Secondary School over a six week period from February 12 to March 31, 2015. Approximately 1,200 notices were sent to residential properties in the surrounding neighbourhood. The public engagement process was advertised in the local newspapers, and information was posted on the City's website. The public engagement process was intentionally designed to build on ideas generated from the community and participants at each stage of the process.

February 12 and February 14, 2015 – Ideas Generation Consultation

Phase one was considered the ideas generation and discovery phase, where the public was invited at two sessions, to describe concerns with the existing park and to share ideas and express their aspirations for the future development.

Twenty four people attended the first session and twenty nine people participated at the second open house. The analysis of the input revealed some consistent themes including:

- Improving opportunities for fitness and walking;
- Creating more diversity of spaces, including social spaces, within the park;
- Improving circulation around the site;
- Providing activities that are suitable for a wide range of ages; and
- Improving drainage at the site.

The majority of the participants did not express an interest in sports fields being part of the redevelopment plan.

March 5, 2015 Meeting – Concept Options Consultation

From the feedback received at the first two Ideas Generation sessions, three concept design options were prepared and presented for review at the third open house. Each concept was presented with a large plan, perspective sketch, as well as precedent images to illustrate the park program in each option. Twenty four participants attended this event and they appeared to enjoy playing their part in the design process. Comments were received relating to each concept design and these were amalgamated with the findings of the ideas fair to help develop the final concept plan.

March 31, 2015 Meeting – Draft - Final Concept Consultation

The purpose of the final Open House was to present the preferred concept design that was generated based on the progressive feedback from the community received to date. Thirty one participants attended this event where participants were encouraged to interact through informal discussions regarding the concept plan. The final concept design was presented with a large plan, cross sections, and a perspective sketch as well as precedent images to illustrate the

proposed park plan. In addition, a sketch was presented that showed the proposed layout of a proposed new play area integrated with existing trees and new site features.

Parks staff also met with the Principal and Vice Principals of Steveston-London Secondary School to gather their feedback on the proposed preferred concept design plan. School staff were very supportive of the concept proposal to increase the diversity of uses at the site.

Concurrent to the Open House process, the community was also invited to view all of the engagement process materials and complete the questionnaires on the Let's Talk Richmond website, www.LetsTalkRichmond.ca.

Interest shown at the Open Houses was strong and response to the park proposal was generally favorable. Most of the local residents who participated in the design process attended all of the sessions, and this provided valuable consistency in discussion and commentary as the concept design plan progressed from start to finish. A complete review of the planning process and its results are included (Attachment 3 and 4).

Proposed London/Steveston Park Concept Plan

The concept design (Attachment 2) for London/Steveston Park proposes two distinct areas for the site:

- Park Addition – a large, flexible use, open space and a central area that focuses on social activities and play; and
- Greenways – two 30 foot wide greenways, located to the north and south of the Polygon townhouse development, that connect the Park Addition to No. 2 Road.

A proposed open lawn which is approximately 2 acres in size is included that can be used for informal activities, games and sports, and also for larger neighbourhood scale programs and events. Around its edges and planted within it trees are proposed to be planted in groups, as specimens, and as rows flanking the walkways creating an enjoyable walking experience and greening the park.

The concept proposes a grading plan to ensure that the pathways and main use areas remain dry throughout the year, with some areas adjacent the pathways at lower elevations designed to accept water during the wet season. These detention areas will allow water to infiltrate the ground slowly, thereby reducing pressure on the City's storm drainage system.

A variety of trees and shrubs may be planted within these areas to increase biodiversity and enhance habitat creation for wildlife. This open space improves upon the old school site's existing lawn. The two smaller ball diamond backstops will be removed and replaced at new sites within the park system. A contained/fenced, dog off leash area (0.75 acres) is proposed to be located in the northwest section of the park.

A large mound, approximately 4 metres in height, is proposed to anchor the middle of the park. This feature will add prominence and variety to the park's topography, become a play feature unto itself, and reinforce the park's unique character within the City's park system.

The central area located close to Goldsmith Drive is proposed to enhance the existing play ground with the proposed future addition of new play elements, and a covered structure that could provide shelter for outdoor activities and programs. Seating and picnic tables are also proposed to encourage social gathering and the making of connections among the neighbourhood residents.

The new concept presents a major revision of the park's pathway/trail system. Primary pathways, including a 650 metre long circular loop, are proposed which can include distance markers and fitness equipment placed along the routes. The existing main trails will be increased to 3 metres in width, and will ensure neighbourhood connections to Williams Road, Gilbert Road and to No. 2 Road through the proposed two Greenways.

Next Steps and Advancing Phased Future Park Development

Approval of the London/Steveston Park Concept Plan will advance Polygon satisfying rezoning considerations, including transfer of the proposed park and childcare lands to the City. Subsequently, the Polygon rezoning and development permit applications will be brought forward to Council for consideration before the final adoption.

The rezoning considerations for the Polygon development project provided for two options of either the applicant constructing the park works under a Servicing Agreement based on an approved park plan or the City electing to do the work.

The Community Services Division has elected to the construct the Park Addition, as such Polygon will construct the proposed two east-west Greenways and will be eligible for Park Development DCC credits for the actual cost of the park construction works (from part of the maximum payable DCCs of approximately \$600,000 to be paid by Polygon). The estimated cost of full implementation of the London/Steveston Park Concept Plan park construction is \$ 4.0 million to be phased in over time.

Financial Impact

This report presents the London/Steveston Park Concept Plan for approval. Subject to Council's approval of the park concept plan, capital submissions will be considered as part of the City's five-year financial capital plan with proposed phased construction of the park improvements targeted for commencement in 2017, concurrent with the Polygon Development.

Conclusion

The transfer of land to the City will lead towards the renewed development of London/Steveston Park. The park will better function both as a quiet neighbourhood green space and as a place for local residents to gather, socialize and entertain within an active setting. The recommended London/Steveston Park Concept Plan is the result of a comprehensive public engagement

May 1, 2015

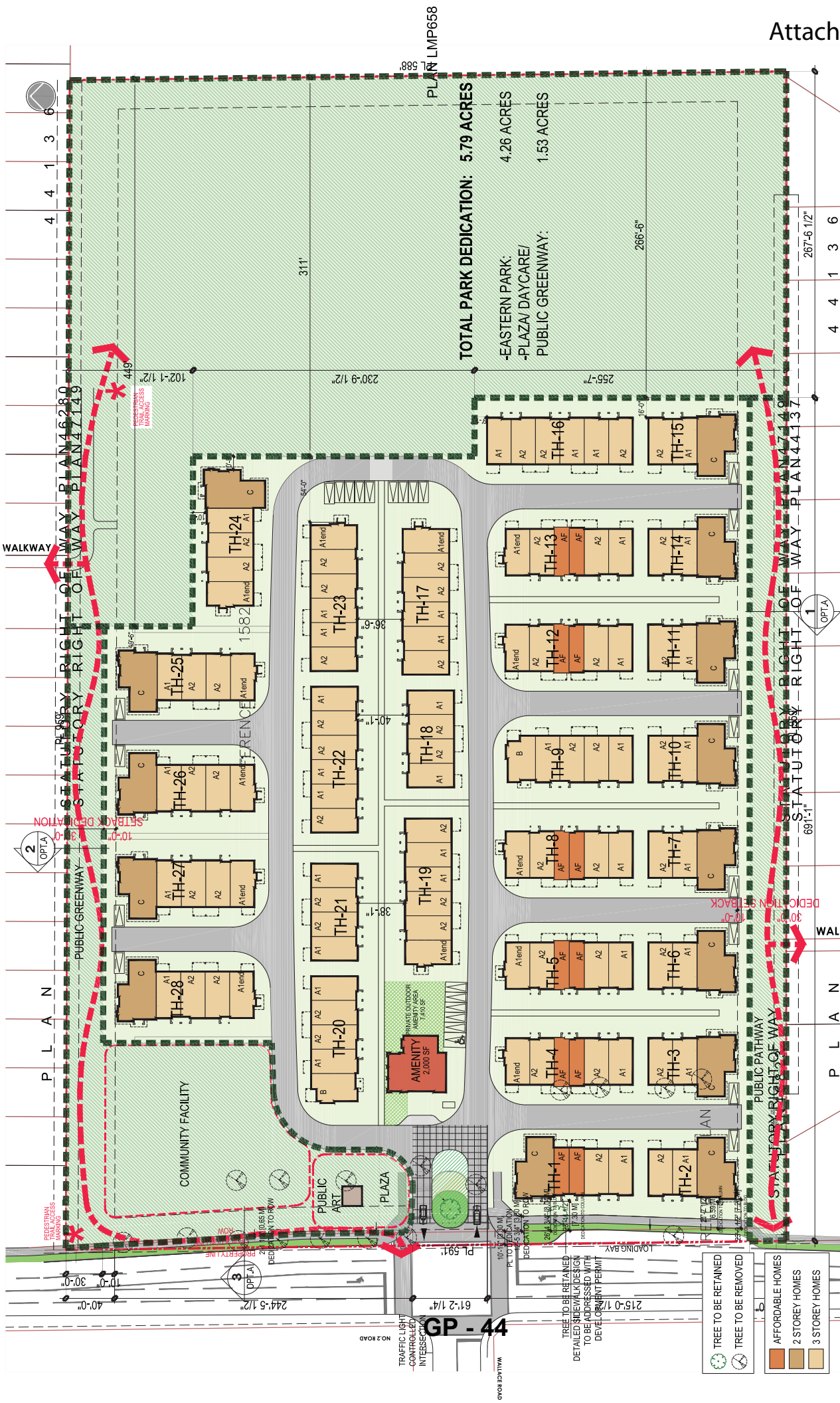
- 6 -

process, and approval of the plan will advance the rezoning application of Polygon's development project to the zoning adoption stage.



Clarence Sihoe
Park Planner
(604-233-3311)

- Att. 1: Site Map – Proposed Addition to London-Steveston Park
- 2: Final Concept Design Plan
- 3: London/Steveston Park Concept Design volume 1 – Report
- 4: London/FSteveston Park Concept Design volume 2 – Appendices



TOTAL PARK DEDICATION: 5.79 ACRES

-EASTERN PARK: 4.26 ACRES
 -PLAZA/ DAYCARE/ PUBLIC GREENWAY: 1.53 ACRES

DATABASE: 1321-1stephan
 PROJECT NO: 1321
 DATE: 13 JAN 2015
 SCALE: 1/32" = 1'-0"



DRAWING TITLE:
SITE PLAN VERSION 27
 133 units

PROJECT:
Kingsley Estates
 10440/60 No. 2 Rd., Richmond, BC

Rositch Hemphill Architects
 120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
 t 604.669.6002 f 604.669.1091 www.rharchitects.ca

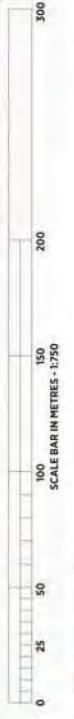


- TREE TO BE RETAINED
- TREE TO BE REMOVED
- AFFORDABLE HOMES
- 2 STOREY HOMES
- 3 STOREY HOMES

TREE TO BE RETAINED
 DETAILED SIDEWALK DESIGN
 TO BE ADDRESSED WITH
 DEVELOPMENT PERMIT



The design for London/Steveston Park features two distinct areas - a large flexible use open space and a central area focused on active use. The existing landscape character is enhanced with varied topography, tree planting as well as water management with infiltration areas to create biodiversity. The central area replaces the existing play area with renewed play elements, a sheltered space for neighbourhood activities and a relocated small sport court. A new walking loop with fitness stations will enhance opportunities for physical activity. This design also features a small fenced off-leash dog area for neighbourhood residents.



- PICNIC TABLES
- FITNESS STATIONS
- BENCHES / SEATING



City of Richmond 29th April 2015

LONDON-STEVESTON PARK CONCEPT DESIGN

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Volume 1



Project Team

City of Richmond

Mike Redpath	Senior Manager, Parks
Clarence Sihoe	Parks Planner
Tricia Buemann	Area Coordinator, Parks Programs
Marie Fenwick	Manager, Parks Programs
Mark McMullen	Senior Coordinator, Major Projects, Planning & Development
Gregg Wheeler	Manager, Sports and Community Events

space2place

Jeff Cutler	Principal
Phil Wyatt	Project Manager

Polygon Homes

Chris Ho	VP Development
Emma Cartwright	Development Coordinator



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B Public Ideas Fair Summary Report (event 01 + 02)	
C Concept Design Review Presentation Material	
D Concept Design Review Summary Report (event 03)	
E Final Concept Design Review Presentation Material	
F Final Concept Design Review Summary Report (event 04)	
G Let's Talk Richmond Survey Responses	

01 INTRODUCTION

Polygon Homes have purchased the old London-Steveston High School to build a residential development. As part of this development Polygon Homes is passing over approx. 4.5 acres of land to London-Steveston Park.

This additional parcel of land is great news for the park and the local community and its a good opportunity for the City of Richmond to review the use of the park and decide how best to connect the additional land to the park while also establishing a larger plan to revitalize the park with the involvement of the local community. This document is intended to summarise the process that was used to prepare a preferred concept design with community involvement. Refer to all presentation material and summary reports in Volume 2 of this document for more detail relating to the design process.

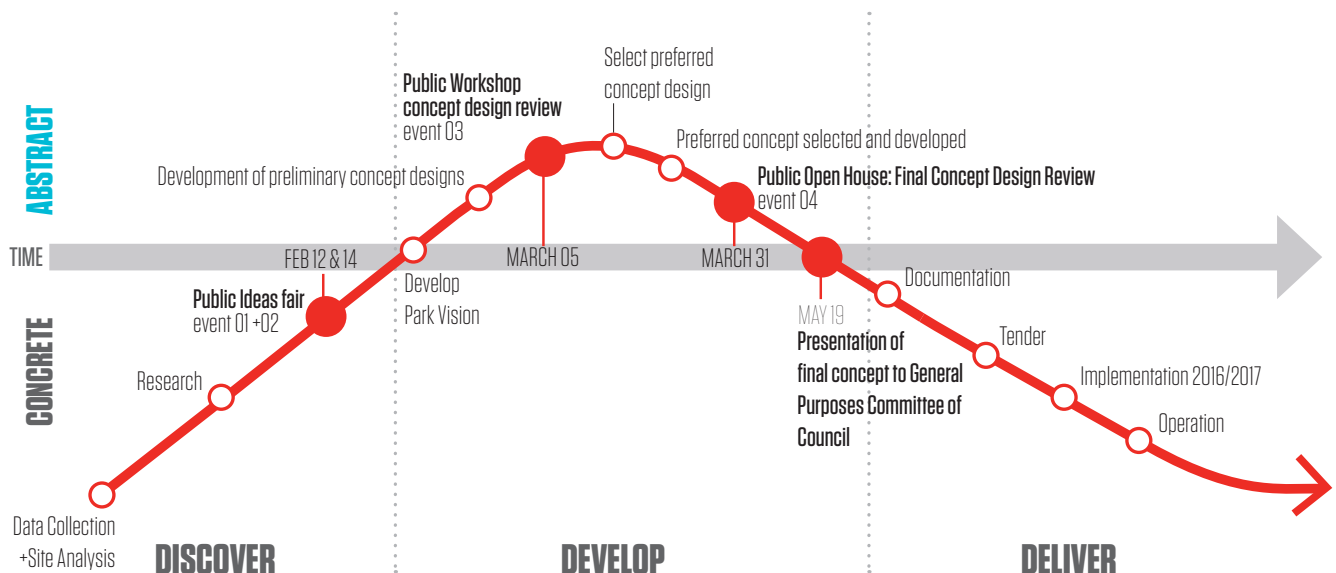
Design Process

The design process has been structured around three main phases: **DISCOVER, DEVELOP, and DELIVER.**

During the **DISCOVER** phase, research and analysis was carried out in preparation for a public ideas fair to understand the current uses of the whole park site, and expectations, issues, and concerns of the community regarding the renovation of the park.

During the **DEVELOP** phase, concept options were developed, public workshops helped to decide the direction before developing a preferred concept design. Again, the public attended an event to comment on this preferred concept before presenting the design to Council.

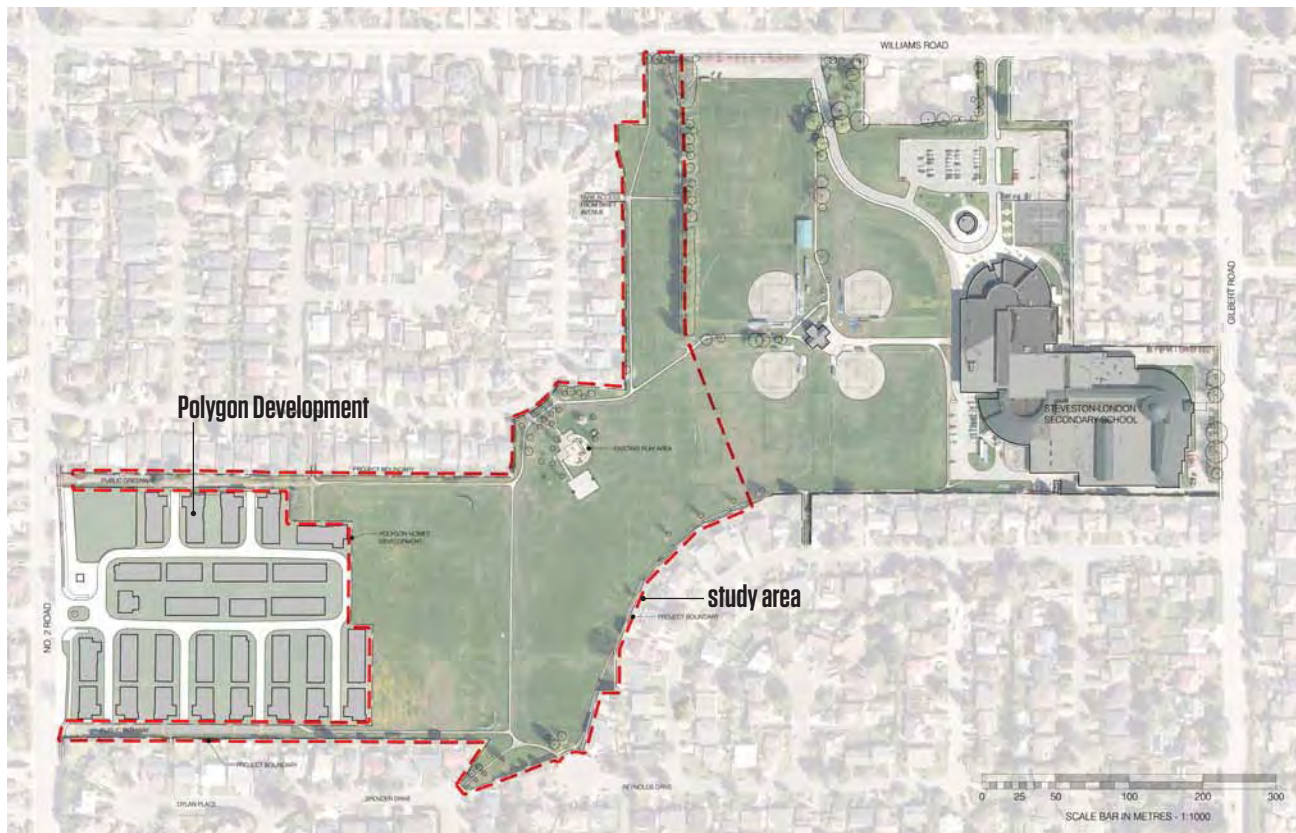
Space2place is not currently providing services for the **DELIVER** phase, however in theory this phase would include the detailed design and implementation of the project over a period of time depending on the number of phases and allocation of funds.



02 DATA COLLECTION & SITE ANALYSIS

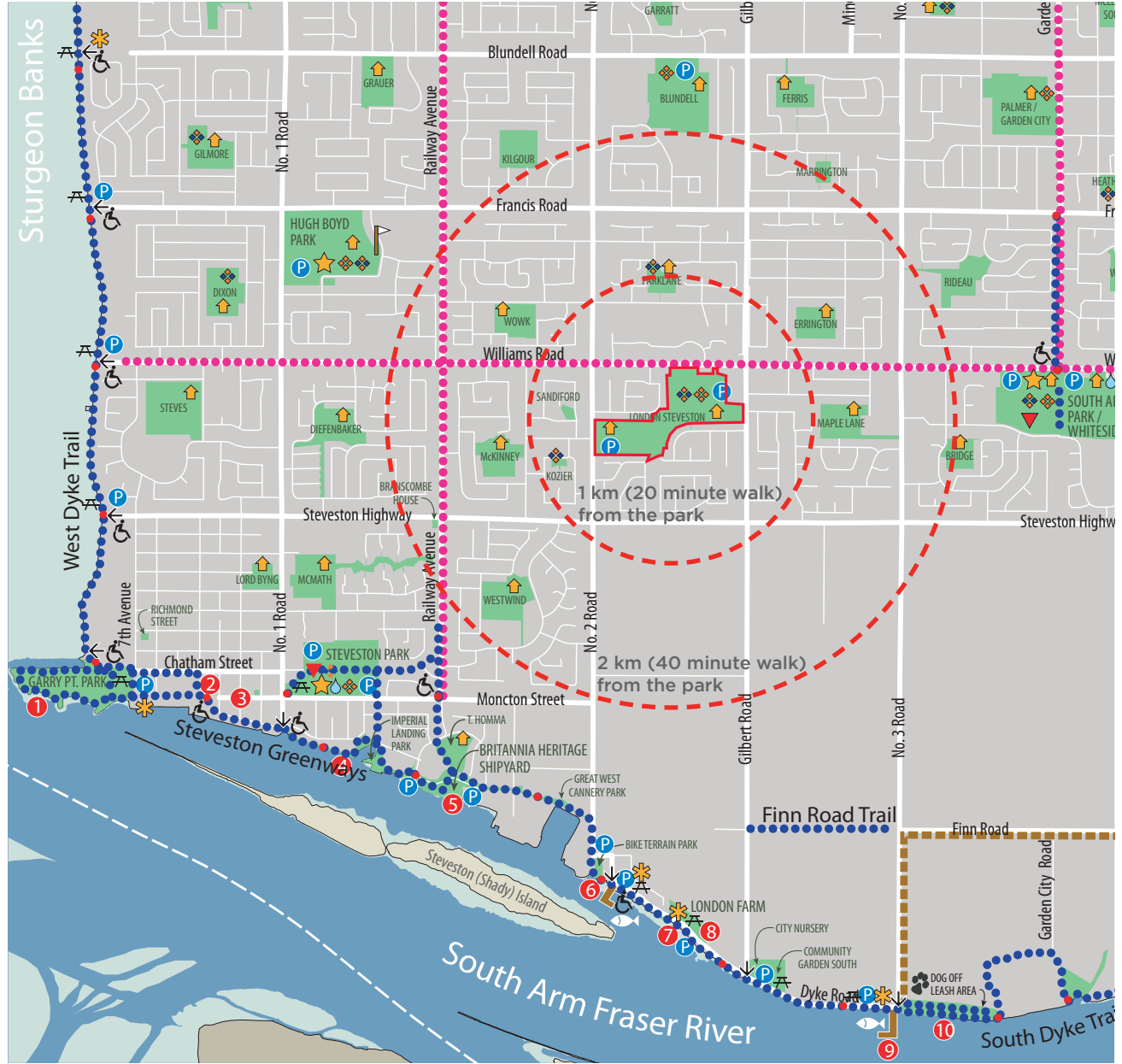
This first part of the work included the collection of background data, policies and guidelines; review of relevant precedents and theory; and analysis of the site. Following a detailed review of the background materials we undertook an analysis of the site, including important contextual linkages to the surrounding park and community. This material has been presented to participants at all of the open houses and it forms a key element in the design process as well as helping to determine the park programme.

Existing Site Plan



Existing site photos - credit Clayton Perry (<http://claytonperryphotography.tumblr.com/>)

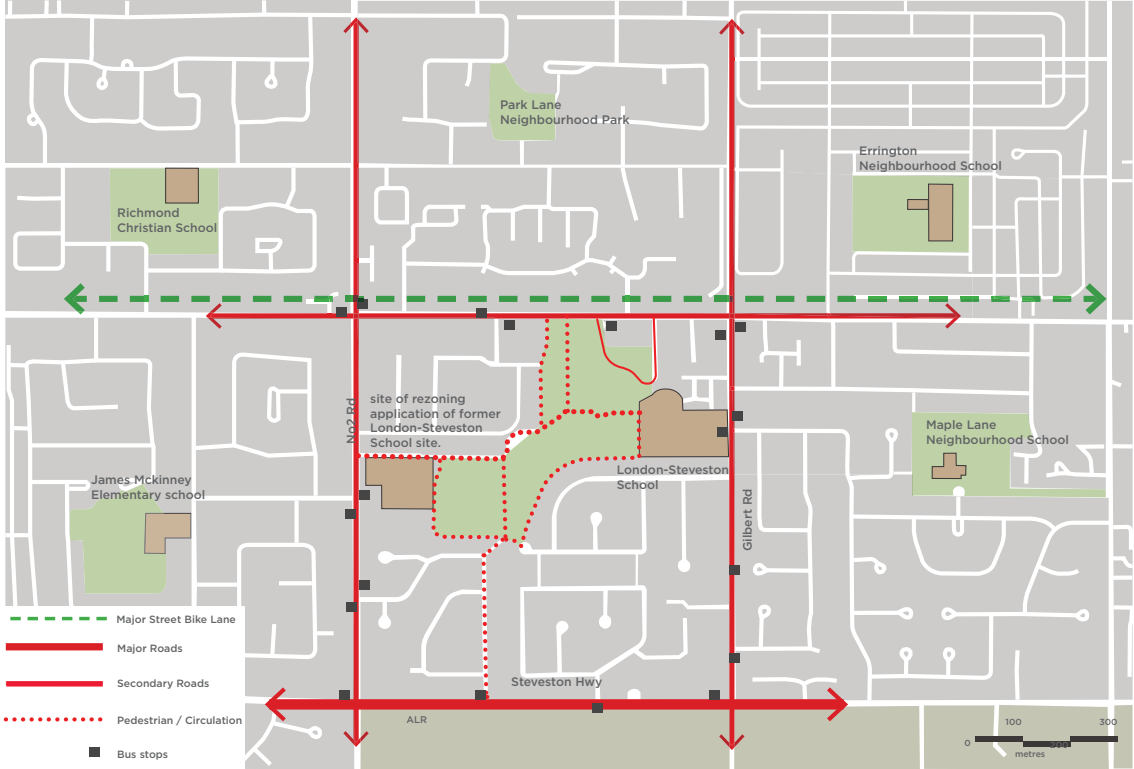
Community Plan



LEGEND:

Marsh / Wet Lands	Connector Routes	Aquatic Centres / Outdoor Pools	Picnic Table Areas
Parks	School sites	Ice Skating Arenas	Outdoor Tennis Courts
Trail - Pedestrian / cyclist / Wheelchair accessible	1 km Distance Markers	Dyke Trail Access Points	Basketball Courts
Commuter Cycling Routes (designated bike lanes)	Trail Trail Names	Points of Interest	Lacrosse Box/Ball Hockey Courts
	Community Centre	Picnic Table Areas	Handicapped Accessible
		Parking	Dog Off-Leash Areas
			Trail Washroom Facilities

Neighbourhood Plan - Existing Connections



Site Plan - Existing Spatial Uses, Connections, Vegetation



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03 PUBLIC IDEAS FAIR

Events 01 + 02

24 participants attended event 01

29 participants attended event 02

Objective

The purpose of the ideas fair was for discovery; to understand the current uses of the whole park site, and expectations, issues, and concerns of the community regarding the renovation of the park. The results from this event informed the park program and concept options that were presented at the next open house.

Framework

Boards were displayed to communicate the existing site conditions including park context, circulation, connections, and spatial uses. Next, we asked participants to respond a series of high level questions regarding the existing park conditions and the potential for the park redevelopment. Participants responded with sticky notes that were placed in context on the park plans.



To supplement these questions, we followed with an exercise where the participants identified their preferences for activities within the park redevelopment. The input from the ideas fair events was supplemented with feedback received from the Let's Talk Richmond online survey.

Summary of Findings

The analysis of the input received from the public events and Let's Talk Richmond has revealed some consistent themes including: improved opportunities for **fitness and walking**, creating **more diversity of spaces** within the park, the provision of more **social spaces** within the park, **improved circulation** around the site, provision of **activities that are suitable for a wide range of ages** (from children to seniors), and **improved drainage** in the park to make it more accessible for year round use.

The majority of the participants did not express an interest in sports fields being part of the park redevelopment apart from those that exist on the Secondary School site. There was a sentiment that softball was a potential conflict with more passive park functions.



There was some diversity of opinion regarding the suitability of a fenced off-leash dog area within the park.


All of the feedback that we received at this stage was used to define 'Key Park Design Considerations'. These considerations were used to prepare the concept design options and were also presented at the Concept Design Review event.

For a more detailed report, refer to Appendix B- Ideas Fair Summary Report in Volume 2.

All of the feedback and findings from the two public ideas fair events were presented at the Concept Design Review (event 03). Refer to Appendix C for the full presentation material of the Concept Design Review located in Volume 2.

London / Steveston Park



Findings from the Ideas Fair

Common responses to the following questions...

I like the following qualities of the existing London-Steveston Park...

- there is and should be a difference between what is park and what is playing field
- the park as it already is!
- walk area for walkers, trails, green space
- walking spaces
- there is a place for children to fly a kite! (ie open space)
- large area of open green space
- quiet setting open spaces
- the fact that it can be re-designed period!
- lots of sport fields
- running in the summer


If I could, I would change the following things about the park....

- more for rainy season
- dedicated open and passive park separate from sports field
- boundaries between properties and park (what to do with the chain link fence)
- small clumps of trees in centre instead of trees on the border
- a little pond and a small hill here could enrich the landscape of the park
- additional parking on williams rd. double existing lot
- is there a way to use "traffic calming devices" on walking paths - slows motorbike, skateboards, and bicycles - especially at blindspots
- evergreen trees, fewer deciduous, still able to see mountains
- good ambient lighting on walkways and playground areas to discourage nefarious activity
- meandering pathways
- get rid of existing 2 baseball back stops
- better management of tournament events - keeping space for locals community (quieter during events)
- bigger playground for children
- places to sit
- drainage and water pooling
- park washrooms need to be open more often
- need more mounds or hillocks for kids to play
- no more beer leagues Noise and Adult ball on old Steveston high field
- communicating rules on the site
- incorporate a bike path with the walking path
- make off leash park or a large off leash area for dogs
- open lawn for multi use activities, bocce, Frisbee, sports
- add naturalistic planting and trees
- separate contain development with buffer; do not want park to be backyard of development
- more implements for toddlers and benches for seniors at the play areas



The following is how I would describe my vision for an ideal London / Steveston Park in 10 years...


- mature plantings on trails with gathering spaces
- meandering fitness trails, beautification of the park
- supervised off leash dog park (owner present to 'pickup')
- nice pathways, nice trees and planting but also open...(the centre part)
- do not want development to have majority access to park
- trees, habitat for song birds
- open/covered space for tai chi area with green roof for the birds
- designated quiet times - ie. after 9pm
- dog off leash area
- better playground
- need washroom so kids can play longer in the play ground
- open space to see the mountains, families walking and playing
- room for people to play bocce ball
- open space for people of all ages and not organized sports
- walking, jogging trails, quiet retreat, wooded areas - pine trees!, tree lined walkways, wide open spaces, song bird habitats
- ambient lighting on the west of the site

This is what the preferences look like for the balance of uses in the park...



London / Steveston Park







Findings from the Ideas Fair

The most noted words used during the ideas fair...

This word cloud filters 75 of the most noted words and the size of each word is in relation to the number of occurrences it was noted in the responses.



Results of the sticker exercise to identify new activities for the park...

Total	Priorities
155	Spaces For Seniors
62	Pathways & Fitness Trails
47	Planting
21	Open Space For Flexible Use
15	Passive Areas & Gathering Spaces
13	Spaces For Youth
12	Play Environment
12	Dog Off Leash Area
12	Sports Fields
3	Pond
3	Sports Court

Key Park Design Considerations

Year-round Use

- make the park usable during the winter months
- provide a covered flexible use space for a range of activities

Diverse Landscape Character & Vegetation

- Increase the diversity of landscape characteristics
- maximize year-round greenery of the park
- provide trees for shade
- conserve mountain view from park

Play

- expand the existing play area
- provide more for toddlers
- play area becomes over capacity during large events and its difficult for local residents to access

Improved Social Amenities for Neighbourhood Use

- social hubs including an outdoor bbq & picnic tables
- install water fountain
- provide seating opportunities with option for shade
- install fitness equipment along fitness trail

Dogs

- install fenced dog off-leash area
- consider size of off-leash dog area so that it doesn't take up too much flexible open space

Flexible Use / Open Space

- provide open space for multi-use activities, such as bocce, frisbee and other sports

Site Safety

- keep existing path lighting
- The site has a number of dark spots which impacts on the use of the site during the evening and morning periods; install low-level path lighting in any darker spots
- encourage extended use by families
- discourage nefarious activity
- establish strategies to extend use of the park in the mornings and evenings

Existing Park Issues

- improve drainage
- better management of snow geese required.
- improve the balance of uses within the park; open/passive park versus what is sports field
- find ways to improve parking situation during sporting events

Trails / Fitness / Connections

- encourage site access by foot and bike
- develop a network of paths
- install measured fitness trail (e.g. 1km)
- connect the new development with the park
- provide better connections to existing site entry points
- make path widths wide enough to allow for shared use by bikes and pedestrians.

04 PRELIMINARY CONCEPT DESIGNS

Concept No.1

The park design enhances opportunities for physical activity with a 1 km walking loop, fitness stations, play area and flexible open space.



Concept No.2

The park design distributes activities throughout the site. The organic layout of paths is complemented by an enhanced variation of topography.



Concept No.3

The park design features the central organization of activities in the park with enhanced tree planting and water management using bioswales.



05 CONCEPT DESIGN REVIEW

Event 03

24 participants attended event 03



Objective

The purpose of this event was to present the community with concept design options based on the feedback received during the two ideas fair events in February. Participants were invited to make comments on all three concept designs in an informal setting through notes and discussions with city staff and consultants.

Framework

Boards from the previous events were displayed to communicate the existing site conditions including park context, circulation, connections, and spatial uses. The findings from the two ideas fair events were also presented as well as the key park design considerations used for the development of all three concept options.

The three concepts were presented with a large plan, perspective sketch, as well as precedent images to illustrate the park program in each concept. Participants were asked to comment on each concept. Participants provided comments on sticky notes that were placed in context on a separate sheet. To supplement this exercise, separate forms were handed out where participants selected their preferred concept as well as adding any additional comments.

All of the concept design review material was posted onto the Let's Talk Richmond website for further feedback.


Findings

The event was very informative and participants appeared to be enjoying playing their part in the design process. A number of comments were received relating to each concept design and these were amalgamated with the findings from the ideas fair events to help to refine the Key Park Design Considerations for developing the final concept design. At this stage we also prepared summary with a hierarchy of decisions relating to the park program and its overall design.

For a more detailed report, refer to Appendix D - Concept Design Review Summary Report in Volume 2.

All of the feedback and findings from the Concept Design Review (event 03) was referenced when developing the final concept design. It was also presented at the Final Concept Design Review (event 04). Refer to Appendix E for the full presentation material of the Final Concept Design Review located in Volume 2.

London / Steveston Park




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Findings from Concept Design Review

Comments for Concept No.1

This concept received 56% of the participant vote but is important to understand why this concept received so much support. Concept No.1 has no softball back stops which were a contentious issue from the beginning. This concept also did not include a fenced off-leash dog area. Below are some of the comments summarized:

- good support for the flexible open spaces
- good support for the pathways with lighting improvements - consider adding lines on pathways
- some support to add a small mound
- some support to add a fenced off-leash dog area
- little support for fitness stations
- some participants dislike the idea of the water detention (on concepts 2 & 3) because of its negative link to the history of flooding issues within the park
- some support to add a back stop
- general comment to keep trees away from the fence line - views for existing homes are already suffering - leave some gaps - less big trees - consider shadows cast along north boundary of existing homes
- deciduous trees great idea to allow for different views through the seasons (disagree with too much evergreen growth, i.e. no forests pls, deciduous would also provide shade during hot months)
- some support for the trees along the west boundary to naturalize and create a buffer between park and development
- consider moving covered area should be closer to play area like in Concept No.3 - also consider wind protection - some concern was raised about late night usage
- consider additional parking capacity to be added to Williams Rd
- small support for adding community gardens.

Comments for Concept No.3

This concept received 25% of the public vote, which comes in second place out of all three concepts. Concept No.3 includes a small mound, 2 water detention areas, softball back stop, fenced off-leash dog area.

Below are some of the comments summarized:

- good support for the location of the covered open space consider position in concept 1.
- mixed support for the softball back stop.
- some support for a fenced off-leash dog area
- some support for the mound.
- some support for the extra middle walkway
- consider use of cyclists on greenway
- consider adding a water feature to enhance the landscape character
- general comment trees too dense. Random sprinkling preferred - spaces don't need to be overly defined - should allow the users flexibility to figure out what to do - shade is good but vision of children needed - consider shadows cast along north boundary of existing homes
- Consider connecting water detention area to new development "innovative storm water management"

Summary of concept choices

48 votes in total



Concept	Votes	Percentage
Concept No.1	28	56%
Concept No.2	8	17%
Concept No.3	12	25%

Comments for Concept No.2

Concept No.2 includes a large mound, water detention area, softball back stop, fenced off-leash dog area. Below are some of the comments summarized:

- good support for the flexible open spaces
- good support for the less formal tree layout 'sprinkling of trees'
- some support for the spreading out of site features
- good support for a fenced off-leash dog area
- good support trees along the pathways with lighting improvements - consider adding painted lines on pathways
- keep park maintenance low
- general comment to keep trees away from the fence line - views for existing homes are already suffering - leave some gaps - less big trees - consider shadows cast along north boundary of existing homes
- little support for the large mound - consider making mound smaller
- little support for location of covered open space - consider moving next to play area (like in concept 3), to allow for more open space
- consider use of cyclists on greenway
- add perimeter drainage
- water retention area - there was a preference for a grassy basin vs. rain garden planting - the grassy basin will require less maintenance and is more use able during dry periods.

Key Park Design Considerations for the Final Concept Design

The development of the final concept design will be developed based on the following Key Park Design Considerations:

Strong Support

Year-round Use

- make the park usable during the winter months
- promote fitness
- provide a covered flexible use space for a range of activities, locate near to the play area, facing south - consider wind protection - integrate with path lighting to reduce risk of nefarious activity

Flexible use / open

- Provide open flexible green space for multi-use activities, bocce, frisbee and sports
- Maximize the feeling of openness by not planting too many trees and spreading amenities too far apart

Improved social amenities for neighbourhood use

- Add some social hubs including an outdoor bbq, picnic tables, trees (for shade), benches
- provide fitness equipment along fitness trail

Trails/Fitness/Connections

- Provide network of paths to walk, run, including walking with dogs on a leash.
- Widen Paths to allow more capacity and better connect the existing and new features within the park environment.
- Provide tree-lined paths with lighting

SITE SAFETY

- add low path lighting

Strong Support (continued)

Diverse Landscape Character / Vegetation

Tree planting

- Keep trees away from the fence line in order to avoid casting shadows onto neighbouring properties
- Make gaps between trees to not block existing views to the mountains
- Add greater spatial diversity
- Small deciduous trees should be used to enhance diversity in the landscape character and not planting too many evergreen trees.
- Provide shade opportunities within the summer
- The layout of trees should be more random and informal stating that the spaces don't need to be overly defined

Moderate Support

Diverse Landscape Character / Vegetation

Mound

- Increase the diversity of landscape characteristics with the addition of a small mound participants. It should be well
- Conserve or increase the view of the mountains

Dogs

- Add a fenced off-leash dog area to the north of the site
- consider site of off-leash dog area so that it doesn't take up too much flexible open space

Play

- providing more opportunities for toddlers and social amenities for seniors.
- expand play area to accommodate more capacity locally as well as visitors during peak times when large events are taking place

Considerations

Existing park issues

- improve drainage
- better management of snow space required.
- improve the balance of uses within the park, open/passive park versus what is sports field

Car parking / site access

- Add parking to allow for improved capacity during peak times.

06 FINAL CONCEPT DESIGN



Overview

Based on the findings from the concept design review, elements from all three concepts were selected for the development of the preferred concept design:

- The organic layout of paths with enhanced variation in topography from concept no.2
- A walking loop with fitness stations in concept no.1
- The central organisation of activities in concept no.3
- Water management using bioswales in concept no.2 & no.3
- Informal layout of trees in concept no.2
- Fenced off-leash dog area in concept no.3

The final concept design for London/Steveston Park features two distinct areas - **a large flexible use open space** and a **central activity hub** area focused on active use. The existing landscape character is enhanced with varied topography, tree planting as well as water management with infiltration areas to create biodiversity. The central activity hub area replaces the existing play area with renewed play elements, a sheltered space for neighbourhood activities and a relocated small sport court. A new walking loop with fitness stations will enhance opportunities for physical activity. This design also features a small fenced off-leash dog area for neighbourhood residents.

The following pages provide a description of the key park elements along with drawings that illustrate the final concept design.

Key Park Elements

Pathways



There are now two path sizes; the primary paths are 3 metres wide and the secondary paths are 2 metres wide. The path layout has been revised to enhance the connections with the existing and new features within the park environment. The path layout also includes a fitness loop measuring 645 metres long for walking, running and dog walking.

The layout of paths has been designed to move all paths away from the property line which will also help with the grading of the site to ensure that paths are kept free of water to maximize use year-round use of the park.

Mounds



Increasing the diversity of landscape characteristics with the addition of a mound received good support from a majority of the participants. Mounds should be well integrated with pathways and should increase the view of the mountains from within the park. In the final concept design the mounds also help to stabilise the environment underneath the canopy structure by providing wind protection.

Canada Geese only like very flat ground therefore the addition of mounds could see a reduction in issues with these geese on the site.

Fenced off-leash dog area



The final concept design includes a small fenced off-leash dog area measuring 0.58 acres with a double gated entry positioned at the north and the south of this area. The area should include diversity in landscape characteristics with tree planting and topography to establish a more natural integration with the rest of the park. 58% (1400 sq m) of this dog park area is grass. The remainder consists of gravel paving. The final concept includes seating with opportunities for shade and dog waste bins.



Recreational open lawn

A majority of participants showed a consistently strong level of support for open flexible green space for a variety of activities including bocce, frisbee and sports.



Tree planting

Based on feedback from the ideas fair events, there was consistent interest from the participants in increasing the diversity of landscape characteristics throughout the park with the use of additional trees.

Some recommendations for tree planting from the public:

- Keep trees away from the fence line in order to avoid casting shadows onto neighbouring properties
- Make gaps between trees to not block existing views of the mountains.
- Use trees to add greater spatial diversity - enhance the feeling of 'openness'
- Small deciduous trees should be used to enhance diversity in the landscape character and not plant too many evergreen trees.
- Provide shade opportunities.
- The layout of trees should be more random and informal.
- Incorporate tree-lined paths.



Drainage - Infiltration area for seasonal use

Poor drainage of the study area is a clear constraint of the project. Therefore the requirement to regrade the majority of the site to ensure positive drainage is essential for extending use of the park throughout the year.

Grass infiltration areas have been included in the final concept design however their size requirements will need to be determined during the detail development of the park.



Canopy Structure (within central activity hub)

The use of a 'flexible' covered open space received good support throughout all of the events as a way to make the park more usable throughout the year. The structure should be well integrated within central activity hub; near the play area, facing south. Consideration should be given to wind protection and ensuring good visibility into the space to reduce the risk of any undesirable activities. It is anticipated that the space will be used in a number of ways therefore the covered spaced should have a minimal amount of picnic tables.

The intended size of the structure is 14 metres long x 6 metres wide.



Basketball Area (within central activity hub)

The basketball area is proposed to be relocated and shaped to better integrate with the design of the central activity hub. The basketball area is intended to have one hoop with court markings on asphalt paving.



Improved Social Amenities

Opportunities for social gathering space including benches and picnic tables as well as space for an outdoor bbq should be provided. In addition it is recommended that garbage cans and recycling containers are provided. The design of the central activity hub includes seat walls to increase opportunities for social interaction among the community.



Fitness stations

Four fitness stations with basic fitness equipment will be installed along the 645 metre long, 3 metre wide primary loop path. The stations will consist of simple rubber safety surfacing area with a concrete edge.



Greenway path connection to No.2 Road

Greenways are positioned north and south of the Polygon Development connecting the Park with No.2 Road. Three metre wide meandering paths will be connected to the primary loop path and it is intended that the landscape character of these greenways will integrate these paths with the rest of the park. Removable bollards will need to be positioned at the entry to these paths from No.2 to stop vehicles from entering the park.



Play Area (within central activity hub)

The new play area replaces the old play area but has been moved slightly to be set amongst existing trees for children to freely explore and experience open-ended play in a natural setting. The design is integrated within the central activity hub so that parents and guardians have the opportunity to socialise with other members of the community.

This area was designed with the goal of creating a well-rounded play environment that offers a rich variety of experiences. Children of all ages will have unique opportunities to play, explore, imagine, learn, socialize and experience movement and challenge.

The play area should also be large enough to accommodate more capacity during peak times when large events are taking place in the Secondary School site.

Refer to the following pages to view the concept design for the play area and its key elements. Refer to Appendix F for the full presentation material used in Final Concept Design Review, located in Volume 2.

Considerations

Baseball and Soccer Courts

In the final concept design, no softball backstops or soccer fields were shown in the final concept design due to the conflict that was identified between the sporting facilities and the passive uses of the park. Note however that the layout of trees in the south west of the park site were chosen to allow the future accommodation of an informal backstop and soccer field. No further comments were made about softball in the site as participants felt satisfied that softball would not be a permanent fixture on the new site.

Final Concept Design - Rendered Plan



✚ PICNIC TABLES * FITNESS STATIONS ▼ BENCHES /SEATING

Final Concept - Perspective Sketch



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Central Activity Hub - Play Area and Canopy Structure



07 FINAL CONCEPT DESIGN REVIEW

Event #4

31 participants attended event 04

Objective

The purpose of the final concept design review was to present the preferred concept design to the community. Participants were encouraged to interact through informal discussions with city staff and consultants as well as to make comments on the final concept design by adding notes to the presentation material. The feedback gathered from this event has been documented for refinement to the final concept design.

Framework

As in the previous events, boards were displayed to communicate the existing site conditions as a refresher for returning participants or participants attending for the first time.

The findings from all previous open houses were also presented including refined key park design considerations based on all of the participant comments and findings from the Concept Design Review event on March 05.

The final concept design was presented with a large plan, cross sections, perspective sketch as well as precedent images to illustrate the proposed park program. In addition a sketch was presented that showed the proposed layout of the new play area integrated with existing trees as new site features such as a covered structure and a basketball area.

All participants were asked to comment on each concept. Participants provided comments on sticky notes that were placed in context on a separate sheet. To supplement this exercise, separate forms were handed out so that participants could add any additional comments relating to the final concept design.

All of the final concept design material was also posted onto the Talk Richmond website. The feedback from the 'Let's Talk Richmond' website is located in Volume 2 as Appendix G.

Findings

Participants shared their positive feedback about the final concept design and the whole process to City staff and consultants. The comments received throughout the public engagement process have been combined to form a hierarchy of decisions relating to the park program and its overall design.

Based on the feedback received during the final round of engagement, there appears to be support for the final concept as suggested.

For a more detailed report, please refer to Appendix F - Final Concept Design Review Summary Report located in Volume 2.

08 COST ESTIMATE - CLASS D

London-Steveston Park - Class D cost estimate

Item	Detail	Notes	Qty	Units	Unit \$	Cost
Site preparation	Demolition and disposal of on-site asphalt		3,500	sq m	\$16	\$56,000
	Tree protection		810	lin m	\$15	\$12,150
	Drainage works (refer to note #1)		1	allow	\$300,000	\$300,000
SUB TOTAL						\$368,150
Grading	Rough grading (refer to note #2)	Refer to grading calculations table	24,445	cu m	\$10	\$244,447
	Import of non-structural fill (refer to note #2)	Refer to grading calculations table	12,702	cu m	\$39	\$495,363
SUB TOTAL						\$739,810
Paving & Surfacing	Asphalt Paving	tamped edge	5,853	sq m	\$70	\$409,679
	Concrete Paving	C.I.P Concrete	879	sq m	\$150	\$131,915
	Sand (450mm depth)		171	sq m	\$50	\$8,550
	Rubber Safety Surfacing - on slope, 2" thick		402	sq m	\$130	\$52,260
			290	sq m	\$70	\$20,300
	Line Painting	for basket ball area	1	allow	\$500	\$500
SUB TOTAL						\$623,204
Walls	Sand Edge (in play area)	C.I.P Concrete	4.6	cu m	\$2,500	\$11,400
	Seating Wall	C.I.P Concrete	5.8	cu m	\$2,500	\$14,500
SUB TOTAL						\$25,900
Covered Structure	Architectural scope	85 sq m structure	1	allow	\$120,000	\$120,000
SUB TOTAL						\$120,000
Planting	Planted areas	Planting only	2,030	sq m	\$30	\$60,895
	Growing medium for planted areas	450mm depth	913	cu m	\$40	\$36,537
	Seeded lawn	Seeding only	47,530	sq m	\$6	\$285,182
	Growing medium on regraded areas	150mm depth	5,400	cu m	\$40	\$216,003
	Trees		373	each	\$750	\$279,750
SUB TOTAL						\$878,368
Site furnishings	Standard benches	incl. shipping+installation+footing	21	each	\$3,000	\$63,000
	Picnic tables	incl. shipping+installation+footing	10	each	\$4,000	\$40,000
	Bollards	incl. shipping+installation+footing	19	each	\$1,500	\$28,500
	Bike Racks	incl. shipping+installation+footing	10	each	\$500	\$5,000
	Waste receptacles	incl. shipping+installation+footing	4	each	\$2,500	\$10,000
	Basket Ball Net	incl. shipping+installation+footing	1	each	\$1,750	\$1,750
SUB TOTAL						\$148,250
Play Equipment	See saw	installed with concrete footing	1	unit	\$5,850	\$5,850
	Concrete Dome Mountain	cast-in-place concrete	1	unit	\$25,000	\$25,000
	Concrete Stepping Stones	cast-in-place concrete	1.50	cu m	\$2,500	\$3,750
	Steel Rail Climber	installed with concrete footing	1	unit	\$3,750	\$3,750
	Concrete Seats with rubber safety surfacing on top	cast-in-place concrete	2	unit	\$2,450	\$4,900
	Concrete Sand Table	Cast-in-place Concrete	0.70	cu m	\$2,500	\$1,750
	Balancing Bar	Including concrete footing	13	lin. m	\$1,050	\$13,650
	Swing	incl. shipping+installation	1	unit	\$17,960	\$17,960
	Corocord spinner bowl	incl. shipping+installation+footing	3	unit	\$1,200	\$3,600
	Corocord Rope Parkour Elements	incl. shipping+installation+footing	1	unit	\$24,000	\$24,000
	SUB TOTAL					

Fitness Stations	Rubber Safety Surfacing - on slope, 2" thick		121	sq m	\$130	\$15,787
	Concrete Paving	Cast-in-place Concrete	86	sq m	\$150	\$12,954
	Fitness Equipment	incl. shipping+installation+footing	4	each	\$5,500	\$22,000
SUB TOTAL						\$50,741

Item	Detail	Assumptions	Qty	Units	Unit \$	Cost
Fenced Off-leash Dog Area	Post + page wire (1.2m)		211	lin m	\$120	\$25,320
	Access gate (1.5m wide; 2 at each entrance)		2	each	\$1,000	\$2,000
	Crushed gravel paving (0.2m thick) and base prep		1,005	sq m	\$50	\$50,250
	Waste receptacles	2 single bins at entry if required	2	each	\$2,500	\$5,000
	Standard benches	Including concrete base	6	each	\$3,000	\$18,000
SUB TOTAL						\$100,570

FINAL CONCEPT SUBTOTAL						\$3,159,202
General conditions (7%)						\$221,144
Contingency (20%)						\$631,840
TOTAL (excluding crossing improvements - see table 5)						\$4,012,187

NOTES

- 1) High Level Cost Estimate - Further investigation will be required to determine the approach and methods to drain the site. Once the approach for drainage
- 2) There maybe an opportunity to reduce this estimated cost if coordinated with a local development project.

EXCLUSIONS

Land costs.
Disbursements.
Planning, administration and financing costs.
Legal fees and expenses.
Building permits and development cost charges.
Temporary facilities.
Removal of hazardous materials.
Loose furnishings and equipment.
Unforeseen ground conditions and associated extras.
Off-site works.
Phasing of the works and accelerated schedule.
Decanting and moving.
Project commissioning.
Erratic market conditions, such as lack of bidders.
Proprietary specifications.
Cost Escalation beyond 2015.
Government Tax (GST) 5 % on value of goods
Construction of Greenways
Path Lighting

Note: Opinions of probable construction costs provided by the Landscape Architect are based on the designer's familiarity with the landscape construction industry and are provided only to assist the Client's budget planning; such opinions shall not be construed to provide a guarantee or warranty of the actual construction costs at the time

Grading Calculations

			Area (sq.m)	Depth(m)	Volume (cu.m)
Landscape build up	1	Asphalt Paving (incl. base prep)	5,853	0.2	1,171
	2	Concrete Paving (incl. base prep)	879	0.275	242
	3	Crushed gravel paving (0.2m thick) and base prep	1,005	0.15	151
	4	Planting w/ 450mm growing medium	2,030	0.45	913
	5	Growing medium on regraded areas	36,000	0.15	5,400
Subtotal					7,877
Civil 3d calculation based on existing vs. proposed contours	6	Cut Volume			1933.25
	7	Fill Volume			22511.41
Net Volume (#7 minus #6)					20,578
Net Volume less landscape build up					12,702

London-Steveston Park Final Concept Design

Phasing Strategy - Phase 1

- connect the Polygon development to the existing grade
- build greenways and west portion of primary loop path
- build water infiltration area adjacent to Polygon development
- install trees and planting



Issued 2015.04.24

Prepared by Phil Wyatt - space2place

Phase 2

- demolish existing path connections in work area
- drainage works
- rough grading works to be completed to achieve desired grades including mounds - seed all disturbed areas
- build remaining water infiltration areas
- install remainder of primary path loop including the widening of the school south access path and install new south path connections.



Phase 3

- demolish existing play area and basketball court and adjacent existing paving
- build play area; install play equipment, basketball area, covered structure and plaza paving
- install planting and trees
- install site furnishings (benches, bins, picnic tables)



Phase 4

- demolish existing paths in north portion of site
- install north access path to Williams and Roads and other connections
- install fences off-leash dog area, including fences, site furnishings and paving.
- install planting and trees
- install fitness stations and adjacent rubber paving





City of Richmond 29th April 2015

LONDON-STEVESTON PARK CONCEPT DESIGN

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Volume 2 - Appendices



Project Team

City of Richmond

Mike Redpath	Senior Manager, Parks
Clarence Sihoe	Parks Planner
Tricia Buemann	Area Coordinator, Parks Programs
Marie Fenwick	Manager, Parks Programs
Mark McMullen	Senior Coordinator, Major Projects, Planning & Development
Gregg Wheeler	Manager, Sports and Community Events

space2place

Jeff Cutler	Principal
Phil Wyatt	Project Manager

Polygon Homes

Chris Ho	VP Development
Emma Cartwright	Development Coordinator



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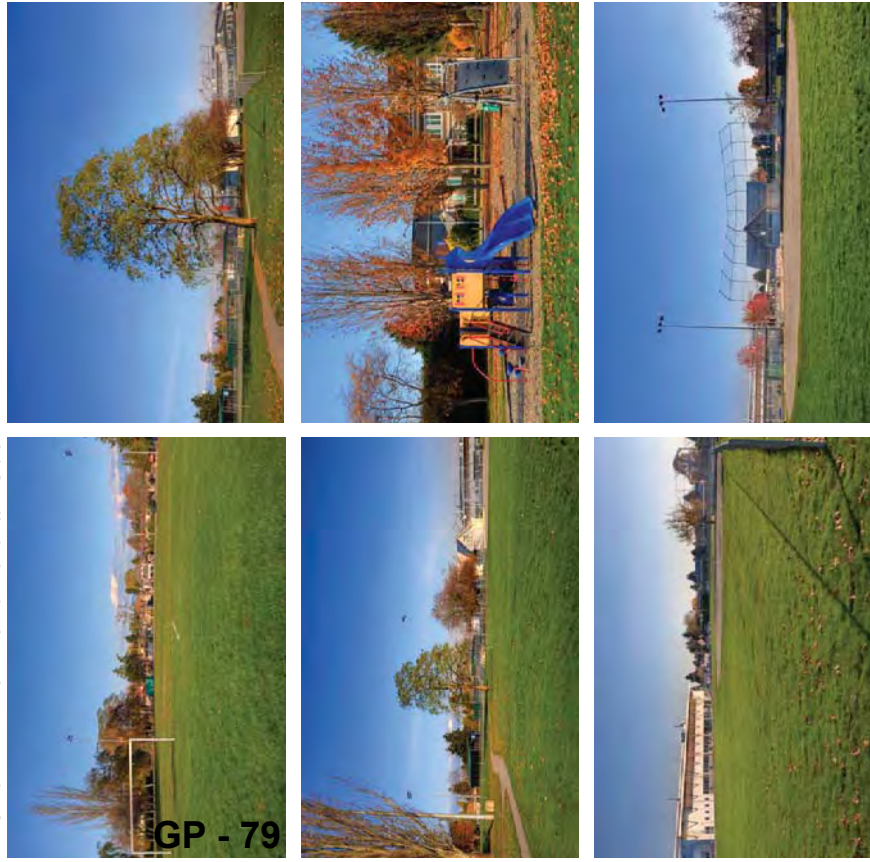
Volume 2

Appendices

A Public Ideas Fair Presentation Material	
B Public Ideas Fair Summary Report (event 01 + 02)	
C Concept Design Review Presentation Material	
D Concept Design Review Summary Report (event 03)	
E Final Concept Design Review Presentation Material	
F Final Concept Design Review Summary Report (event 04)	
G Let's Talk Richmond Survey Responses	

Welcome to the ideas fair...

Existing site photos - credit Clayton Perry (https://claytonperryphotography.tumblr.com/)



APPENDIX A - PUBLIC IDEAS FAIR PRESENTATION MATERIAL

1

The City of Richmond invites your input about London/Steveston Neighbourhood Park

The planning process for the redesign of the western part of London/Steveston Neighbourhood Park is underway.

This process will focus on the area of the park proposed to be transferred to the City as part of the rezoning application for the former Steveston School site at 10440 and 10460 No. 2 Road.

We invite you to participate by sharing your ideas and providing input toward the preparation of the park concept plan.

Ways to be involved:

- Visit www.LetsTalkRichmond.ca after February 12 to learn more about the plans and provide comments
- Attend the series of drop-in style public open houses for one-on-one interaction with City staff, display boards, handouts and comment form.



Dates, Times and Agenda:

- Thursday, February 12 7:00 – 9:00 p.m. Sharing ideas
 - Saturday, February 14 1:00 – 3:00 p.m. Sharing ideas
 - Thursday, March 5 7:00 – 9:00 p.m. Reviewing concept options
 - Tuesday, March 31 7:00 – 9:00 p.m. Preparing a preferred design
- Place: The Gilbert Lounge, Steveston-London Secondary School, 6600 Williams Road

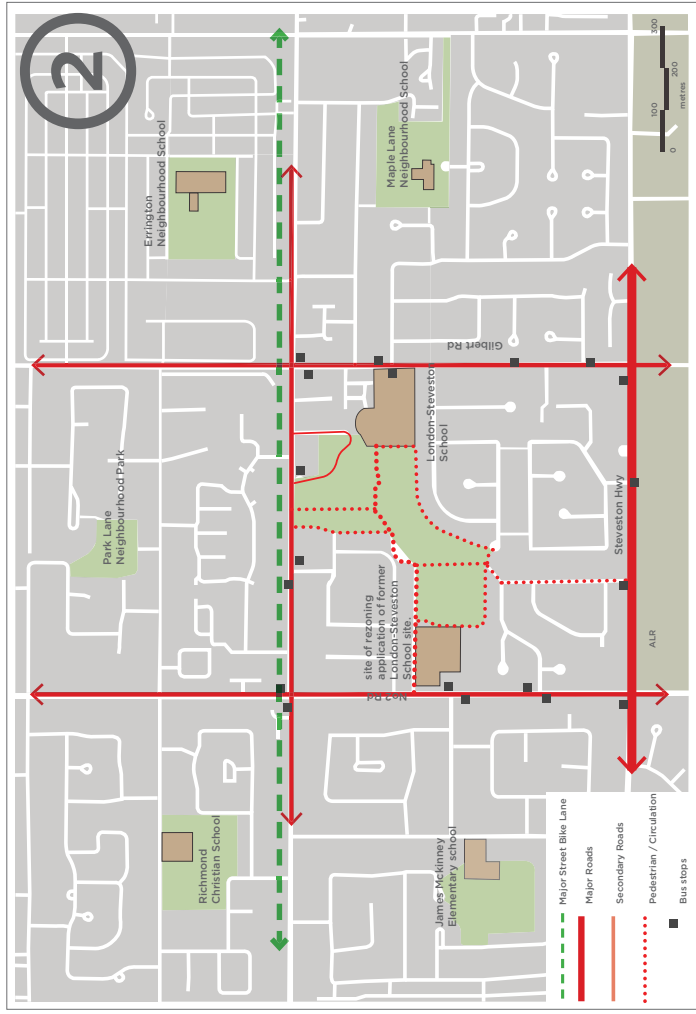
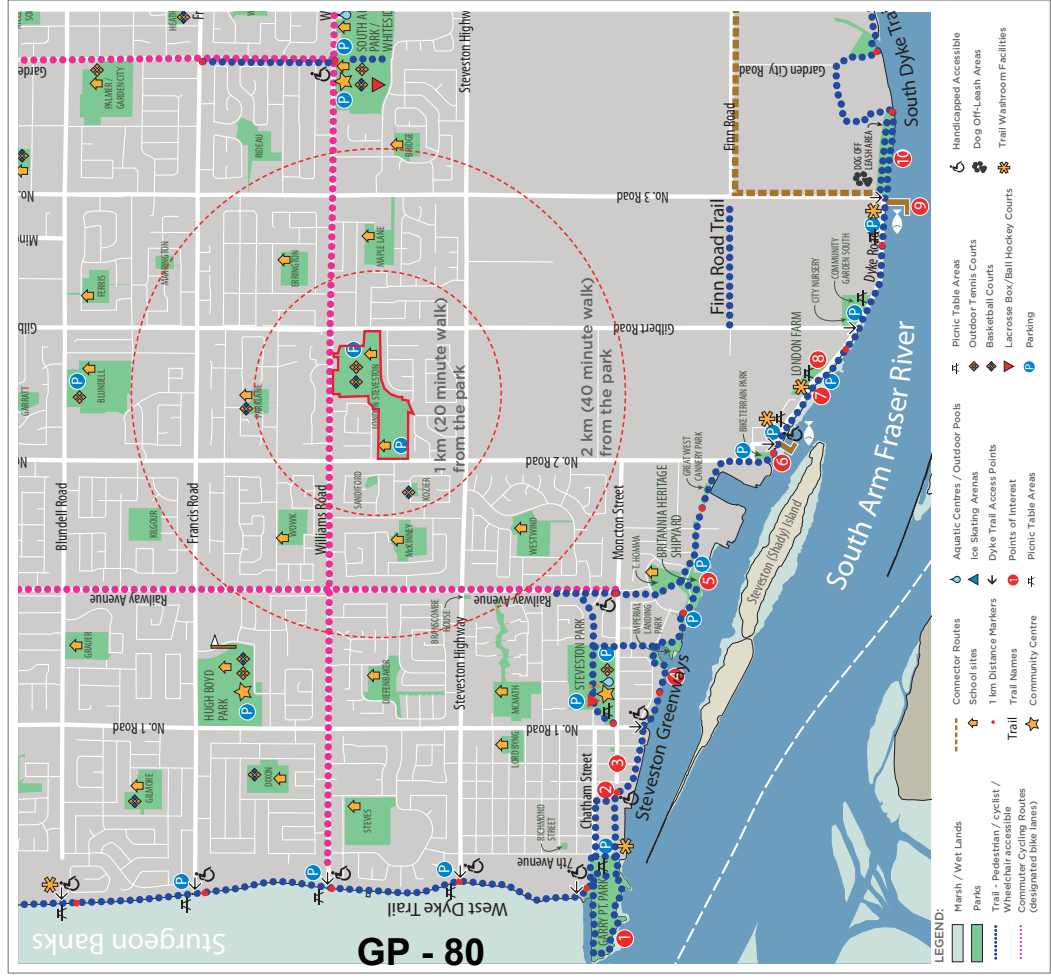
For more information, contact the Parks Department at 604-244-1208 or visit www.richmond.ca/parksprojects.

www.richmond.ca Richmond

London / Steveston Park Background & Community

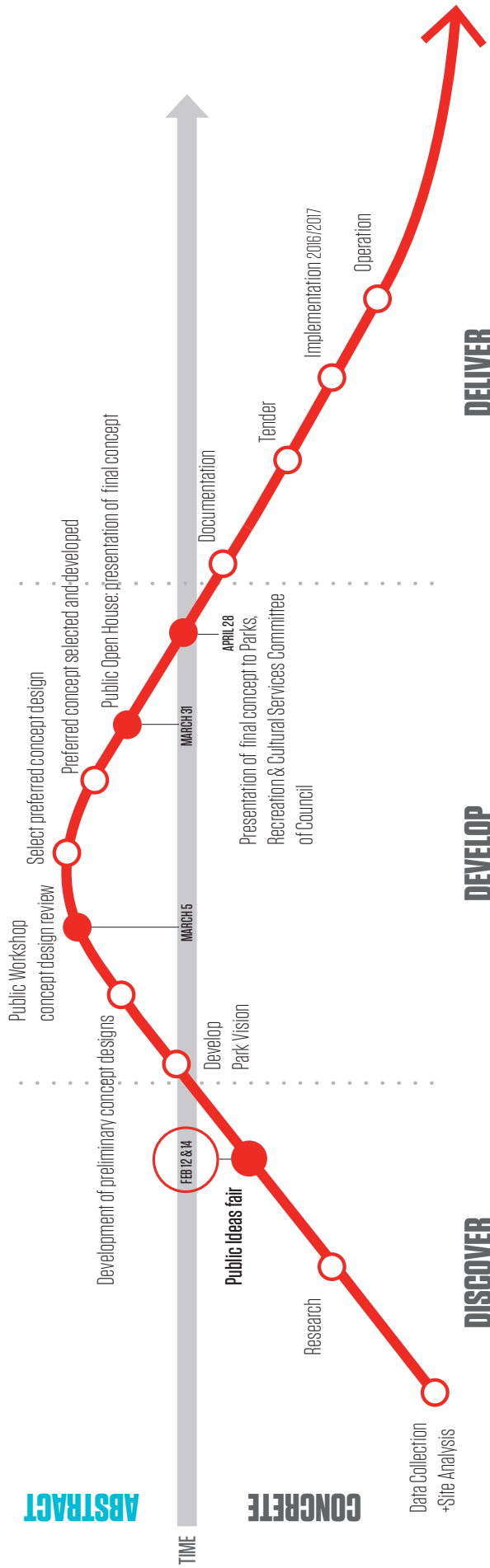


Site Analysis



Site Plan - Existing Connections and Vegetation

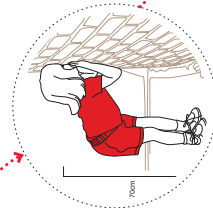
PROCESS



Example of Garden City Park, Richmond, BC

Research

Examination of leading research on outdoor play environments for children enabled the design team to create a play environment that meets the needs of children of all ages.



Analysis

An understanding of the physical site and its processes, together with an understanding of the site's context is an essential starting point for the process of design.

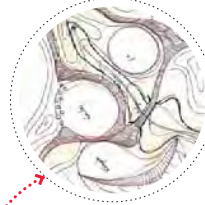


Public Consultation

Workshops were held at a local elementary school to gain insight into the interests and activities of the group. The process was innovative in that it involved children in the preliminary design to the play environment.

Conceptual Design

Through public consultation, research, analysis and exchange of ideas, the preferred design for the Garden City play environment was developed.



Construction

The preferred concept was then refined into drawings for construction. This process evolved loose conceptual ideas and forms into a network of detailed designs with special emphasis on structures, surfaces, spaces, planting and materials. The design team worked closely with contractors to ensure the play environment was built to the highest standards.



Built Project

The end result of the design process is a space that achieves traditional notions of playgrounds and instead utilizes the site's context and children's inherent curiosities to provide an experientially rich play environment.



I like the following qualities of the existing London-Steveston Park...



If I could, I would change the following things about the park...

5



London / Steveston Park
future for the park / vision



6

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**The following is how I would describe my vision for an
ideal London / Steveston Park in 10 years....**

Balance of uses within the Park redesign...



Organised Sports



Social Amenities



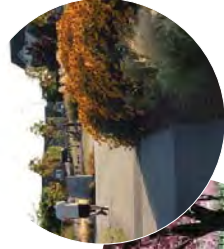
Play Environment



spaces for seniors



open space for flexible use



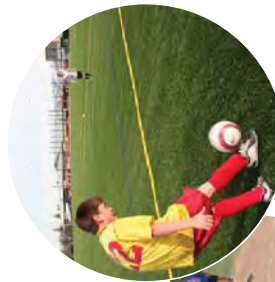
planting



play environment



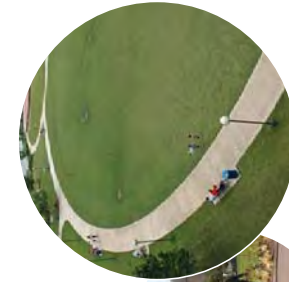
sports courts



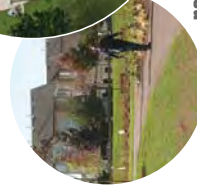
sports fields (softball / soccer)



passive areas & gathering spaces



pathways & fitness trails



dog off leash area



spaces for youth



anything missing?

Public Ideas Fair Summary Report

Ideas Fair #1

Date: 7-9pm February 12, 2015
Location: Gilbert Lounge of London-Steveston School

Ideas Fair #2

Date: 1-3pm February 14, 2015
Location: Gilbert Lounge of London-Steveston School

Prepared by: Phil Wyatt - space2place
Date Prepared: February 17, 2015

Participants

Polygon Homes Representatives

Chris Ho, Emma

City of Richmond

Mike Redpath Senior Manager, Parks
Clarence Sihoe Parks Planner
Tricia Buemann Area Coordinator, Parks Programs
Marie Fenwick Manager, Parks Programs
Mark McMullen Senior Coordinator, Major Projects, Planning & Development
Gregg Wheeler Manager, Sports and Community Events

space2place

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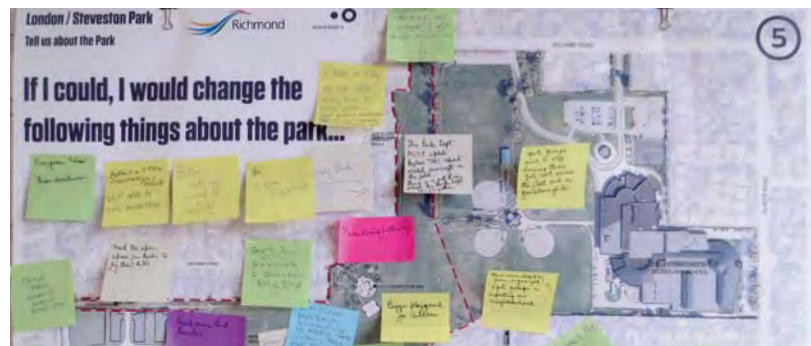
Objective

The ideas fair was the first touch point with the community. The purpose of the ideas fair was to listen and understand the current uses of the whole park site, expectations, issues, and concerns of the community regarding the renovation of the Park. Participants were able to express their ideas and expectations surrounding the park renovation in an informal setting through notes and discussions with city staff and consultants. The results will inform the park program and the concept options that will be presented in the second Open House.

Framework

Boards were displayed to communicate the existing site conditions including park context, circulation, connections, spatial uses. Another board identifying the project process and schedule was displayed so that Participant's were aware of the upcoming events to follow the Idea's Fair.

Next we asked participants to respond to the following high level questions (illustrated on the images below) regarding the existing park conditions and the potential for the park redevelopment. Participants responded with sticky notes that were placed in context on the park plans.



To supplement these questions we followed with an exercise where the participants identified their preferences for activities within the park redevelopment. This included a station where people were given 3 dots to identify their top three preferred activities and a single red dot to identify how they feel the activities should be balanced in the new park program.

The input from the ideas fair events was supplemented with feedback received from the Talk Richmond online survey. This input was incorporated in this summary report.

Findings

Existing Park Use

The primary participants in the two events were older residents from the surrounding neighbourhood. These residents either had properties backing onto the park space or were regular users of London/ Steveston Park. The park is considered by many to be the 'backyard' for local residents. The site receives waves of large groups during sports events during the summer months and it would appear that the park site becomes 'over capacity' during this period. This issue not only extends to the car parking capacity and the play area but also leaves local residents feeling 'pushed out' during these periods. The park is used regularly by seniors walking and walking with dogs. It was noted that the drainage in the existing park is poor, especially during the winter months.

The feedback responding to the questions was transcribed and is available in the appendix for reference. To get a quick snapshot of the frequency that items were noted we have prepared the following Word Cloud. The word cloud filters the 75 most noted words and the size of each word is in relation to the number of occurrences it was noted in the responses.



The comments documented were analysed and organised into categories to gain an understanding of the prevalent patterns. These categories have been organized into Opportunities and Constraints for consideration in the park redevelopment. The opportunities highlight areas for new potential and the constraints identify areas of concern regarding the redevelopment of London/Steveston Park.

Opportunities

YEAR-ROUND USE

There were a number of comments to find more ways to promote fitness as well as to make the park usable during the winter months. This included the opportunity to provide a covered flexible use space for a range of activities such as Tai Chi or Yoga.

TRAILS/FITNESS/CONNECTIONS

There were a large amount of people who like to exercise using the network of paths to walk, run, including walking with dogs on a leash. Developing this network of paths to perhaps include fitness equipment either as part of the trail or within a specific area; make the most of the mountain view within the new design of the pathways as well as provide opportunities to view the sports events while using these pathways.

DIVERSE LANDSCAPE CHARACTER / VEGETATION

A number of participants expressed interest in increasing the diversity of landscape characteristics throughout the park site including a little pond; small mounds for play whilst also maintaining the view of the mountains; habitat for song birds; a balance between deciduous trees and coniferous trees to maximize year-round greenery of the park. One comment stated that replacement trees should be at least 12ft high when installed so as to make a better impact to the site.

PLAY

Of the small number of comments related to the playground area, it was suggested that the play area be expanded and renovated to replace the safety surfacing as well as providing more opportunities for toddlers and social amenities for seniors.

IMPROVED SOCIAL AMENITIES FOR NEIGHBOURHOOD USE

A couple of social hubs including an outdoor bbq, picnic tables, a water fountain, trees (for shade), benches, room for people to play bocce ball. A flexible covered exercise area for use by seniors was mentioned on a number of occasions.

SPORTS

There is an opportunity to fit renewed sports fields within the study area however this was a preference stated by a minority of participants.

SITE SAFETY

Review existing path lighting throughout the park and install low-level path lighting in any darker spots. Encourage use by families as well as extend use of the park in the mornings and evening and discourage nefarious activity.

FLEXIBLE USE / OPEN

A majority of participants showed a lot of support for open flexible green space for multi- use activities, bocce, frisbee and sports.

DOGS

There are quite a large amount of local residents who walk their dogs (on leash) around the park on a daily basis. It was also identified by a minority of participants that a dog off-leash area could be part of the new park development.

Constraints

EXISTING PARK ISSUES

Poor drainage of the study area is a clear constraint as well as issues with Snow Geese. In addition there is a very clear conflict between the balance of uses within the park; local residents would like there to be a difference between what is an open/passive park versus what is sports field.

TRAILS/FITNESS/CONNECTIONS

A number of comments arose around the connectivity of the new Polygon Development. Can the public walk through the new development or is it just the new home owners of the properties that able to walk through this site?

CAR PARKING / SITE ACCESS

Capacity of parking is currently limited, especially with the removal of the parking lot on the old school site. During sporting events, the site becomes 'over capacity' and participants of events park their cars in the local neighbourhood which causes friction.

DIVERSE LANDSCAPE CHARACTER / VEGETATION

There were pretty consistent concerns about views from surrounding properties; planting trees or adding natural landforms maybe difficult when trying not to block the view of the mountains.

PLAY

When large events are on the play area is over capacity and its difficult for local residents to access.

SPORTS

Too congested around baseball diamonds during tournaments, as well as noise issues; potential conflicts with passive park activities.

SITE SAFETY

The site has a number of dark spots which impacts on the use of the site during the evening and morning periods.

DOGS

There were quite a number of people who spoke out against having an off-leash dog area as it would make less usable space.

Additional Items to be Considered

- The 'beer league' use the existing soft ball courts located east of the old school site during the summer period.
- The public washrooms only appear to be open during sporting events.
- There are a number of issues relating to the sports groups using the field; with flood lights on late at night; loud music on late at night. It was requested that organized sports groups have more accountability in respecting the surrounding neighbourhood.
- A washroom is needed so that kids can play longer in the playground.
- There are a number of noise issues associated with the sports fields in the summer.

NEW POLYGON DEVELOPMENT ISSUES - COMMENTS

- Do not want development to have majority access to park
- Contain development with buffer; do not want park to be backyard of development
- Like to move the last 2 buildings on the south east to the north and get a straight border line would be much better – The both sides of the pathway would have the equal open view.
- Ensure home owners of the new development are not parking their vehicles in existing neighbourhoods that surround the new Polygon development.
- One safe path open at all times during demo and construction (greenways connecting No.2 Road with the whole site.)
- When demolishing the old building, do you have plans for the rats and skunks? Especially if we have problems with Racoons.

Program Priorities

Below is a visual representation of the preferred activities for the new park program based on the feedback from the participants, one board represents the feedback from each event.

The Thursday Evening Event:



The Saturday Event:



Balance of Activities

Below is a visual representation of the preferred activities for the new park program based on the feedback from the participants, one board represents the feedback from each event.

The Thursday Evening Event:



The Saturday Event:



Summary

Overall the events were constructive and the input received from the community was helpful and informative to understand the potential for the park redevelopment. The content covered a wide range of topics reflecting the ideas and concerns of the surrounding neighbourhood.

The analysis of the input received from the public events and Talk Richmond has revealed some consistent themes including: improved opportunities for **fitness and walking**, creating **more diversity of spaces** within the park, the provision of more **social spaces** within the park, provision of **activities that are suitable for a wide range of ages** (from children to seniors), and **improved drainage** in the park to make it more accessible for year round use.

There were a couple of categories where there is some diversity of opinion regarding their suitability for the park redevelopment. These include the following items:

Sport Fields

The majority of the participants did not express an interest in sports fields being part of the park redevelopment apart from those that exist on the High School site. A small group expressed interest in more sports fields. The general impression is that users of the sports fields are generally not from the surrounding neighbourhood and they arrive by car. The Polygon development will remove a number of parking stalls from the site putting greater pressure on street parking on the residential streets. If the park redevelopment includes sports fields they should also be accompanied with more parking on site. There was also a sentiment that softball was a potential conflict with more passive park functions.

Tree Planting

There were a lot of requests for more trees and planting within the park to provide shade opportunities and greater spatial diversity. There were also a number of respondents that preferred to keep the park space open and to maintain the views within and across the park.

Dogs in the Park

A small number of participants requested a dog off leash area within the park. This was balanced by a similar number of participants expressing a strong opposition to a dog off leash area. For the majority of participants this appeared to be a category that was not a priority for the park redevelopment.

The feedback illustrates the potential for this park and that the park redevelopment has the opportunity to strengthen its role in serving the surrounding neighbourhood. A greater diversity of activities is desired ranging from places for seniors, play opportunities for children, improved circulation throughout the site and places for small social gatherings. The participants expressed a preference for the new redevelopment to be weighted toward more passive activities over more active sports. Though there was a recognition that the park should be integrated with the sports facilities to the east of the study area.

The findings from this initial round of consultation provides valuable insight into how London/Steveston Park fits within this community. These will help to guide the design team as candidate concepts are prepared for the redevelopment of the park.



Appendix

The following notes were generated in the ideas fairs held on February 12 and February 14, 2015.

London Steveston Park Open House Feb 12 2015

Station # 1 - Background & Community

Site Analysis

- New Green Zone!

Station # 2 - Tell us about the park

I like the following qualities of the existing London-Steveston Park...

- there is and should be a difference between what is park and what is playing field
- the park as it already is
- if the beer league is removed where will they go?
- walk area for walkers, trails, green space
- why isn't the washrooms open to the neighbours during weekdays? Only open when baseball is in session
- dedicated open and passive part separate from sports field
- walking spaces
- small clumps of trees in centre instead of trees on the border
- boundaries between properties and park (what to do with the chain link fence)
- there is a place for children to fly a kite! (ie open space)
- large area of open green space
- quiet setting open spaces
- a little ponds and a small hill here could enrich the landscape of the park
- the fact that it can be re-designed period!
- lots of sport fields
- running in the summer

Station # 2 - Tell us about the park

If I could, I would change the following things about the park.....

- Additional parking on Williams Rd. Double existing lot
- Is there a way to use “traffic calming devices” on walking paths – slows motorbike, skateboards, and bicycles – especially at blind spots
- Evergreen Trees, fewer deciduous
- Berms and a few coniferous trees, still able to see mountains
- better lighting around for safety
- bigger playground
- dog park
- the parks dept MUST update bylaw 7301 about model aircraft in the field. There is a petition which the Parks Dept. has forgotten
- sports groups need to stop driving their golf cart across the field and on Gainsborough Dr
- Meandering Pathways
- passive park enhancing what we already have
- need the open space for kids to fly their kites
- get rid of existing 2 baseball back stops
- more accountability from organized sports groups in respecting our neighbourhood
- bigger playground for children
- existing baseball diamond in Maple Lane School Park has never been used in 25 years
- need more park benches
- bocce court
- removed the rusty baseball diamond. DO NOT REPLACE
- add ambient lighting. Low lights not high
- sloped grade, connect Polygon Development to park – Grass?
- Poor drainage of field (all over)
- good low level lighting all over park
- Park washrooms need to be open more often
- What does the Care taker do?
- 1. Firm quiet period – NO GAMES AFTER 9pm!! 2. Better access for police to patrol park – I have had my fence smashed twice!!
- better management of tournament events – keeping space for locals community (quieter during events)
- need more mounds or hillocks for kids to play

- no more beer leagues Noise and Adult ball on old Steveston high field
- low density shrubbery, low planting along walkway so views to north are not further obscured (Mountains)
- communicating rules on the site
- pathway should be lit at night
- drainage and water pooling
- A conflict between balance of uses within the park
- more berms
- balance between deciduous trees and coniferous trees
- places to sit, evergreen trees
- incorporate a bike path with the walking path
- redo drainage for the entire green space! Without proper drainage nothing will last
- rolling hills, seating, light the pathway?, good pathway, dog off leash, washroom
- make off leash park or a large off leash area for dogs
- keep park open to see the mountains
- enforce dogs on leash by-law
- open lawn for multi use activities, bocce, Frisbee, sports
- add naturalistic planting and trees
- bylaw on dogs without leash
- need a new playground
- 1. better paths for people and bicycles. 2. expand playground for young children
- public toilet would be nice
- desirable landscape could be similar to Russ Baker area by YVR with rolling hills, very light density in terms of trees
- better walkways in and around
- more for rainy season
- good ambient lighting on walkways and playground areas to discourage nefarious activity
- add lighting to new site
- no need for more sports fields, more trees, quiet buffer by residences, drainage along border, walking/ jogging trails, some more not too many land contours
- separate contain development with buffer; do not want park to be backyard of development
- old playground needs improvement, limited age, save the trees, safety surface replace playground, multi purpose
- we were promised that lights would be out by 9pm, lights on timer?, should turn off before 11pm, lower lights?? Pedestrian safe?, goose control, trees / but not forest preserve some open space!

Station # 3 - Future for the park / vision

The following is how I would describe my vision for an ideal London / Steveston Park in 10 years...

- meandering fitness trails, beautification of the park
 - supervised off leash dog park (owner present to 'pickup')
 - nice pathways, nice trees and planting but also open....(the centre part)
 - do not want development to have majority access to park
 - trees, habitat for song birds
 - can the public walk through the new development? Better connecting through new site
 - open space for tai chi area with green roof for the birds
 - convert old steveston high field/playground into old folks home in 10 years
 - improve life expectancy. Open/covered space with green roof for birds. For senior exercise (tai chi) (for growing population of seniors)
 - 1. green space, pathways for people and bicycles. 2. slightly bigger children's area (playground). 3. designated quiet times – ie. after 9pm
 - no high density townhouse in our area
 - dog off leash area and better playground
 - need washroom so kids can play longer in the play ground
 - MORE OPEN SPACE
 - open space to see the mountains, families walking and playing
 - room for people to play bocce ball
 - more implements for toddlers and benches for seniors at the play areas
 - 1. trees, paths, green spaces. 2. all noisy activities stop by 9pm – ABSOLUTE LATEST
 - mature plantings trails and gathering spaces
 - green space for people of all ages AND not organized sports
 - fitness trails
 - walking, jogging trails, quiet retreat, wooded areas – pine trees!, tree lined walkways, wide open spaces, song bird habitats
- senior learning centre to keep healthy and family learn to care elder members
- ambient lighting on the west of the site

Station # 4 - Visual Explorer - sticker vote

Identify New activities for the Park...

Sports court = 1

Sports fields = 3

Spaces for youth = 4

Play environment = 7

Open space for flexible use = 9

Spaces for seniors = 25

Planting = 23

Passive areas & gathering spaces = 8

Pathways & fitness trails = 26

Dog off leash area = 9

Additional Comments

park too small for dog trail

London Steveston Park Open House Feb 14 2015

Station # 2 - Tell us about the park

I like the following qualities of the existing London-Steveston Park...

I like the openness of the Park

openness of Park – green areas

openness of the park; Good – more trees/ plants along pathway

openness and original park and maybe best to keep it.

The size of the green space and quiet nature of the parkland.

Where is the Mayor and the Aldermen?

New site is well connected to existing park.

Openness is good but these green spaces haven't been used for years as they should be; just by dog owners. You can create a small fenced dog park but make the rest usable. Better Sod so the geese don't wreck it. Better Lighting for Safety. Maybe a bigger play area for kids to play.

Open space

Walking trails, openness & pathways.

Openness, view, play area, green, sports field.

Adults use these informal softball diamonds a lot in the summer.

I'd like to keep everything

Like the pathways, to see the mountains, like to watch a few minutes of softball in the summer as I walk the pathways.

Where is the mayor and city aldermen?

The play area isn't used enough, only when events are on in the softball area does the play area become busier.

Important to have trees and pathways for strolling – well lit park to encourage use by families. Add "contours" to the land with a pond, fountain, benches and a children's playground.

I like the ability to walk a fair distance from No.2 Road, south of the existing school, around the fields and back on the north side of the school. I particularly like the path by the line of trees in the green space that goes up to Williams Road.

Pathways, greenery, dog walking.

I like to see the softball and the snow geese.

Station # 2 - Tell us about the park

If I could, I would change the following things about the park.....

Better drainage

Any additional parking

Leave as park

Are there parking problems?

Bordering houses need higher fences – if current old.

Clean up the grass clippings on the sidewalks after you mow; they are a hazard especially in the rain when you slip on them.

Remove the old baseball back splashes on the new area.

Improve the pathways.

In the new development put in a new all purpose field.

Add trees and picnic tables.

Existing benches close to Reynolds Drive and Spend Drive are in direct sunlight.

Add more trees for the environment, shade and for birds.

Fix flooding close to Reynolds Drive and Spend Drive.

More nature, trees and a pond.

Add small areas with benches and trees (with shade).

Fence the sports fields – flying baseballs are dangerous.

Open up washrooms in caretaker building

Fix flooding issues and broken pavement west of base ball diamonds (south of line of trees)

If you want people to use these green spaces then they need to be re-sod.

More plants/Trees along the pathway.

More car parking.

More birds, trees. Feeders, flowers. Nicely landscaped and a small hill.

Have social areas in the centre of the park.

Outdoor exercise equipment in a specific area.

Make the new section a non-sports field. Make it as a park with trees and benches for the daily walkers. Deciduous and non deciduous trees.

Would like to see fitness trails, pond and benches and small trees only please!!

I'm on the spender walkway: get buried in leaves from maples on walkway – ken Peterson.

Washrooms are “never” open to the public.

Don't block view with trees.

Garbage pick-up.

One safe path open at all times during demo and construction (greenways connecting No.2 Road with the whole site.)

Tamed Eagles for goose control

Flexible space for yoga – what about a raised platform?

Area for Tai Chi

Flooding in park to be improved.

Open space

Too congested around baseball diamonds during tournaments.

Have the washrooms open daily not just when they have organised sports; I have seen children and adults squat & urinate in the park because the washrooms are never open.

Keep the green space as it is, keep the softball (on behalf of the residents of Steele Crescent)

More landscaping – fewer geese.

Lighting to be improved between the school and the play area.

Lighting along path areas for night walking.

Pathways are “blocked” during tournaments.

Walking with dogs

I like open space

More tree should be added to the remaining parkland to compensate for the many trees (mature & large) that will be lost to the new development. Replacement Trees should be at least 12ft when installed not just small spindly young trees that take decades to develop.

Maximise green space.

Minimise parking space for properties and cars in the new development.

Would like to have the park green as its not crowded.

Walkway must be open to Steveston-London School and Park during demo & construction.

Rat Traps / Skunk Traps.

Maximise the green space

Add community garden

It would be great to have 2 more skinned softball diamonds to make Steveston-London an elite complex.

Don't like to enlarge the building area. Please keep the green field as much as possible.

Would love to have some areas of slight elevation (not crucial)

When demolishing the old building, do you have plans for the rats and skunks? Especially if we have problems with Racoons.

The 2 new properties / homes being developed in the south-east corner of the Polygon area should be retained as parkland. Right now these 2 homes jut into the parkland.

Like to move the last 2 buildings on the south east to the north and get a straight border line would be much better – The both sides of the pathway would have the equal open view.

Station # 3 - Future for the park / vision

The following is how I would describe my vision for an ideal London / Steveston Park in 10 years...

Small trees on please – evergreens

Two more washrooms

A lot of lighting

Small trees with lighting on the paths

Ensure home owners of the new development are not parking their vehicles in existing neighbourhoods that surround the new Polygon development.

Keep the original landscape as it is the bats option.

Benches made of inflammable materials – anchored.

Environmental friendly design – open space.

Not too many trees. Can be unsafe, just a few trees – poplar and cherry tree – not evergreen.

Please, no, no, no trees as they will block the view the nice green park

We need a park, not another sports field!

How much is being set aside for a new hospital?

More lighting on paths

South arm design could serve as a model.

More greenery, shrubs, trees, pathways safe for elderly & dog walkers.

A couple of community hubs (smaller). Outdoor bbq use, water fountain, trees (shade), benches, Conversations.

More kids play grounds.

Leave the park as is now.

Leave the park as it is now and maybe a few more trees.

Leave it mush as is now.

Leave it alone, lots of trees, walks, open space.

Please keep it open as it is now.

Safe protected green space.

Regional Park - no sports

Keep it open but with some small areas of planting.

Some benches, more open, but more trees and landscaped but maintain open aspect, better play area.

Safe, visually appealing, cultural & environmental, friendly, more trees and plants

Rose Garden, new parking area off Williams Road, covered rood area

Raised flower beds & shrubs

Add plastic strips into Chain-link fence.

Consider using some of the parkland for the fenced-off dog off-leash park. More off-leash areas are needed in Richmond.

An area for the local community to use for walking, sports, playing, multi-generational area. Some trees, some open areas and benches.

I represent 33 people of 11+ houses. Object rezoning. Just using the area for adult and senior health learning centre to promote life expectancy. Indoor & covered exercise area.

As with almost all other parks with natural grass; a way must be found to stop the snow geese from destroying the park turf and fouling the walkways with goose feces. Most Richmond parks and school yards are unusable from November through to March due to snow geese.

Station # 4 - Visual Explorer - sticker vote

Identify New activities for the Park...

Sports courts = 2

Sports fields = 9

Play environment = 5

Open space for flexible use = 12

Spaces for seniors = 130

Planting = 24

Passive areas & gathering spaces = 7

Pathways & fitness trails = 36

Dog off leash area = 3

Spaces for youth = 9

Anything Missing

People should have leash on their dog = 1

Pond = 3

Additional Comments

I don't like to have more spaces for the sports fields, more for flexible use or more for playground, it is already crowded especially for the weekend. Please keep as it is quiet.

No, no - Dog off leash area

I don't want to step on poop - Dog off leash area

Small off leash dog park – enclosed, dogs and poop is controlled.

No dogs

No - Dog off leash area

No - Dog off leash area

Off leash – No !!

No no, no - Dog off leash area

No !!! - Dog off leash area

Yes: Consideration should be given for a small off-leash dog area. This area should be fenced in. There are too few off-leash areas for dogs in Richmond.

Pathway design should be both aesthetic and functional

Only paving the pathways.

Bark mulched fitness trails

Selected tree areas (deciduous)

Spaces for seniors - 14 houses (33 people) wish to have health learning centre, simple exercise equipment and empty space to do work out. – No rezoning.

Welcome to the Public Workshop Concept Design Review...

Existing site photos - credit Clayton Perry (https://claytonperryphotography.tumblr.com/)



APPENDIX C - CONCEPT DESIGN REVIEW PRESENTATION MATERIAL

1

The City of Richmond invites your input about London/Steveston Neighbourhood Park

The planning process for the redesign of the western part of London/Steveston Neighbourhood Park is underway.

This process will focus on the area of the park proposed to be transferred to the City as part of the rezoning application for the former Steveston School site at 10440 and 10460 No. 2 Road.

We invite you to participate by sharing your ideas and providing input toward the preparation of the park concept plan.

Ways to be involved:

- Visit www.LetsTalkRichmond.ca after February 12 to learn more about the plans and provide comments
- Attend the series of drop-in style public open houses for one-on-one interaction with City staff, display boards, handouts and comment form.



Dates, Times and Agenda:

- Thursday, February 12 7:00 – 9:00 p.m. Sharing ideas
 - Saturday, February 14 1:00 – 3:00 p.m. Sharing ideas
 - Thursday, March 5 7:00 – 9:00 p.m. Reviewing concept options
 - Tuesday, March 31 7:00 – 9:00 p.m. Preparing a preferred design
- Place: The Gilbert Lounge, Steveston-London Secondary School, 6600 Williams Road

For more information, contact the Parks Department at 604-244-1208 or visit www.richmond.ca/parkprojects.

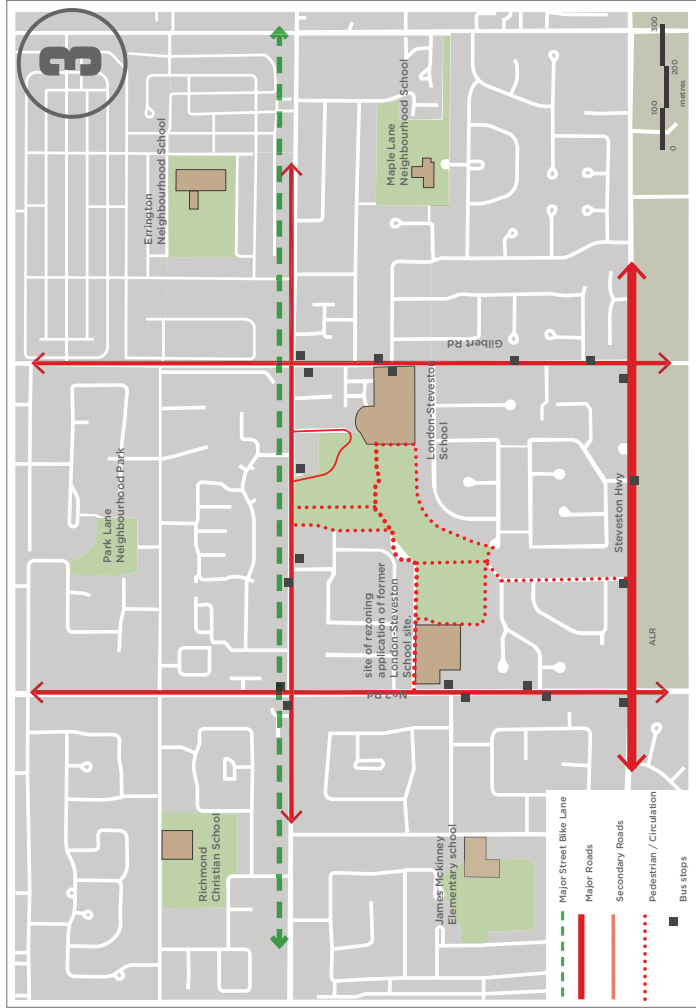
www.richmond.ca

Existing London-Steveston Park...

2



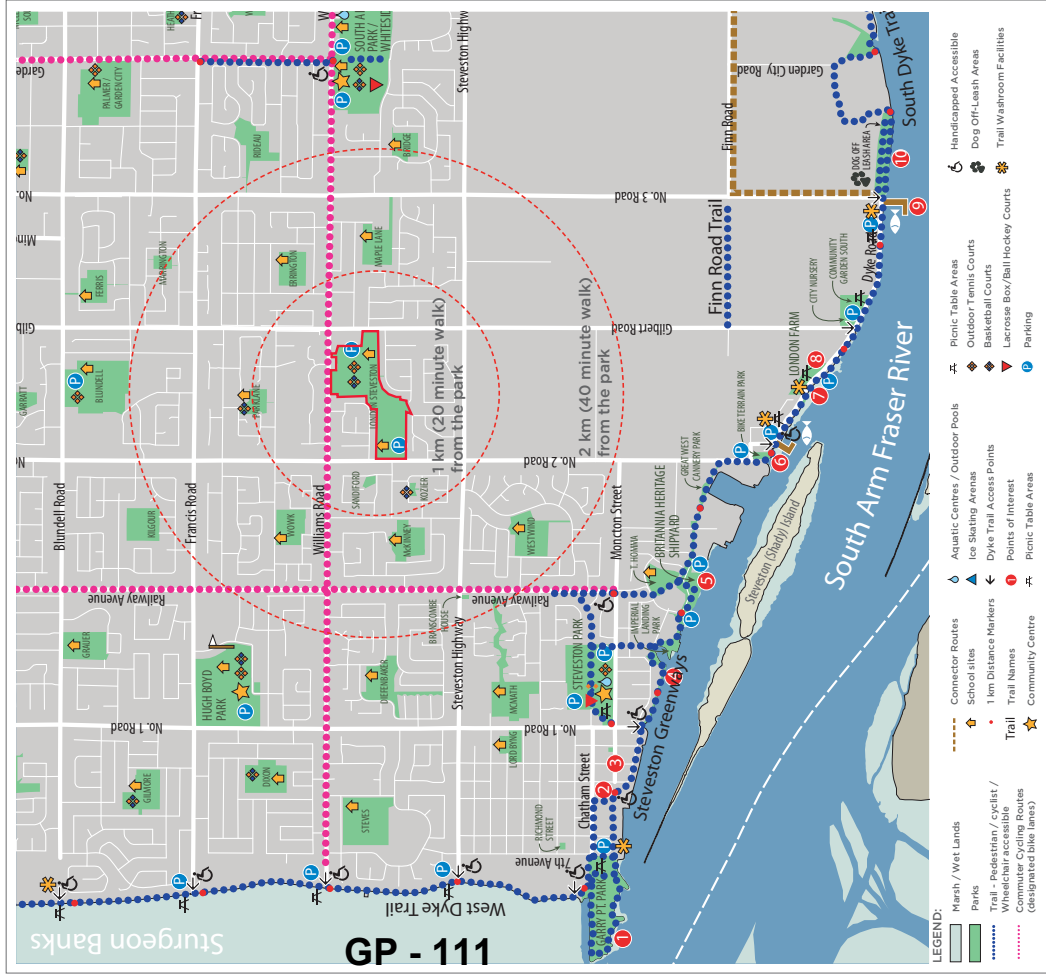
Site Analysis



Neighbourhood Plan - Existing Connections



Site Plan - Existing Buildings, Connections, Vegetation.



Community Plan

PROCESS



ABSTRACT

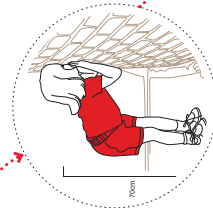
CONCRETE

Data Collection
+ Site Analysis

Example of Garden City Park, Richmond, BC

Research

Examination of leading research on outdoor play environments for children enabled the design team to create a play environment that meets the needs of children of all ages.



Analysis

An understanding of the physical site and its processes, together with an understanding of the site's context is an essential starting point for the process of design.

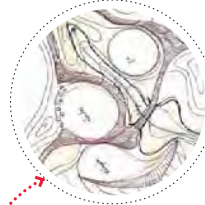


Public Consultation

Workshops were held at a local elementary school to gain insight into the interests and activities of the group. The process was an innovative process that involved children in the preliminary design to the play environment.

Conceptual Design

Through public consultation, research, analysis and exchange of ideas, the preferred design for the Garden City play environment was developed.



Construction

The preferred concept was then refined into drawings for construction. This process evolved loose conceptual ideas and forms into a network of detailed designs with special emphasis on structures, surfaces, spaces, planting and materials. The design team worked closely with contractors to ensure the play environment was built to the highest standards.



Built Project

The end result of the design process is a space that achieves traditional notions of playgrounds and instead utilizes the site's context and children's inherent curiosities to provide an experientially rich play environment.



Findings from the Ideas Fair

Common responses to the following questions...

I like the following qualities of the existing London-Steveston Park...

- there is and should be a difference between what is park and what is playing field the park as it already is!
- walk area for walkers, trails, green space
- walking spaces
- there is a place for children to fly a kite! (ie open space)
- large area of open green space
- quiet setting open spaces
- the fact that it can be re-designed/period!
- lots of sport fields
- opening in the summer

GP - 13

If I could, I would change the following things about the park....

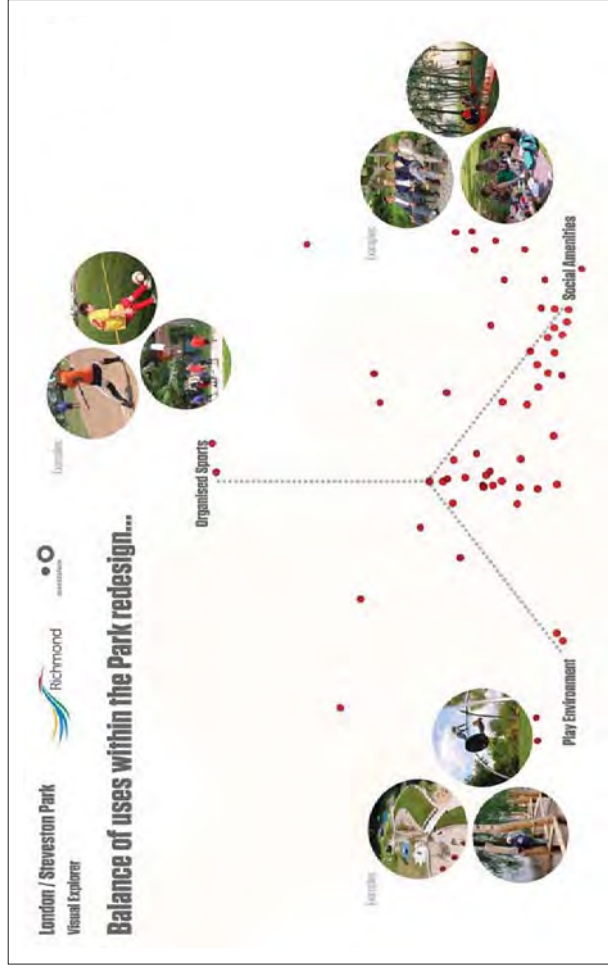
- more for rainy season
- dedicated open and passive park separate from sports field
- boundaries between properties and park (what to do with the chain link fence)
- small clumps of trees in centre instead of trees on the border
- a little pond and a small hill here could enrich the landscape of the park
- additional parking on williams rd. double existing lot
- is there a way to use "traffic calming devices" on walking paths – slows motorbike, skateboards, and bicycles – especially at blindspots
- evergreen trees, fewer deciduous, still able to see mountains
- good ambient lighting on walkways and playground areas to discourage nefarious activity
- meandering pathways
- get rid of existing 2 baseball back stops
- better management of tournament events – Keeping space for locals community (quieter during events)
- bigger playground for children
- places to sit
- drainage and water pooling
- park washrooms need to be open more often
- need more mounds or hillocks for kids to play
- no more beer leagues Noise and Adult ball on old Steveston high field
- communicating rules on the site
- incorporate a bike path with the walking path
- make off leash park or a large off leash area for dogs
- open lawn for multi use activities, bocce, Frisbee, sports
- add naturalistic planting and trees
- separate contain development with buffer; do not want park to be backyard of development
- more implements for toddlers and benches for seniors at the play areas



The following is how I would describe my vision for an ideal London / Steveston Park in 10 years...

- mature plantings on trails with gathering spaces
- meandering fitness trails, beautification of the park
- supervised off leash dog park (owner present to 'pickup')
- nice pathways, nice trees and planting but also open....(the centre part)
- do not want development to have majority access to park
- trees, habitat for song birds
- open/covered space for tai chi area with green roof for the birds
- designated quiet times – ie. after 9pm
- dog off leash area
- better playground
- need washroom so kids can play longer in the play ground
- open space to see the mountains, families walking and playing
- room for people to play bocce ball
- open space for people of all ages and not organized sports
- walking, jogging trails, quiet retreat, wooded areas – pine trees!, tree lined walkways, wide open spaces, song bird habitats
- ambient lighting on the west of the site

This is what the preferences look like for the balance of uses in the park....



Findings from the Ideas Fair

The most noted words used during the ideas fair...

This word cloud filters 75 of the most noted words and the size of each word is in relation to the number of occurrences it was noted in the responses.



Results of the sticker exercise to identify new activities for the park...

Total	Priorities
155	Spaces For Seniors
62	Pathways & Fitness Trails
47	Planting
21	Open Space For Flexible Use
15	Passive Areas & Gathering Spaces
13	Spaces For Youth
12	Play Environment
12	Dog Off Leash Area
12	Sports Fields
3	Pond
3	Sports Court

Key Park Design Considerations

Year-round Use

- make the park usable during the winter months
- provide a covered flexible use space for a range of activities

Diverse Landscape Character & Vegetation

- increase the diversity of landscape characteristics
- maximize year-round greenery of the park
- provide trees for shade
- conserve mountain view from park

Play

- expand the existing play area
- provide more for toddlers
- play area becomes over capacity during large events and its difficult for local residents to access

Improved Social Amenities for Neighbourhood Use

- social hubs including an outdoor bbq & picnic tables
- install water fountain
- provide seating opportunities with option for shade
- install fitness equipment along fitness trail

Dogs

- install fenced dog off-leash area
- consider size of off-leash dog area so that it doesn't take up too much flexible open space

Flexible Use / Open Space

- provide open space for multi-use activities, such as bocce, frisbee and other sports

Site Safety

- keep existing path lighting
- The site has a number of dark spots which impacts on the use of the site during the evening and morning periods; install low-level path lighting in any darker spots
- encourage extended use by families
- discourage nefarious activity
- establish strategies to extend use of the park in the mornings and evenings

Existing Park Issues

- improve drainage
- better management of snow geese required.
- improve the balance of uses within the park; open/passive park versus what is sports field
- find ways to improve parking situation during sporting events

Trails / Fitness / Connections

- encourage site access by foot and bike
- develop a network of paths
- install measured fitness trail (e.g. 1km)
- connect the new development with the park
- provide better connections to existing site entry points
- make path widths wide enough to allow for shared use by bikes and pedestrians.

Concept No.1

The park design enhances opportunities for physical activity with a 1km walking loop, fitness stations, play area and flexible open space.

7



TREE PLANTING



EXPANDED PLAY AREA



1 KM WALKING TRAIL LOOP



OUTDOOR FITNESS EQUIPMENT (SEPARATE STATIONS ALONG THE 1KM TRAIL)



GREENWAY PATH CONNECTION TO NO.2 ROAD



3 METRE WIDE PRIMARY PATHS
2 METRE WIDE SECONDARY PATHS



COVERED SPACE FOR YEAR-ROUND USE



TYPICAL GREEN WAY SECTIONS

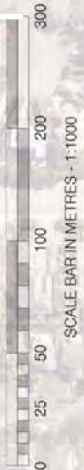
VEGETATION DEVELOPMENT

PARK PROPERTY LINE

SECTION A

SECTION B

SECTION C



GP-115

Concept No.1

The park design enhances opportunities for physical activity with a 1km walking loop, fitness stations, play area and flexible open space.



EXPANDED PLAY AREA



OUTDOOR FITNESS EQUIPMENT (SEPARATE STATIONS ALONG THE 1 KM TRAIL)



3 METRE WIDE PRIMARY PATHS
2 METRE WIDE SECONDARY PATHS



1 KM WALKING TRAIL LOOP



COVERED SPACE FOR YEAR-ROUND USE



GREENWAY PATH CONNECTION TO NO.2 ROAD



FLEXIBLE OPEN SPACE

What are your thoughts on Concept No.1?

Concept No.2
The park design distributes activities throughout the site. The organic layout of paths is complemented by an enhanced variation of topography.

10



FENCED OFF-LEASH DOG AREA



MOUND



3 METRE WIDE PRIMARY PATHS
2 METRE WIDE SECONDARY PATHS



COVERED SPACE FOR YEAR-ROUND USE



EXPANDED PLAY AREA



WATER DETENTION AREA FOR SEASONAL USE



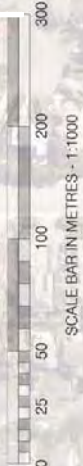
SOFTBALL BACKSTOP



GREENWAY PATH CONNECTION TO NO.2 ROAD



GP - 118



Concept No.2

The park design distributes activities throughout the site. The organic layout of paths is complemented by an enhanced variation of topography.



What are your thoughts on Concept No.2 ?

Concept No.3

The park design features the central organisation of activities in the park with enhanced tree planting and water management using bioswales.

WILLIAMS ROAD



FENCED OFF-LEASH DOG AREA



COVERED SPACE FOR YEAR-ROUND USE



MOUND



SOFTBALL BACK STOP



3 METRE WIDE PRIMARY PATHS
2 METRE WIDE SECONDARY PATHS



EXPANDED PLAY AREA



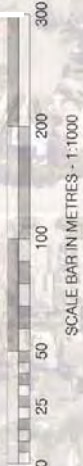
WATER DETENTION AREA FOR SEASONAL USE



WATER DETENTION AREA FOR SEASONAL USE



GREENWAY PATH CONNECTION TO NO.2 ROAD



Concept No.3

The park design features the central organisation of activities in the park with enhanced tree planting and water management using bioswales.

14



What are your thoughts on Concept No.3 ?

Select for your preferred concept design....



Public Workshop: Concept Design Review

Summary Report

Concept Design Review - Event 03

Date: 7-9pm March 05 , 2015
Location: Gilbert Lounge of London-Steveston School

Prepared by: Phil Wyatt - space2place
Date Prepared: March 11, 2015

Participants

City of Richmond

Clarence Sihoe Parks Planner
Tricia Buemann Area Coordinator, Parks Programs
Marie Fenwick Manager, Parks Programs
Gregg Wheeler Manager, Sports and Community Events

space2place

Jeff Cutler Principal
Phil Wyatt Project Manager

Objective

The concept design review was the second touch point with the community surrounding London-Steveston Park. The purpose of the concept design review was to return back to the community to present concept design options based on the feedback received during the two ideas fair events in February. Participants were encouraged to make comments on all three concept designs in an informal setting through notes and discussions with city staff and consultants.

The results from this second event will inform the park program as well as final concept design that will be presented to the public in the third open house on March 31 2015.

Framework

Boards were displayed to communicate the existing site conditions including park context, circulation, connections, spatial uses. Another board identifying the project process and schedule was displayed so that Participant's were aware of the upcoming event to follow the Concept Design Review.

London / Steveston Park

Welcome to the Public Workshop Concept Design Review...



The City of Richmond invites your input about **London/Steveston Neighbourhood Park**

The planning process for the redesign of the western part of London/Steveston Neighbourhood Park is underway.

The process will focus on the area of the park proposed to be transferred to the City as part of the rezoning application for the former Steveston School site at 10440 and 10460 No. 2 Road.

We invite you to participate by sharing your ideas and providing input towards the preparation of the park concept plan.

Ways to be involved:

- Visit www.LetsTalkRichmond.ca after February 12 to learn more about the plans and provide comments.
- Attend the series of drop-in style public open houses for one-on-one interaction with City staff, display boards, handouts and comment form.

Dates, Times and Agenda:


- Thursday, February 12 - 7:00 - 9:00 p.m. - Sharing ideas
- Saturday, February 14 - 1:00 - 3:00 p.m. - Sharing ideas
- Thursday, March 5 - 7:00 - 9:00 p.m. - Reviewing concept options
- Thursday, March 5 - 7:00 - 9:00 p.m. - Preparing a preferred design

Place: The Gilbert George Steveston London Steveston School, 6600 Williams Road

For more information, contact the Parks Department at 634-244-1208 or visit www.richmond.ca/parkprojects

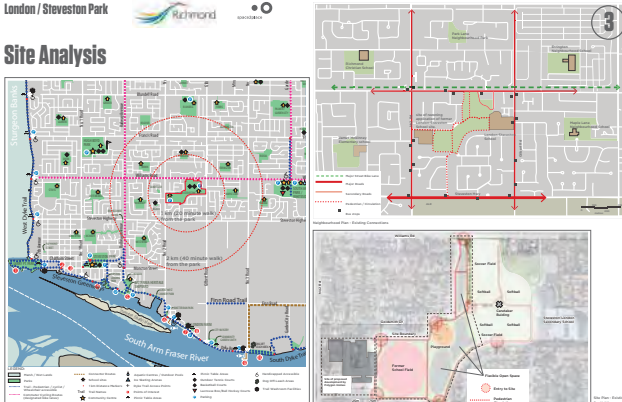
London / Steveston Park

Existing London-Steveston Park...



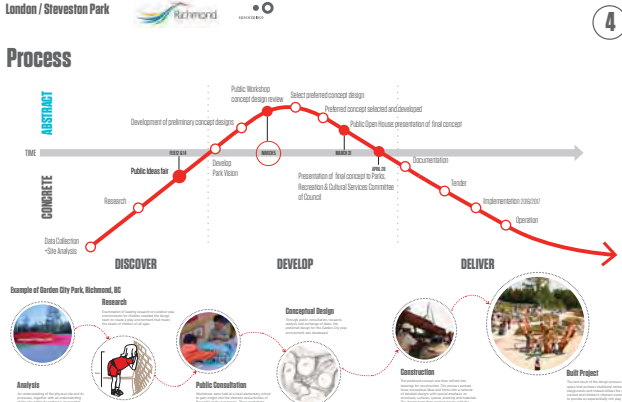
London / Steveston Park

Site Analysis



London / Steveston Park

Process



The findings were presented from the two ideas fair events which were intended to clearly explain the findings and layout the key park design considerations we used for the development of all three concepts options.

London / Steveston Park

Findings from the Ideas Fair

Common responses to the following questions...


I like the following qualities of the existing London-Steveston Park...

- The park is already well used.
- Work area for workers, trails, green space.
- Walking paths.
- There is a place for children to fly a kite (in open space).
- Large area of open green space.
- Quiet setting open space.
- Site that has not been developed.
- Lots of open fields.
- Nothing in the summer.

If I could, I would change the following things about the park...

- More for rainy season.
- Dedicated open and exercise park separate from sports field.
- Boundaries between properties and park (refuse to do with the chain link fence).
- Small change of trees in certain areas of trees on the border.
- A little pond and a small hill have could enrich the landscape of the park.
- Additional parking on Williams Road.
- Is there a way to use "traffic calming devices" on walking paths - slow motorbikes, skateboards, and bicycles - regardless of direction.
- Evergreen trees, fewer deciduous, still able to see mountains.
- Good ambient lighting on walkways and playground areas to discourage nefarious activity.
- Resounding pathways.
- Part of an existing 2-lane road.
- Better management of tournament events - keeping space for locals community (quarter during events).
- Bigger playground for children.
- Plaza for all.
- Shading and water seating.
- Park walkways need to be open more often.
- Small more exercise or fitness to the side to play.
- No more beer leagues. Noise and Adult ball on old Steveston high field.
- Communicating ideas on the site.
- Incorporate a bike path with the walking path.
- Make off-leash park or a dog off-leash area dog.
- Open lawn for multi-use activities, soccer, Frisbee, sports.
- Wild/naturalistic planting and trees.
- Reserve certain development with buffer, do not want park to be background of development.
- More equipment for toddlers and benches for seniors at the playground.


This is what the preferences look like for the balance of uses in the park...



London / Steveston Park

Findings from the Ideas Fair

The most noted words used during the Ideas Fair...



Results of the sticker exercise to identify new activities for the park...

Total	Priority
100	Space For Seniors
67	Pathways & Fitness Trails
47	Planting
21	Open Space For Flexible Use
12	Plaza Area & Seating
12	Space For Youth
12	Play Environment
12	Dog Off-Leash Area
12	Sports Fields
2	Pond
2	Sports Court

Key Park Design Considerations

Year-round Use

- Make the park usable during the winter months.
- Provide covered facilities and spaces for a range of activities.

Streets Landscape Character & Significance

- Increase the diversity of landscape characteristics.
- Maximize year-round greenery of the park.
- Provide trees for shade.
- Conserve mountain view from park.

Play

- Expand the existing play area.
- Provide more for toddlers.
- Play area becomes over capacity during large events and is difficult for local residents to access.

Improved Social Amenities for Neighbourhood Size

- Walk-beds including an outdoor table & picnic tables.
- Install water fountain.
- Provide seating opportunities with options for shade.
- Install fitness equipment along fitness trail.

Trail

- Install fenced dog off-leash area.
- Consider size of off-leash dog area so that it doesn't take up too much flexible open space.

Flexible Open Space

- Provide space for multi-use activities, such as bocce, frisbee, and other sports.

Site Safety

- Keep existing path lighting.
- The site has a number of dark spots which impacts on the use of the site during the evening and morning periods, install low-level path lighting in any darker spots.
- Encourage extended use by families.
- Discourage nefarious activity.
- Establish strategies to extend use of the park in the mornings and evenings.

Existing Park Issues

- Improve drainage.
- Better management of snow grass removal.
- Improve the balance of uses within the park, open/active park versus what is sports field.
- Find ways to improve parking situation during sporting events.

Trails / Fitness / Connections

- Encourage site access by foot and bike.
- Develop a network of paths.
- Install measured fitness trail (e.g. Run).
- Connect the new development with the park.
- Provide better connections to existing entry points.
- Make path widths wide enough to allow for shared use by bikes and pedestrians.

Next all three concepts were presented with a large plan, perspective sketch as well as precedent images to illustrate the park program in each concept. Participants were asked to comment on each concept. Participants responded with sticky notes that were placed in context on a separate sheet.

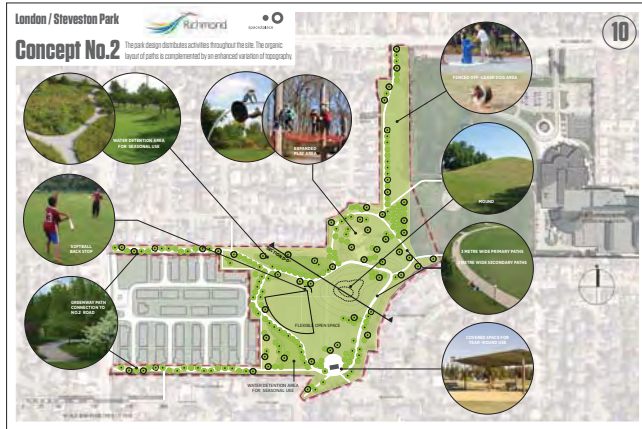
Concept No.1

The park design enhances opportunities for physical activity with a 1 km walking loop, fitness stations, play area and flexible open space.



Concept No.2

The park design distributes activities throughout the site. The organic layout of paths is complemented by an enhanced variation of topography.

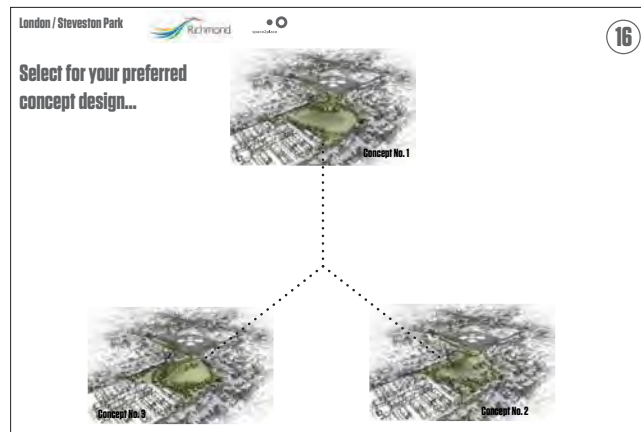


Concept No.3

The park design features the central organisation of activities in the park with enhanced tree planting and water management using bioswales.



Next, participants were given a single red sticky dot to identify their preferred concept on the board pictured below.



To supplement this exercise, separate forms handed out where participants selected their preferred concept as well as adding any addition comments related to the any of the concept designs.

All of the concept design review material has also been posted onto the Talk Richmond website. This input has been incorporated into this summary report.

Findings

COMMENTS FOR CONCEPT NO.1

This concept received 58% of the participant vote but is important to understand why this concept received so much support. Concept No.1 has no softball back stops which were a contentious issue from the beginning. This concept also did not include a fenced off-leash dog area



Below are some of the comments summarized:

- good support for the flexible open spaces
- good support trees along the pathways with lighting improvements - consider adding lines on pathways
- some support to add a small mound
- some support to add an fenced off leash dog area
- little support for fitness stations
- some participants dislike the idea of the water detention (on concepts 2 & 3) because of its negative link to the history of flooding issues within the park
- some support to add a back stop
- general comment to keep trees away from the fence line – views for existing homes are already suffering – leave some gaps - less big trees - consider shadows cast along north boundary of existing homes
- deciduous trees great idea to allow for different views through the seasons disagree with too much evergreen growth. Ie. no forests please. deciduous would also provide shade during hot months
- support for the trees along the west boundary to naturalize and create a buffer between park and development
- consider moving covered area should be closer to play area like in Concept No.3 - also consider wind protection - some concern was raised about late night usage
- consider additional parking capacity to be added to Williams Rd
- small support for adding community gardens.

COMMENTS FOR CONCEPT NO.2

This concept received 17% of the public vote, which is the least support out of all three concepts.

Concept No.2 includes a large mound, water detention area, softball back stop, fenced off-leash dog area

'Concept 2 is conducive to my idea of the outdoors'



Below are some of the comments summarized:

- good support for the flexible open spaces
- good support for the less formal tree layout 'sprinkling of trees'
- some support for the spreading out of site features
- good support for a fenced off leash dog area
- good support for trees along the pathways with lighting improvements - consider adding painted lines on pathways
- keep park maintenance low
- general comment to keep trees away from the fence line – views for existing homes are already suffering – leave some gaps - less big trees - consider shadows cast along north boundary of existing homes
- little support for the large mound - consider making mound smaller
- little support for location of covered open space - consider moving next to play area (like in concept 3), to allow for more open space
- consider use of cyclists on greenway
- add perimeter drainage
- water retention area - there was a preference for a grassy basin vs. rain garden planting - the grassy basin will require less maintenance and is more use able during dry periods.

COMMENTS FOR CONCEPT NO.3

This concept received 25% of the public vote, which comes in second place out of all three concepts.

Concept No.3 includes a small mound, 2 water detention areas, softball back stop, fenced off-leash dog area.



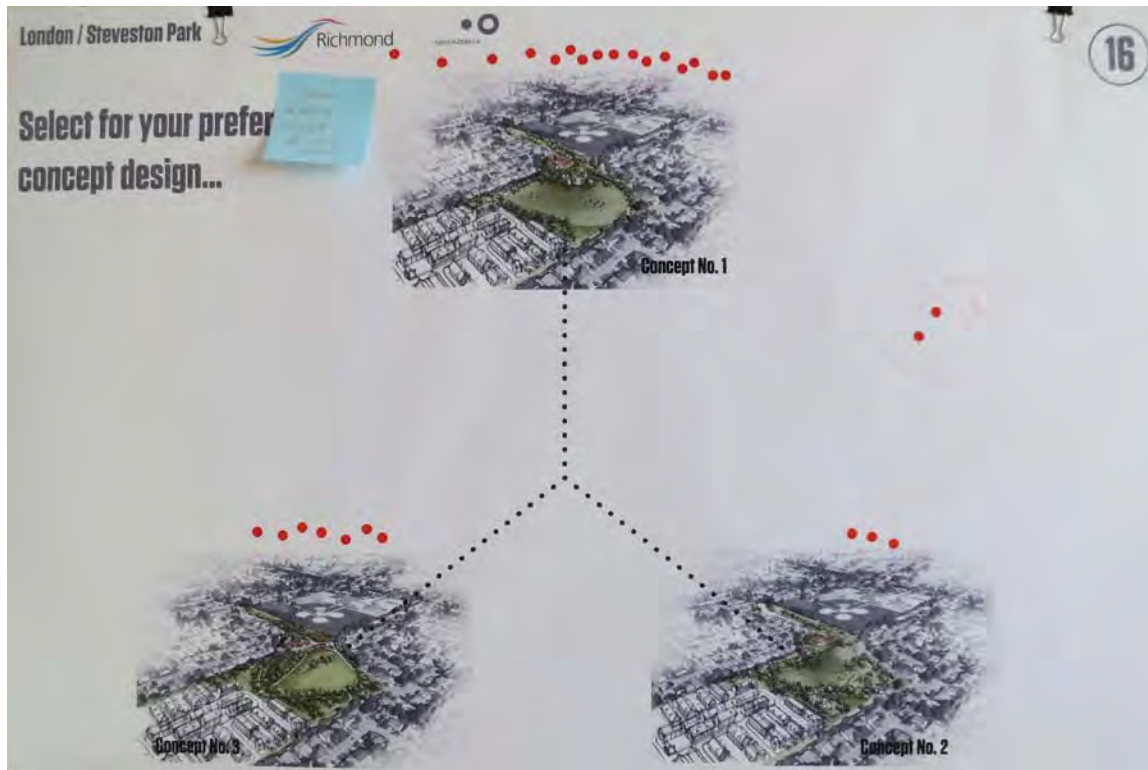
Below are some of the comments summarized:

- good support for the location of the covered open space consider position in concept 1.
- mixed support for the softball back stop.
- some support for a fenced off leash dog area
- some support for the mound.
- some support for the extra middle walkway
- consider use of cyclists on greenway
- consider adding a water feature to enhance the landscape character
- general comment trees too dense. Random sprinkling preferred - spaces don't need to be overly defined – should allow the users flexibility to figure out what to do - shade is good but vision of children needed - consider shadows cast along north boundary of existing homes
- Consider connecting water detention area to new development. “innovative storm water management”



Summary of concept choices

Below is a visual representation of the preferred concept design based on the feedback from the workshop participants.



Analysing the votes on the preferred concept board and the votes made on separate sheets, the statistics are as follows:

Preferred concept board

Concept No.1 = 16 votes

Concept No.2 = 3 votes

Concept No.3 = 7 votes

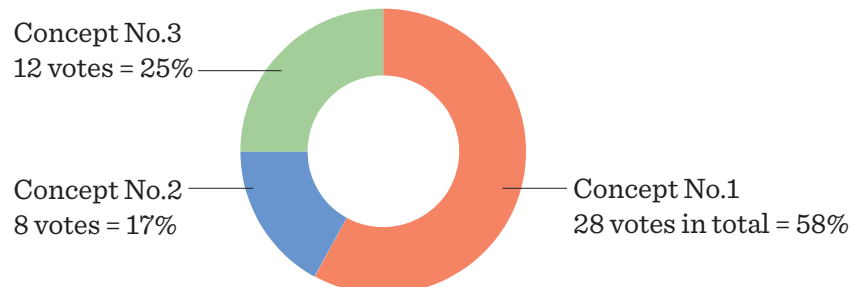
Voting exercise on the separate sheet

Concept No.1 = 12 people

Concept No.2 = 5 people

Concept No.3 = 5 people

Combined numbers = 48 votes in total



Summary



The event was very informative and participants appeared to be enjoying play their part in the design process. A number of comments were received relating to each concept design which has been amalgamated with the findings of the ideas fair summary report to generate a hierarchy of decisions relating to the park program and its overall design.

Based on the feedback received, there was no critical feedback regarding the similarities between all three concepts. These included the location of the play area, the general location of the flexible open space and the greenways.

The development of the final concept design to be presented to the public on March 31 will be developed based on the following items within this summary:

Strong Support

YEAR-ROUND USE

At the ideas fair events, there were a number of comments to find more ways to promote fitness as well as to make the park usable during the winter months. This included the opportunity to provide a covered flexible use space for a range of activities such as Tai Chi or Yoga.

During the concept design review event, the covered open space was presented and received good support. Base on the feedback the covered open space should be located near to the existing play area, facing south. Consideration should be given to the wind protection but also consider how the covered open space would be integrated into the lighting design to reduce the risk of late night use for nefarious activity.

FLEXIBLE USE / OPEN

A majority of participants showed a lot of support for open flexible green space for multi- use activities, bocce, frisbee and sports.

During the concept design review event, flexible open space has been fully supported. There have been a number of requests to maximize the feeling of openness by not planting too many trees and spreading amenities too far apart.

IMPROVED SOCIAL AMENITIES FOR NEIGHBOURHOOD USE

At the ideas fair events, there was a general request for a couple of social hubs including an outdoor bbq, picnic tables, trees (for shade), benches. These will be included within the final concept design.

TRAILS/FITNESS/CONNECTIONS

At the ideas fair events, there were a large amount of people who like to exercise using the network of paths to walk, run, including walking with dogs on a leash. Therefore it was clear that the paths would need to be widened to allow more capacity and better connect the existing and new features within the park environment. There were also several requests to the make most of the mountain view.

In all three concepts presented at the concept design review, the network of paths had been developed to respond to above requirements which received good support. There were some comments supporting the use of the tree-lined paths with lighting which has been received as a consistent message throughout the ideas fair events. The measured fitness trail was not explicitly mentioned but based on the findings the fitness stations didn't seem to resonate well with participants of this event.

Some consideration should be given to the connectivity & borders relating to the Polygon Development. Although some people liked the central path in concept 3, it is understood that the public will not be able to walk through this gated-private development.

DIVERSE LANDSCAPE CHARACTER / VEGETATION

Base on feedback from the ideas fair events, there was a consistent interest in increasing the diversity of landscape characteristics throughout the park.

Tree planting

In all three concepts, trees formed a major element within the park designs, in varying scales. It was interesting to see the responses of where and how trees should be used with the site:

- Keep trees away from the fence line in order to avoid casting shadows onto neighbouring properties
- Make gaps between trees to not block existing views to the mountains.
- Adding greater spatial diversity seemed to be important to the participants.
- Small deciduous trees should be used to enhance diversity in the landscape character and not planting too many evergreen trees.
- Provide shade opportunities within the summer.
- The layout of trees should be more random and informal; stating that the spaces don't need to be overly defined.

SITE SAFETY

Based on the current feedback, the review of existing path lighting with the addition of low path lighting has received consistent support. The main reasons are to encourage use by families as well as extend use of the park in the mornings and evening and discourage any nefarious activity.

Moderate Support

DIVERSE LANDSCAPE CHARACTER / VEGETATION

Base on feedback from the ideas fair events, there was a consistent interest in increasing the diversity of landscape characteristics throughout the park

Mound

Increasing the diversity of landscape characteristics with the addition of a small mound seems to have received good support from a majority of the participants. It should be well integrated as well as to maintain the view of the mountains.

DOGS

In both public engagement events, there were quite a number of people who spoke out against having an

off-leash dog area as it would make less usable space, although there was evidence of mixed opinion on this item.

A fenced off leash dog area was presented in the 2 concepts at the concept design review and received moderate support.

PLAY

Of the small number of comments related to the playground area in the ideas fair, it was suggested that the play area be renovated to replace the safety surfacing as well as providing more opportunities for toddlers and social amenities for seniors. It should also be expanded to accommodate more capacity locally as well as visitors during peak times when large events are taking place.

SPORTS

An informal softball backstop was present in concept 2 and 3 which received mixed support from participants at the concept design review. Consideration should be given to the programming of the softball backstop so that it doesn't conflict too much with the passive activities within the park.

Considerations

EXISTING PARK ISSUES

Poor drainage of the study area is a clear constraint as well as issues with Snow Geese. Concepts 2 & 3 presented the use of water detention areas, and some participants dislike the idea of the water detention (on concepts 2 & 3) because of its negative link to the history of flooding issues within the park. There were also some maintenance concerns related to this feature therefore a grassy basin would be preferred over a rain garden with water tolerant planting to be more use able during dry periods.

CAR PARKING / SITE ACCESS

Capacity of parking is currently limited, especially with the removal of the the parking lot on the old school site. During sporting events, the site becomes 'over capacity' and participants of events park their cars in the local neighbourhood which causes friction.

The expansion of car parking was not presented within any of the comments but there were some comments from participants who didn't understand why additional parking had not been added into any of the concept designs.

All of the feedback responding to the 3 concept designs was transcribed and is available in the appendix for reference.

Additional Items to be Considered

(repeated from ideas fair summary report)

- The 'beer league' use the existing soft ball courts located east of the old school site during the summer period.
- The public washrooms only appear to be open during sporting events.
- There are a number of issues relating to the sports groups using the field; with flood lights on late at night; loud music on late at night. It was requested that organized sports groups have more accountability in respecting the surrounding neighbourhood.
- A washroom is needed so that kids can play longer in the playground.
- There are a number of noise issues associated with the sports fields in the summer.

NEW POLYGON DEVELOPMENT ISSUES - COMMENTS

- Do not want development to have majority access to the park
- Contain development with buffer; do not want park to be backyard of development
- Like to move the last 2 buildings on the south east to the north and get a straight border line would be much better – The both sides of the pathway would have the equal open view.
- Ensure home owners of the new development are not parking their vehicles in existing neighbourhoods that surround the new Polygon development.
- One safe path open at all times during demo and construction (greenways connecting No.2 Road with the whole site.)
- When demolishing the old building, do you have plans for the rats and skunks? Especially if we have problems with Racoons.

Appendix

The following notes were generated in the concept design review held on March 05, 2015.

Notes collected from the Public Workshop : Concept Design Review on March 05, 2015

Preferred Concept: 1

Comments: Im happy, looks great

Preferred Concept: 1,2,3

Comments: ** Trying to do too much. Keep simple, green, open. Look to all other green spaces inside other quadrants – the freshness of “openness” space green is “calming” – these plans are toooo busy.

Preferred Concept: 1

Comments: Fence off the playground area too keep out the dogs, leashed or otherwise. Do not over populate the play area when the play area is expanded. For option 1,2 or 3 PLEASE make sure that whatever plan is finally chosen it is chosen with the view to keep maintenance costs down and is relatively easy to maintain.

Preferred Concept: 1,3

Comments: 3 – I like the multi use design – passive enjoyment and washable; out of the way place for dogs; maintain ball field for adults – minimal mound ok. I also like concept 1 b/c full use of space – no we to water detention areas and no mound

Preferred Concept:1

Comments: drainage of field at west end (water detention area) is bad now, therefore I don't feel a low spot to retain more is good. I like concept 1 for its paths and open areas but would like the off leash area incl. low level path lights would be great all over the paths. Not sure about covered area just because of late night use but does offer more use time during spring/fall. Don't care for mounds. Drainage of fields is of concern. Needs to be done better than it is now.

Preferred Concept: 3

Comments: I like #3 the best, it has the more trees throughout and I like the path through the middle

Preferred Concept: 3

Comments: Clem Thibault – NO ORGANIZE SPORT. Bocce ok, badminton ok. Kid game ok

Preferred Concept: 1

Comments: like: some pathways, don't mind mounds...can add to landscape without being hardscapes. Could include an off leash dog run too

Don't like: tall of overly dense perimeter trees esp along pathways (I love trees in general) but no “forests” please – keep it light and random (love landscaping & fitness pathways) but don't over define spaces...let uses decide... more imaginative use

Suggest: slight expansion of parking strip to North along Williams. Not crazy about covered “BBQ” space unless its more attractive than the example pictured on the poster board

Preferred Concept: 1

Comments: #1 looks clean and uncomplicated

#2 and #3 is going to give the fellow cutting the grass heartburn as he negotiates the curves

Take the best features from 2&3 and incorporate them into #1 such as berms, keep the covered space adjacent to the playground area as in option 1

Preferred Concept:1

Comments: covered area closer to kids park, small hills in the flex area, lines on pathways, no outdoor fitness stations

Preferred Concept: 1,2,3

Comments: ** Need space for community gardens. Less big trees, more open unstructured space, perimeter pathway, rainwater gardens, native plants

Preferred Concept: 2

Comments: Concept 2 is conducive to my idea of ‘outdoors’: 1, larger mound. 2. the 2 water detention areas. 3, the way trees are spread out.

I like the feeling of ‘outdoors’ as I walk into the park from my neighbourhood. Im greeted by trees spread throughout on walkways. The two water detention area the one larger mound that simulates “real” outdoor atmosphere, and yet it has the basic needs of both kids and adults that I think supports an “escape” from our day to day scene within the neighbourhood. It is the layout of the park as a whole that attracts my interests.
Dody Sison @ 6200 Goldsmith Dr

Preferred Concept: 1

Comments: I like #1 layout. Still needs parking added to North Side. No baseball. Less trees in greenways.

#2 No Baseball

#3 No baseball

Where is the parking (additional)

Preferred Concept: 1, 2(conditional see below)

Comments: * Concern that trees along N border are too tall or will get too tall casting shadows on house and yards on N. side. Note: shadow effects are prominent on that side, while none on the S. side. Small hedge or shrubbery

* would like to see increased continuity to east green space and north side

* option 2 with smaller mound that of opt 3

* perimeter drainage please

Preferred Concept: 1 (but if 2 or 3 is selected)

Comments: with mound. For water retention area like grassy basin vs bush vegetation as I believe the bushy retention will attract more litter, cups, food packages etc. and become unsightly. The grassy basin require less maintenance and is more useable during dry periods. Would like to see less tree density in the southwest corner of park as would be visually more appealing to see more open space. Also opens the south west corner more use as greased area. That corner would be less dark looking during fall/winter sundown.

Preferred Concept: 2

Comments: like the spread out concept, drainage issues addressed, off leash fenced dog park

Preferred Concept:

Comments:

* represent 14 house and over persons

we prefer concept #1

cover spaces back to houses to avoid wind with open area facing south. Minimum 2 cover spaces. One large area for dancing or other purpose like "Robson Square" *MORE trees to separate the park from houses.

Comments collected for each Concept at the Concept Design Review on March 05, 2015

Comments for Concept No.1

- don't like water detention area. We have worked hard to get this park area dry in winter. It can still flood in heavy rain season which creates a mess for everyone to navigate. Also NO more baseball diamonds backstops.
- I like the concept #1 but would include the area for dog off leash
- need at least 2 cover areas Prefer concept #1
- I like the flexible open spaces
- park benches?
- I like the trees on the path, and lighting improvements
- deciduous trees great idea to allow for different views through the seasons disagree with too much evergreen growth. I.e. no forests pls. deciduous would also provide shade during hot months
- like trees along the path – good idea
- please keep trees away from fence line – roots go into the residents adjacent
- flat benches so that they can be used for board games ie: chess
- make sure trees along fence line do not root into residents properties. Otherwise, great concept
- extra cover area with flat benches for games
- more backstops!
- more trees along west boundary to naturalize and create a buffer between park and development
- why did the project boundary changes from earlier versions.
- 44persons 14 houses consider wind with the position of the covered open space. Its too way in the centre
- flex area with a mound would be nice
- covered area should be close to kids park
- more tree to separate the park from houses
- lighten up on perimeter trees on S pathway. Views for existing homes ae already suffering – leave some gaps.

Comments for Concept No.2

- more flexible space not defined for any defined purpose
- don't like the mound
- there is nothing here that we asked for, no open space. No water detention area, we want this drained
- only good part of this plan is fenced off-leash area
- #2 Bad location for covered area move in North
- think about cyclists using park as greenway
- more backstops
- greenway to No 2Road and to Williams good idea
- please no tall trees casting shadows on N perimeter
- located covered space at playground, allows more greenspace

Comments for Concept No.3

- no back stops, no mound, the rest is fine
- I like concept #3 the best with the extra middle walkway and the trees. You need open public washrooms for the childrens playground
- I like the backstop, I don't like the mound. The rest is good
- 2 ball diamonds which are currently used by seasonal softball
- public washrooms are never open, so what good is a park open washrooms dawn to dusk daily
- trees too dense. Random sprinkling preferred. Spaces don't need to overly defined – should allow the users flexibility to figure out what to do. I'm sure we'll figure it out
- less trees, shade is good but vision of children needed
- I like #3 but get rid of backstop
- more backstops
- good location for covered area
- plan paths for cyclists using park as greenway
- do not put in baseball park (one already exists). consider the higher population density in park. Put in a fountain or water feature and enhance landscape
- statue in fountain , spray fountains, art into life
- no baseball backstop, safety, damage to houses, parking, water fountain next to mound, pathways around pond fountain
- No backstops!!
- would like to see some consultation between the people developing the playground area plan for London/ Steveston park and the people developing the new Steveston Community Centre Park
- Please no tall tree shadows on N side
- I like it, I like it, I like it, I like it, no playing ball
- connect water detention area to new development. “innovative storm water management”

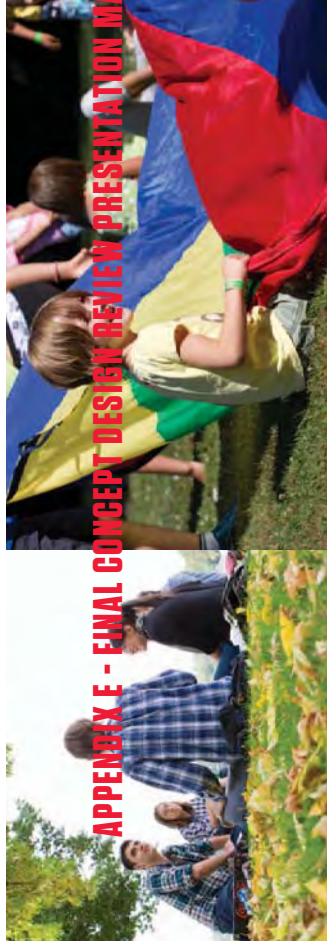
Welcome to the Public Workshop

Final Concept Design Review...

Existing site photos - credit Clayton Perry (https://claytonperryphotography.tumblr.com/)



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APPENDIX E - FINAL CONCEPT DESIGN REVIEW PRESENTATION MATERIAL

1

The City of Richmond invites your input about London/Steveston Neighbourhood Park

The planning process for the redesign of the western part of London/Steveston Neighbourhood Park is underway.

This process will focus on the area of the park proposed to be transferred to the City as part of the rezoning application for the former Steveston School site at 10440 and 10460 No. 2 Road.

We invite you to participate by sharing your ideas and providing input toward the preparation of the park concept plan.

Ways to be involved:

- Visit www.LetsTalkRichmond.ca after February 12 to learn more about the plans and provide comments
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Dates, Times and Agenda:

- Thursday, February 12 7:00 – 9:00 p.m. Sharing ideas
 - Saturday, February 14 1:00 – 3:00 p.m. Sharing ideas
 - Thursday, March 5 7:00 – 9:00 p.m. Reviewing concept options
 - Tuesday, March 31 7:00 – 9:00 p.m. Preparing a preferred design
- Place: The Gilbert Lounge, Steveston-London Secondary School, 6600 Williams Road

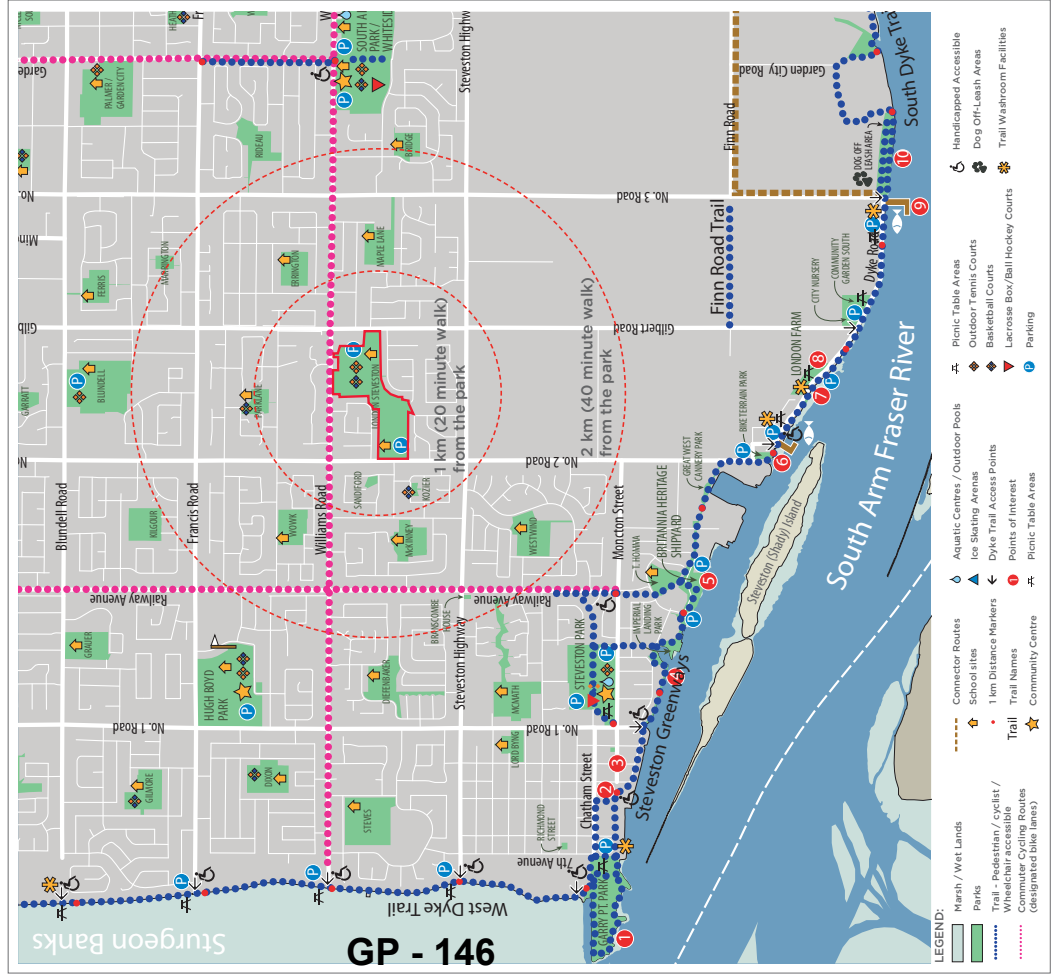
For more information, contact the Parks Department at 604-244-1208 or visit www.richmond.ca/parksprojects.

Existing London-Steveston Park...

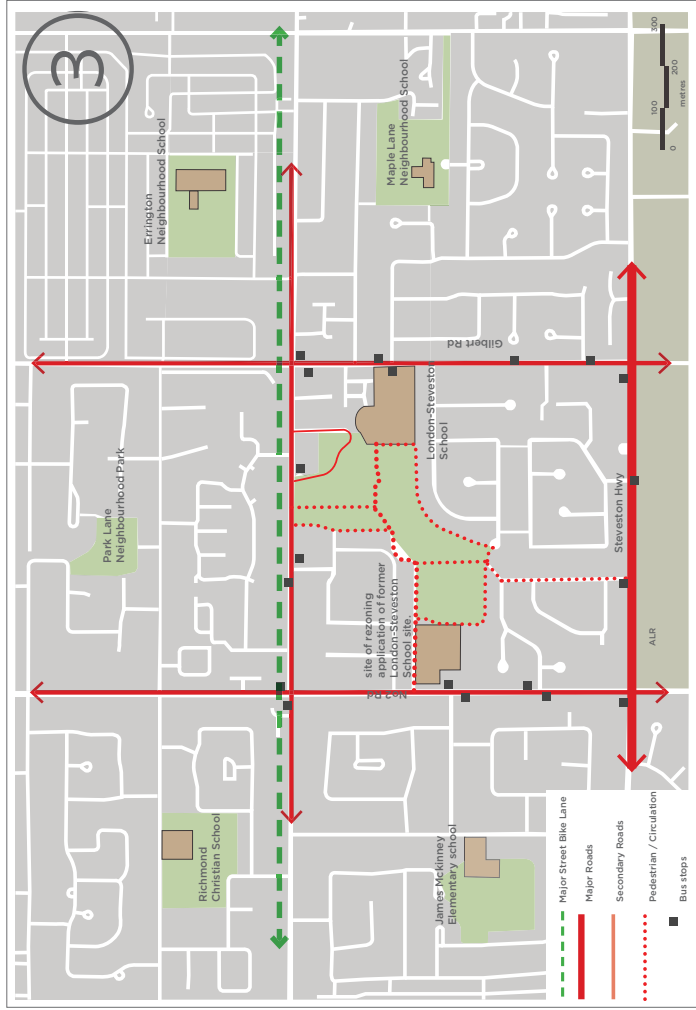
2



Site Analysis



Community Plan

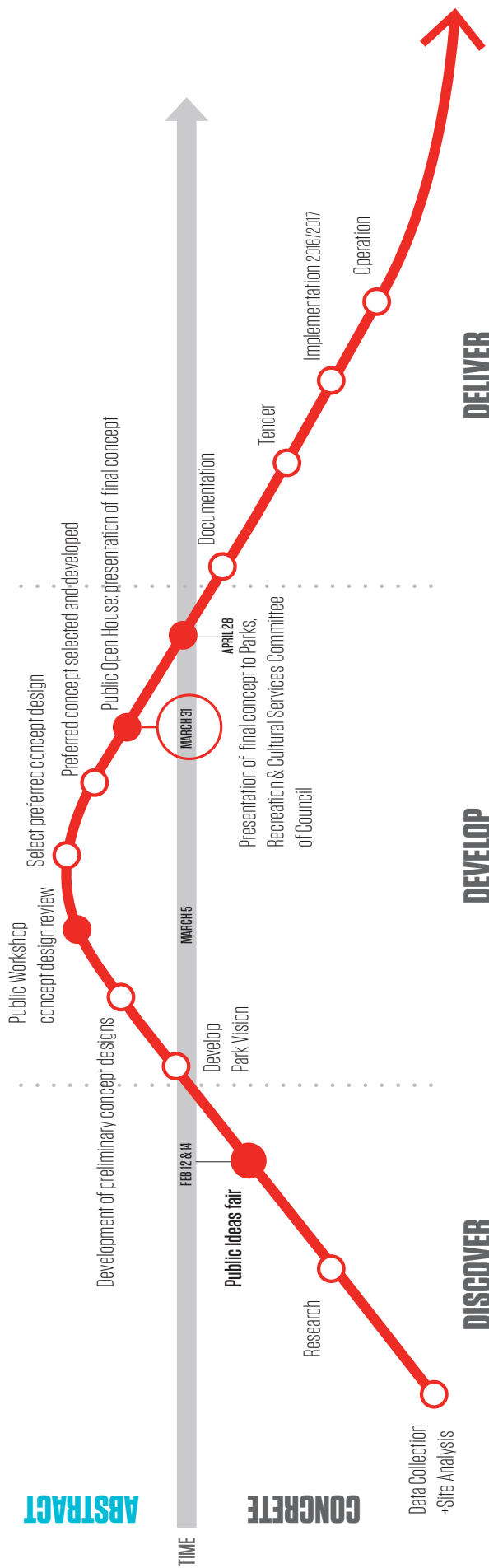


Neighbourhood Plan - Existing Connections



Site Plan - Existing Connections

PROCESS



ABSTRACT

CONCRETE

Data Collection
+ Site Analysis

DISCOVER

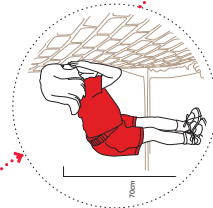
DEVELOP

DELIVER

Example of Garden City Park, Richmond, BC

Research

Examination of leading research on outdoor play environments for children enabled the design team to create a play environment that meets the needs of children of all ages.



Analysis

An understanding of the physical site and its processes, together with an understanding of the site's context is an essential starting point for the process of design.

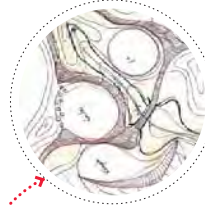


Public Consultation

Workshops were held at a local elementary school to gain insight into the interests and activities of the group. The process was an innovative process that involved children in the preliminary design to the play environment.

Conceptual Design

Through public consultation, research, analysis and exchange of ideas, the preferred design for the Garden City play environment was developed.



Construction

The preferred concept was then refined into drawings for construction. This process evolved loose conceptual ideas and forms into a network of detailed designs with special emphasis on structures, surfaces, spaces, planting and materials. The design team worked closely with contractors to ensure the play environment was built to the highest standards.



Built Project

The end result of the design process is a space that achieves traditional notions of playgrounds and instead utilize the site's context and children's inherent curiosities to provide an experientially rich play environment.



Findings from the Ideas Fair

Common responses to the following questions...

I like the following qualities of the existing London-Steveston Park...

- there is and should be a difference between what is park and what is playing field the park as it already is!
- walk area for walkers, trails, green space
- walking spaces
- there is a place for children to fly a kite! (ie open space)
- large area of open green space
- quiet setting open spaces
- the fact that it can be re-designed period!
- lots of sport fields
- opening in the summer

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If I could, I would change the following things about the park.....

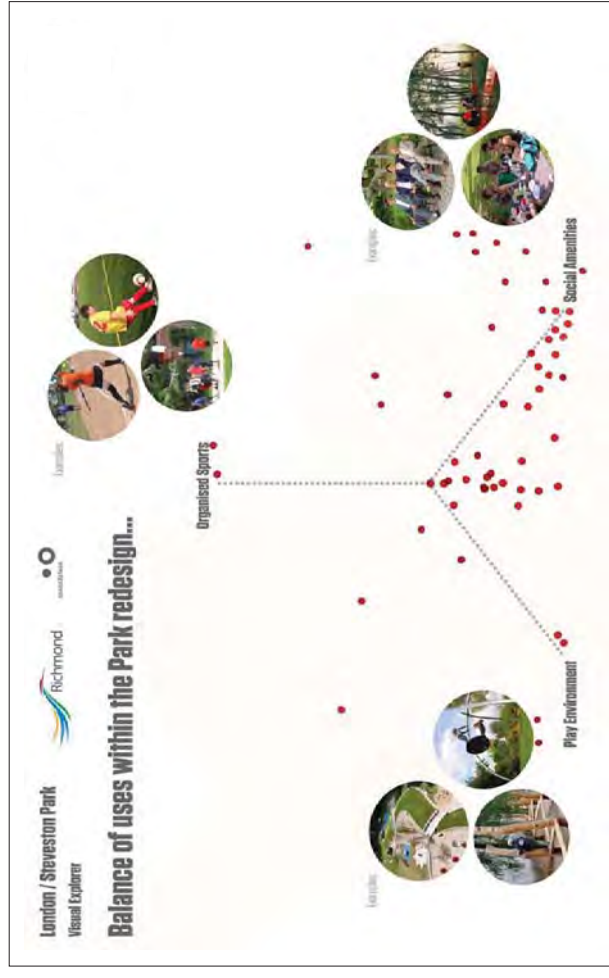
- more for rainy season
- dedicated open and passive park separate from sports field
- boundaries between properties and park (what to do with the chain link fence)
- small clumps of trees in centre instead of trees on the border
- a little pond and a small hill here could enrich the landscape of the park
- additional parking on williams rd. double existing lot
- is there a way to use "traffic calming devices" on walking paths – slows motorbike, skateboards, and bicycles – especially at blindspots
- evergreen trees, fewer deciduous, still able to see mountains
- good ambient lighting on walkways and playground areas to discourage nefarious activity
- meandering pathways
- get rid of existing 2 baseball back stops
- better management of tournament events – Keeping space for locals community (quieter during events)
- bigger playground for children
- places to sit
- drainage and water pooling
- park washrooms need to be open more often
- need more mounds or hillocks for kids to play
- no more beer leagues Noise and Adult ball on old Steveston high field
- communicating rules on the site
- incorporate a bike path with the walking path
- make off leash park or a large off leash area for dogs
- open lawn for multi use activities, bocce, Frisbee, sports
- add naturalistic planting and trees
- separate contain development with buffer; do not want park to be backyard of development
- more implements for toddlers and benches for seniors at the play areas



The following is how I would describe my vision for an ideal London / Steveston Park in 10 years...

- mature plantings on trails with gathering spaces
- meandering fitness trails, beautification of the park
- supervised off leash dog park (owner present to 'pickup')
- nice pathways, nice trees and planting but also open....(the centre part)
- do not want development to have majority access to park
- trees, habitat for song birds
- open/covered space for tai chi area with green roof for the birds
- designated quiet times – ie. after 9pm
- dog off leash area
- better playground
- need washroom so kids can play longer in the play ground
- open space to see the mountains, families walking and playing
- room for people to play bocce ball
- open space for people of all ages and not organized sports
- walking, jogging trails, quiet retreat, wooded areas – pine trees!, tree lined walkways, wide open spaces, song bird habitats
- ambient lighting on the west of the site

This is what the preferences look like for the balance of uses in the park....



Findings from the Ideas Fair

The most noted words used during the ideas fair...

This word cloud filters 75 of the most noted words and the size of each word is in relation to the number of occurrences it was noted in the responses.



Results of the sticker exercise to identify new activities for the park...

Total	Priorities
155	Spaces For Seniors
62	Pathways & Fitness Trails
47	Planting
21	Open Space For Flexible Use
15	Passive Areas & Gathering Spaces
13	Play Environment
12	Dog Off Leash Area
12	Sports Fields
3	Pond
3	Sports Court

Key Park Design Considerations

Year-round Use

- make the park usable during the winter months
- provide a covered flexible use space for a range of activities

Diverse Landscape Character & Vegetation

- increase the diversity of landscape characteristics
- maximize year-round greenery of the park
- provide trees for shade
- conserve mountain view from park

Play

- expand the existing play area
- provide more for toddlers
- play area becomes over capacity during large events and its difficult for local residents to access

Improved Social Amenities for Neighbourhood Use

- social hubs including an outdoor bbq & picnic tables
- install water fountain
- provide seating opportunities with option for shade
- install fitness equipment along fitness trail

Dogs

- install fenced dog off-leash area
- consider size of off-leash dog area so that it doesn't take up too much flexible open space

Flexible Use / Open Space

- provide open space for multi-use activities, such as bocce, frisbee and other sports

Site Safety

- keep existing path lighting
- The site has a number of dark spots which impacts on the use of the site during the evening and morning periods; install low-level path lighting in any darker spots
- encourage extended use by families
- discourage nefarious activity
- establish strategies to extend use of the park in the mornings and evenings

Existing Park Issues

- improve drainage
- better management of snow geese required.
- improve the balance of uses within the park; open/passive park versus what is sports field
- find ways to improve parking situation during sporting events

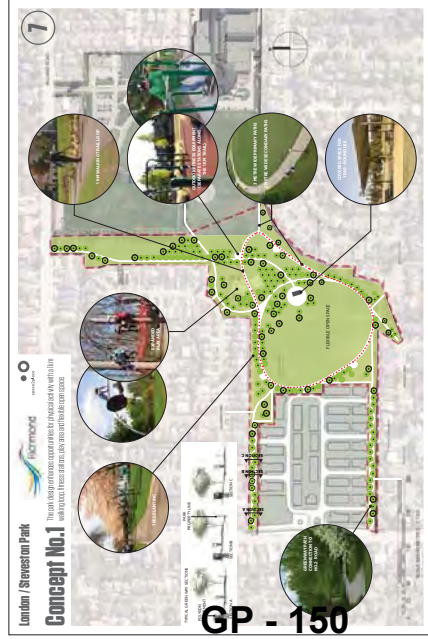
Trails / Fitness / Connections

- encourage site access by foot and bike
- develop a network of paths
- install measured fitness trail (e.g. 1km)
- connect the new development with the park
- provide better connections to existing site entry points
- make path widths wide enough to allow for shared use by bikes and pedestrians.

Original Concept Design options

Concept No.1

The park design enhances opportunities for physical activity with a 1km walking loop, fitness stations, play area and flexible open space.



Concept No.2

The park design distributes activities throughout the site. The organic layout of paths is complemented by an enhanced variation of topography.



Concept No.3

The park design features the central organisation of activities in the park with enhanced tree planting and water management using bioswales.



Concept No.1

The park design is characterised by a series of paths within the site, which are designed to be flexible and adaptable.



Concept No.2

The park design is characterised by a series of paths within the site, which are designed to be flexible and adaptable.



Concept No.3

The park design is characterised by a series of paths within the site, which are designed to be flexible and adaptable.



Findings from Concept Design Review

Comments for Concept No.1

This concept received 58% of the participant vote but is important to understand why this concept received so much support. Concept No.1 has no softball back stops which were a contentious issue from the beginning. This concept also did not include a fenced off-leash dog area. Below are some of the comments summarized:

- good support for the flexible open spaces
- good support trees along the pathways with lighting improvements - consider adding lines on pathways
- some support to add a small mound
- some support to add a fenced off-leash dog area
- little support for fitness stations
- some participants dislike the idea of the water detention (on concepts 2 & 3) because of its negative link to the history of flooding issues within the park
- some support to add a back stop
- general comment to keep trees away from the fence line - views for existing homes are already suffering - leave some gaps - less big trees - consider shadows cast along north boundary of existing homes
- deciduous trees great idea to allow for different views through the seasons disagree with too much evergreen growth - ie. no forests pls. deciduous would also provide shade during hot months
- some support for the trees along the west boundary to naturalize and create a buffer between park and development
- consider moving covered area should be closer to play area like in Concept No.3 - also consider wind protection - some concern was raised about late night usage
- consider additional parking capacity to be added to Williams Rd
- small support for adding community gardens.

Comments for Concept No.2

Concept No.2 includes a large mound, water detention area, softball back stop, fenced off-leash dog area. Below are some of the comments summarized:

- good support for the flexible open spaces
- good support for the less formal tree layout 'sprinkling of trees'
- some support for the spreading out of site features
- good support for a fenced off-leash dog area
- good support trees along the pathways with lighting improvements - consider adding painted lines on pathways
- keep park maintenance low
- general comment to keep trees away from the fence line - views for existing homes are already suffering - leave some gaps - less big trees - consider shadows cast along north boundary of existing homes
- little support for the large mound - consider making mound smaller
- little support for location of covered open space - consider moving next to play area like in concept 3, to allow for more open space
- consider use of cyclists on greenway
- add perimeter drainage
- water retention area - there was a preference for a grassy basin vs. rain garden planning - the grassy basin will require less maintenance and is more use able during dry periods.

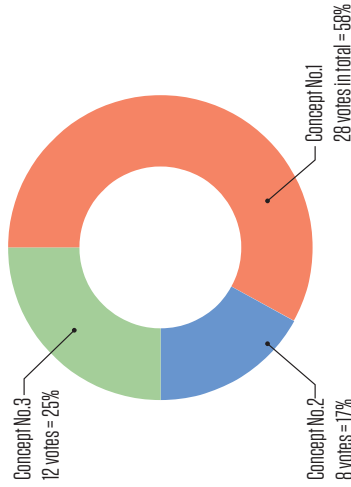
Comments for Concept No.3

This concept received 25% of the public vote, which comes in second place out of all three concepts. Concept No.3 includes a small mound, 2 water detention areas, softball back stop, fenced off-leash dog area.

- Below are some of the comments summarized:
- good support for the location of the covered open space consider position in concept 1.
 - mixed support for the softball back stop.
 - some support for a fenced off-leash dog area
 - some support for the mound.
 - some support for the extra middle walkway
 - consider use of cyclists on greenway
 - consider adding a water feature to enhance the landscape character
 - general comment trees too dense. Random sprinkling preferred - spaces don't need to be overly defined - should allow the users flexibility to figure out what to do - shade is good but vision of children needed - consider shadows cast along north boundary of existing homes
 - Consider connecting water detention area to new development, "innovative storm water management"

Summary of concept choices

48 votes in total



Key Park Design Considerations for the Final Concept Design

The development of the final concept design will be developed based on the following Key Park Design Considerations:

Strong Support

- **Year-round Use**
 - make the park usable during the winter months
 - promote fitness
 - provide a covered flexible use space for a range of activities, locate near to the play area; facing south - consider wind protection - integrate with path lighting to reduce risk of melanoma activity

Flexible use / open

- Provide open flexible green space for multi-use activities, bocce, frisbee and sports
- Maximize the feeling of openness by not planting too many trees and spreading amenities too far apart

Improved social amenities for neighbourhood use

- Add some social hubs including an outdoor bbq, picnic tables, trees (for shade), benches
- provide fitness equipment along fitness trail

Trails/Fitness/Connections

- Provide network of paths to walk, run, including walking with dogs on a leash.
- Widen Paths to allow more capacity and better connect the existing and new features within the park environment.
- Provide tree-lined paths with lighting

SITE SAFETY

- add low path lighting

Strong Support (continued)

Diverse Landscape Character / Vegetation

- Tree planting
 - Keep trees away from the fence line in order to avoid casting shadows onto neighbouring properties
 - Make gaps between trees to not block existing views to the mountains
 - Add greater spatial diversity
 - Small deciduous trees should be used to enhance diversity in the landscape character and not planting too many evergreen trees.
 - Provide shade opportunities within the summer
 - The layout of trees should be more random and informal, stating that the spaces don't need to be overly defined

Moderate Support

Diverse Landscape Character / Vegetation

- Mound
 - Increase the diversity of landscape characteristics with the addition of a small mound participants. It should be well
 - Conserve or increase the view of the mountains

Dogs

- Add a fenced off-leash dog area to the north of the site
- consider size of off-leash dog areas so that it doesn't take up too much flexible open space

Play

- providing more opportunities for toddlers and social amenities for seniors.
- expand play area to accommodate more capacity locally as well as visitors during peak times when large events are taking place

Considerations

Existing park issues

- improve drainage
- better management of snow geese required.
- improve the balance of uses within the park: open/passive park versus what is sports field

Car parking / site access

- Add parking to allow for improved capacity during peak times.

Final Concept Design

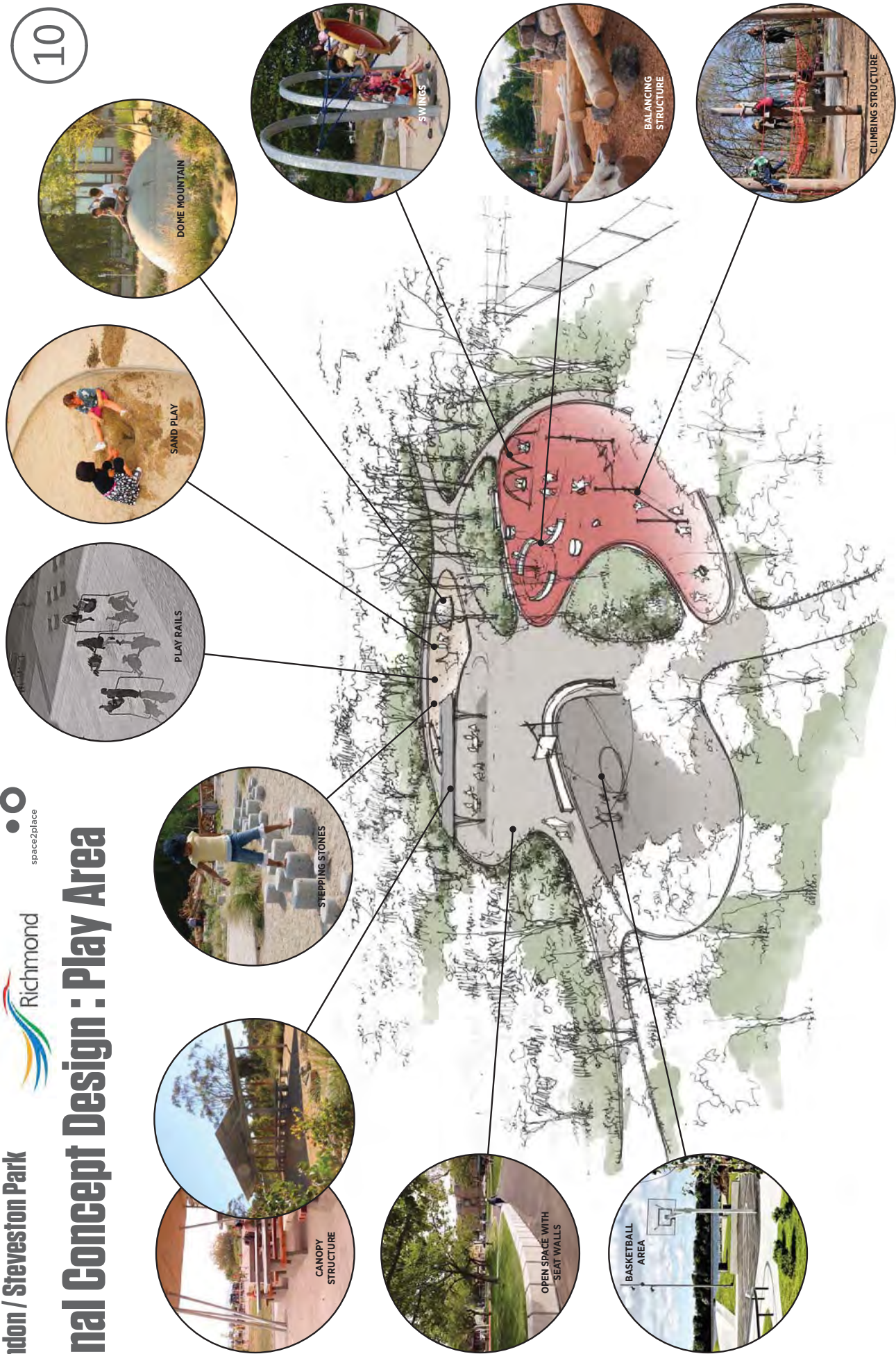
9

The design for London/Steveston Park features two distinct areas - a large flexible use open space and a central area focused on active use. The existing landscape character is enhanced with varied topography, tree planting as well as water management with infiltration areas to create biodiversity. The central area replaces the existing play area with renewed play elements, a sheltered space for neighbourhood activities and a relocated small sport court. A new walking loop with fitness stations will enhance opportunities for physical activity. This design also features a small fenced off-leash dog area for neighbourhood residents.



Final Concept Design : Play Area

10





What are your thoughts on the Final Concept Design ?



FITNESS STATIONS (SEE SAWS) ALONG THE DOGS RUN TRAIL



TREE PLANTING



FENCED OFF-LEASH DOG AREA



SECTION B THROUGH SMALL MOUND EPSO



SECTION C

The design for London/Steveston Park features two distinct areas - a large flexible use open space and a central area focused on active use. The existing landscape character is enhanced with varied topography, tree planting as well as water management with infiltration areas to create biodiversity. The central area replaces the existing play area with renewed play elements, a sheltered space for neighbourhood activities and a relocated small sport court. A new walking loop with fitness stations will enhance opportunities for physical activity. This design also features a special concept off-leash dog area for neighbourhood residents.



7 METRE WIDE PRIMARY PATHS
2 METRE WIDE SECONDARY PATHS



INFILTRATION AREA FOR SEASONAL USE



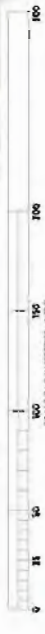
MOUND



GREENWAY PATH CONNECTION TO NO. 1 ROAD



COVERED SPACE FOR YEAR-ROUND USE



PICNIC TABLES * FITNESS STATIONS ▲ BENCHES/SEATING

Public Workshop: Final Concept Design Review Summary Report

Final Concept Design Review

Date: 7-9pm March 31 , 2015
Location: Gilbert Lounge of London-Steveston School

Prepared by: Phil Wyatt - space2place
Date Prepared: April 07, 2015

Participants

City of Richmond

Mike Redpath Senior Manager, Parks
Clarence Sihoe Parks Planner
Tricia Buemann Area Coordinator, Parks Programs
Marie Fenwick Manager, Parks Programs
Mark McMullen Senior Coordinator, Major Projects, Planning & Development
Gregg Wheeler Manager, Sports and Community Events

space2place

Jeff Cutler Principal
Phil Wyatt Project Manager

Objective

The final concept design review was the third point of contact with the community surrounding London-Steveston Park. The purpose of the final concept design review was to return back to the community to present a final preferred concept design based on the feedback received during the review of three initial concept designs in March and the ideas fair events in February. Participants were encouraged interact through informal discussions with city staff and consultants as well as to make comments on the final concept design by adding notes to the presentation material.

The feedback gathered from this event will be documented for further refinement to the final concept design. This summary report will be combined with previous summary reports along with the final concept design for presentation to General Purposes Committee of Council on April 28 2015.

Framework

Boards were displayed to communicate the existing site conditions including park context, circulation, connections, spatial uses. Another board identifying the project process and schedule was displayed so that Participant's were aware of the upcoming event to follow the Final Concept Design Review.

London / Steveston Park

Welcome to the Public Workshop Final Concept Design Review...



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We invite you to participate by sharing your ideas and providing input towards the preparation of the park concept plan.

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Place: The Gilbert George Steveston London Secondary School, 6600 Williams Road

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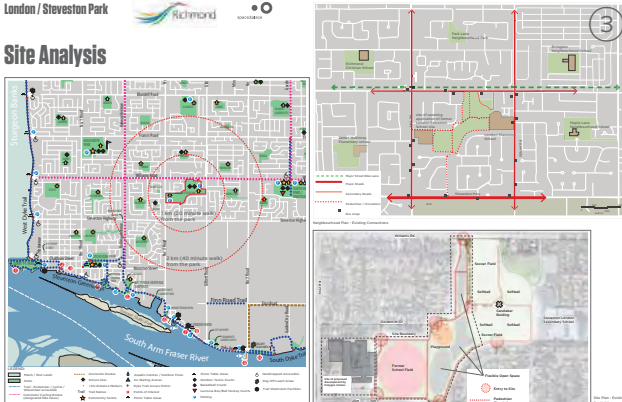
London / Steveston Park

Existing London-Steveston Park...



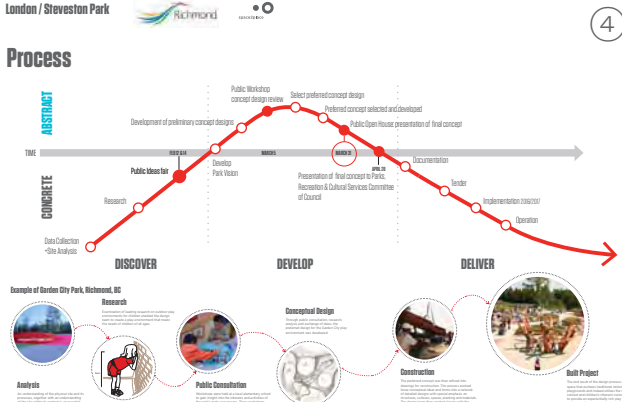
London / Steveston Park

Site Analysis



London / Steveston Park

Process



The findings from the two ideas fair events were presented which were intended to clearly explain the findings and the key park design considerations we used for the development of all three concepts options.

London / Steveston Park

Findings from the Ideas Fair

Common responses to the following questions...


Like the following qualities of the existing London-Steveston Park...

- The park is already well-maintained
- work area for workers, trails, green space
- existing sports
- There is a place for children to fly a kite (in open space)
- Large area of open green space
- quiet setting open areas
- Site that has not been developed/period
- lots of open fields
- nothing in the summer

If I could, I would change the following things about the park...

- more for rainy season
- dedicated open and exercise park separate from sports field
- boundaries between properties and park (what to do with the chain link fence)
- small groups of trees in centre instead of trees on the border
- a little pond and a small hill have could enrich the landscape of the park
- additional parking on Williams or double existing lot
- is there a way to use "traffic calming devices" on walking paths - slow motorbikes, skateboards, and bicycles - regularly at weekends
- evergreen trees, fewer deciduous, still able to see mountains
- good ambient lighting on walkways and playground areas to discourage nefarious activity
- remediation pathways
- park of existing 2 standard back stops
- better management of tournament events - seating space for locals community (quarter during events)
- bigger playground for children
- places for all
- change and water seating
- park washrooms need to be open more often
- small more exercise or fitness to the side to play
- no more beer being bought and sold but old Steveston high field
- connecting ideas on the site
- incorporate a bike path with the walking path
- make off-leash park or a large off-leash area for dogs
- open lawn for multi-use activities, soccer, Frisbee, sports
- well-maintained existing and trees
- separate certain development with buffer, do not want park to be background of development
- more equipment for toddlers and babies for winter at the play area

This is what the preferences look like for the balance of uses in the park...



London / Steveston Park

Findings from the Ideas Fair

Key Park Design Considerations

Year-round Use

- make the park usable during the winter months
- provide open space for multi-use activities, such as soccer, frisbee and other sports

Improve Landscape Character & Significance

- increase the diversity of landscape characteristics
- maintain year-round greenery of the park
- provide trees for shade
- conserve mountain view from the park

Play

- expand the existing play area
- provide more for toddlers
- play area becomes over capacity during large events and is difficult for local residents to access

Improved Social Amenities for Neighbourhood Size

- social hubs including an outdoor cafe & picnic tables
- indoor water fountain
- provide seating opportunities with options for shade
- indoor fitness equipment along fitness trail

Trail

- install fenced dog off-leash area
- consider size of off-leash dog area so that it doesn't take up too much flexible open space

Facilities / Open Space

- provide open space for multi-use activities, such as soccer, frisbee and other sports

Site Safety

- keep existing path lighting
- The site has a number of dark spots which impacts on the use of the site during the evening and morning periods, install low-level path lighting in any darker spots
- encourage extended use by families
- discourage nefarious activity
- establish strategies to extend use of the park in the mornings and evenings

Existing Park Issues

- improve drainage
- better management of snow given region
- improve the balance of uses within the park, open/active park versus what is sports field
- find ways to improve parking situation during sporting events

Trails / Fitness / Connections

- encourage site access by foot and bike
- develop a network of paths
- install measured fitness trail (e.g. Run)
- connect the new development with the park
- provide better connections to existing entry points
- make path widths wide enough to allow for shared use by bikes and pedestrians.

Next, all three concept options were presented in a smaller format so that participants could refresh their memories of the concept design review event on March 05.

London / Steveston Park

7

Original Concept Design options

Concept No.1

The park design enhances opportunities for physical activity with a 1 km walking loop, fitness stations, play area and flexible open space.

Concept No.2

The park design distributes activities throughout the site. The organic layout of paths is complemented by an enhanced variation of topography.

Concept No.3

The park design features the central organisation of activities in the park with enhanced tree planting and water management using bioswales.

Then we presented a board that consolidated all of the participant comments and findings from the concept design review. This helped us to refine our key park design considerations.

London / Steveston Park

8

Findings from Concept Design Review

Comments for Concept No.1

This concept received 58% of the participant vote but is important to understand why this concept received so much support. Concept No.1 has no softball back stops which were a contentious issue from the beginning. This concept also did not include a fenced off-leash dog area. Below are some of the comments summarized:

- good support for the flexible open spaces
- good support trees along the pathways with lighting improvements - consider adding lines on pathways
- some support to add a small mound
- some support for a fenced off-leash dog area
- little support for fitness stations
- some participants dislike the idea of the water detention (on concepts 2 & 3) because of its negative link to the history of flooding issues within the park
- some support to add a back stop
- general comment to keep trees away from the fence line - views for existing homes are already suffering - leave some gaps - less big trees - consider shadows cast along north boundary of existing homes
- deciduous trees great idea to allow for different views through the seasons disagree with too much evergreen growth. In no forests pls. deciduous would also provide shade during hot months
- some support for the trees along the west boundary to naturalize and create a buffer between park and development
- consider moving covered area should be closer to play area like in Concept No.3 - also consider wind protection - some concern was raised about late night usage
- consider additional parking capacity to be added to Williams Rd
- small support for adding community gardens.

Comments for Concept No.2

Concept No.2 includes a large mound, water detention area, softball back stop, fenced off-leash dog area. Below are some of the comments summarized:

- good support for the flexible open spaces
- good support for the less formal tree layout (sprinkling of trees)
- some support for the spreading out of site features
- good support for a fenced off-leash dog area
- good support trees along the pathways with lighting improvements - consider adding painted lines on pathways
- keep park maintenance low
- general comment to keep trees away from the fence line - views for existing homes are already suffering - leave some gaps - less big trees - consider shadows cast along north boundary of existing homes
- little support for the large mound - consider making mound smaller
- little support for location of covered open space - consider moving next to play area like in concept 3L to allow for more open space
- consider use of cyclists on greenway
- add perimeter drainage
- water retention area - there was a preference for a grassy basin vs. rain garden planting - the grassy basin will require less maintenance and to more use able during dry periods.

Comments for Concept No.3

This concept received 25% of the public vote, which comes in second place out of all three concepts. Concept No.3 includes a small mound, 2 water detention areas, softball back stop, fenced off-leash dog area.

Below are some of the comments summarized:

- good support for the location of the covered open space consider position in concept 1
- mixed support for the softball back stop.
- some support for a fenced off-leash dog area
- some support for the mound.
- some support for the extra middle walkway
- consider use of cyclists on greenway
- consider adding a water feature to enhance the landscape character
- general comment trees too dense. Random sprinkling preferred - spaces don't need to be overly defined - should allow the users flexibility to figure out what to do - shade is good but vision of children needed - consider shadows cast along north boundary of existing homes
- Consider connecting water detention area to new development - innovative storm water management

Summary of concept choices

48 votes in total

Concept	Votes	Percentage
Concept No.1	28	58%
Concept No.2	8	17%
Concept No.3	12	25%

Key Park Design Considerations for the Final Concept Design

The development of the final concept design will be developed based on the following Key Park Design Considerations:

Strong Support

Year-round Use

- make the park usable during the winter months
- promote fitness
- provide a covered flexible use space for a range of activities, locate near to the play area facing south - consider wind protection - integrate with path lighting to reduce risk of nefarious activity

Flexible use / open

- Provide open flexible green space for multi-use activities, bounce, frisbee and sports
- Maximize the feeling of openness by not planting too many trees and spreading amenities too far apart

Improved social amenities for neighbourhood use

- Add some social hubs including outdoor table, picnic tables, trees (for shade), benches
- provide fitness equipment along fitness trail

Trails/Fitness/Connections

- Provide network of paths to walk, run, including walking with dogs on a leash
- Widen Paths to allow more capacity and better connect the existing and new features within the park environment.
- Provide tree-lined paths with lighting

SITE SAFETY

- add low path lighting

Strong Support (continued)

Diverse Landscape Character / Vegetation

Tree planting

- Keep trees away from the fence line in order to avoid casting shadows onto neighbouring properties
- Make gaps between trees to not block existing views to the mountains
- Add greater spatial diversity
- Small deciduous trees should be used to enhance diversity in the landscape character and not planting too many evergreen trees.
- Provide shade opportunities within the summer
- The layout of trees should be more random and informal: stating that the spaces don't need to be overly defined

Moderate Support

Diverse Landscape Character / Vegetation

Mound

- Increase the diversity of landscape characteristics with the addition of a small mound particularly. It should be well
- Conserve or increase the view of the mountains

Dogs

- Add a fenced off-leash dog area to the north of the site
- consider size of off-leash dog area so that it doesn't take up too much flexible open space

Play

- providing more opportunities for toddlers and social amenities for seniors.
- expand play area to accommodate more capacity locally as well as visitors during peak times when large events are taking place

Considerations

Existing park issues

- improve drainage
- better management of snow geese required.
- improve the balance of uses within the park; open/passive park versus what is sports field

Car parking / site access

- Add parking to allow for improved capacity during peak times.

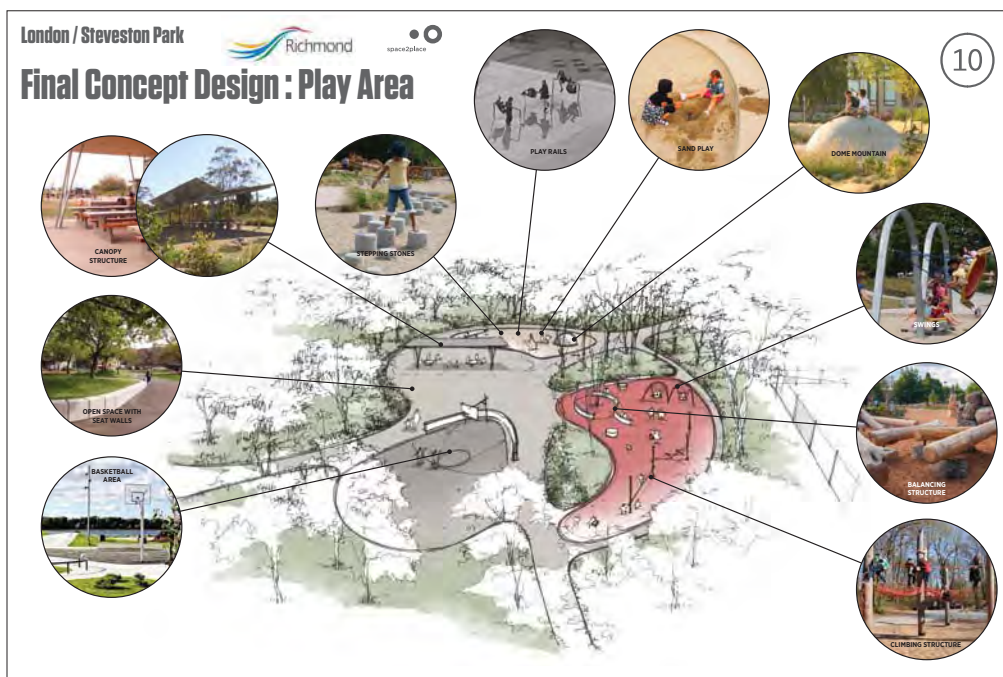
Final Concept Design

The design for London/Steveston Park features two distinct areas - a large flexible use open space and a central area focused on active use. The existing landscape character is enhanced with varied topography, tree planting as well as water management with infiltration areas to create biodiversity. The central area replaces the existing play area with renewed play elements, a sheltered space for neighbourhood activities and a relocated small sport court. A new walking loop with fitness stations will enhance opportunities for physical activity. This design also features a small fenced off-leash dog area for neighbourhood residents.



The final concept design was presented with a large plan, cross sections, perspective sketch as well as precedent images to illustrate the proposed park program.

In addition a sketch was presented that showed the proposed layout of the new play area integrated with existing trees as new site features such as a covered structure and a basketball area.



All participants were asked to comment on the concept. Participants responded with sticky notes that were placed in context on a separate sheet.

To supplement this exercise, separate forms were handed out so that participants could add any additional comments relating to the final concept design.

All of the final concept design material has also been posted onto the Talk Richmond website. The feedback has been incorporated into this summary report.



Participants

City staff and consultants that facilitated the Final Concept Design Review received a lot of positive feedback. Participants also expressed their enjoyment and satisfaction to be involved in the design development of their park.

Approximately 30 - 40 participants attended the Final Concept Design Review. It is important to note that the majority of participants who attended this event also attended the Ideas Fair Events and the Concept Design review. This continuity of attendance is important as it meant that the participants gained trust in the event facilitators and the overall design process but the messages that we were receiving were generally consistent.

Summary

This event was very positive and participants shared their positive feedback about the final concept design to City staff and consultants. The comments received throughout the public engagement process have been combined to form a hierarchy of decisions relating to the park program and its overall design (see below):

Based on the feedback received during the final round of engagement, there appears to be support for the concept as suggested.

STRONG SUPPORT

Year-round Use

At the ideas fair events, there were a number of comments to find more ways to promote fitness as well as to make the park usable during the winter months. This included the opportunity to provide a covered flexible use space for a range of activities such as Tai Chi or Yoga.

During the concept design review event and final concept design review event, the covered structure received good support. Based on all the feedback, the covered structure should be integrated within the hub of activity; near to the play area, facing south. Consideration should be given to the wind protection but also consider how the covered structure would be integrated into the lighting design to reduce the risk of late night use for nefarious activity.

Flexible Use / Open

A majority of participants showed a consistent strong level of support for open flexible green space for multi-use activities, bocce, frisbee and sports.

There have been a number of requests to maximize the feeling of openness by not planting too many trees and spreading amenities too far apart.

There were no specific comments relating to flexible open space during the final concept design review, which indicates that participants were satisfied with the amount of flexible open space within the final concept design.

Improved Social Amenities For Neighbourhood Use

At all of the public events associated with this project, there was a general request for a couple of social hubs including picnic tables, trees (for shade), benches as well as space for an outdoor bbq. These were included in the final concept design. During this review, comments called for more benches throughout the park as well as garbage cans and recycling containers.

Trails/Fitness/Connections

At the ideas fair events, there were a large amount of people who like to exercise using the network of paths to walk, run, including walking with dogs on a leash. Therefore it was clear that the paths would need to be widened to allow more capacity/flexibility of uses and better connect the existing and new features within the park environment. There were also several requests to the make most of the mountain view.

There were some comments supporting the use of the tree-lined paths with lighting which has been received as a consistent message throughout the ideas fair events.

The measured fitness trail with fitness stations was not explicitly mentioned during the concept design review or the final concept design review, however this trail assists the overall objective to enhance opportunities for exercise within the park. **GP - 162**

Diverse Landscape Character / Vegetation

Based on feedback from the ideas fair events, there was a consistent interest in increasing the diversity of landscape characteristics throughout the park.

Tree planting

In all three concepts, trees formed a major element within the park designs, in varying scales. It was interesting to see the responses of where and how trees should be used with the site:

- Keep trees away from the fence line in order to avoid casting shadows onto neighbouring properties
- Make gaps between trees to not block existing views to the mountains.
- Adding greater spatial diversity seemed to be important to the participants.
- Small deciduous trees should be used to enhance diversity in the landscape character and not planting too many evergreen trees.
- Provide shade opportunities within the summer.
- The layout of trees should be more random and informal

Site Safety - Lighting

Based on the current feedback, the review of existing path lighting with the addition of low path lighting has received consistent support. The main reasons are to encourage use by families as well as extend use of the park in the mornings and evening and discourage any nefarious activity.

During the final concept design review, there were a couple of comments stating that lighting should be considered carefully so that adjacent properties don't receive too much light pollution from park lighting, especially along the Greenways.

Moderate Support

Diverse Landscape Character / Vegetation

Based on feedback from the ideas fair events, there was a consistent interest in increasing the diversity of landscape characteristics throughout the park

Mound

Increasing the diversity of landscape characteristics with the addition of a mound seems to have received good support from a majority of the participants. It should be well integrated as well as to maintain the view of the mountains.

It is understood also that snow geese only like very flat ground therefore the addition of mounds could see the reduction in the issues of snow geese on the site (refer to Constraints - Existing Site Issues).

Play

Throughout the public engagement process, it was clear that the play area be renovated to provide more opportunities for toddlers and social amenities for seniors. It should also be expanded to accommodate more capacity locally as well as visitors during peak times when large events are taking place.

The concept design of the play area as an enhanced, larger area was presented at the Final Concept Design Review. This design received positive support from a number of participants.

Sports

There was a clear conflict between sporting activities such as softball and the passive activities of the park. An informal softball backstop was presented in two of the concepts which received mixed support from participants at the concept design review.

Consideration should be given to the programming of the softball backstop so that it doesn't conflict too much with the passive activities within the park.

In the final concept design, the layout of trees in the south west of the park site were chosen to allow the future accommodation of an informal backstop and soccer field, however the lines of these courts were not shown on the plan presented to the public. As a result no further comments were made about softball in the site as participants felt satisfied that softball would not be a permanent fixture on the new site.

The basketball court in the existing play area was relocated to be better integrated into the design of the play area and covered structure.

Dogs

The initial public engagement events, there were quite a number of people who spoke out against having an off-leash dog area as it would make less usable space, although there was evidence of mixed opinion on this item. A fenced off leash dog area was then presented in 2 concepts at the concept design review and received moderate support.

The final concept design included a small fenced off-leash dog area and the majority of comments we received were positive. There were some comments requesting the area to be made larger and there were also a number of concerns raised about maintenance of this area.

Considerations

Existing Park Issues

Poor drainage of the study area is a clear constraint as well as issues with Snow Geese. Concepts 2 & 3 presented the use of water detention areas, and Some participants disliked the idea of the water detention (on concepts 2 & 3) because of its negative link to the history of flooding issues within the park. There were also some maintenance concerns related to this feature therefore a grassy basin would be preferred over a rain garden with water tolerant planting to be more usable during dry periods.

The infiltration areas required throughout the site to improve the natural drainage has received good support at the final concept design review. It would appear participants are happy that these areas will only be dry throughout the summer months.

Car Parking / Site Access

Capacity of parking is currently limited, especially with the removal of the parking lot on the old school site. During sporting events, the site becomes 'over capacity' and participants of events park their cars in the local neighbourhood which causes friction.

The expansion of car parking was not presented within any of the comments but there were some comments from participants who didn't understand why additional parking had not been added into any of the concept designs.

All of the feedback responding to the 3 concept designs and the final concept design was transcribed and is available in the appendix for reference.

Appendix

The following notes were generated in the concept design review held on March 31, 2015.

15-001 London Steveston Park – Comments 2015.03.31

Below are a categorized list of the comments that were posted on the presentation boards at the Final Concept Design Review on 2015.03.31:

GENERAL COMMENTS

- like it - love it - lets do it - thanks for a job well done
- i like the design and ideas developed. it looks like a good neighbourhood park, lots of walkways and open areas. great to see the playground bigger and better. i am leaving richmond but am glad to see the end results and after 20 years and living here like the way the park will move forward.
- i am grateful that we were asked to vote on concepts for the park. i like the final concept, thank you
- the designers are very helpful from 44 neighbours
- To the Parks Dept and the design team kudos for a job well done and thank you for your courtesy and engagement with the neighbourhood for developing the concept design. I hope it was fun for you all as it was fun for me to advance many of my wishes for the park design.

YEAR-ROUND USE

- i'm glad the overhead shelter is in the play area
- cover area need to be 20m x 30m open area for group tai chi or group exercise with benches on both ends from 44 neighbours - face south and wind proof

IMPROVED SOCIAL AMENITIES FOR NEIGHBOURHOOD USE

- more benches needed in park
- recycling bins and compost bins
- please add more benches for the seniors. not just in the play area, throughout the park
- the covered area is good, a small stream or some water feature would be nice – the sound of water is so peaceful
- include water feature, more benches
- water fountains
- more trees more recreation & more facility for seniors
- flower beds in style, benches, types of stoves
- garbage cans recycling bins and compost

PLAY

- please put in slides in play area for children
- maybe if there are more kids they should put a fun station.
- maybe they should put a slide in

TRAILS/FITNESS/CONNECTIONS

- separate bike lanes from walkways – increase pathway width, lane markers
- paint lines to separate bike lanes and walking path on shared pathway
- please widen path to 5m and have separated path for bikes roller blades, skateboards, just painted line would be fine
- maybe consider dividing pathways for pedestrians and cyclists so as to avoid accidents. thanks.

DIVERSE LANDSCAPE CHARACTER

- would like a variety of trees but not too many heavy pollinators (thinking of hay fever here)
- ideal trees: katsura, japanese maples, armstrong maples, redwood, ashes, tulip trees.
- please keep trees low in front of houses – shades properties from sun.
- shade for summer
- good to see trees planned – bird habitat is important
- i like it, just watch out not too many trees planted
- would prefer infiltration areas have grass only
- no big trees on north side please, they cast long shadows!
- i would like to see a pond with ducks etc.
- All those trees, please make them evergreen or small leaf variety, I am buried in leaves at housman and spender every fall. Thanks K.Peterson
- great concept. please keep trees low near homes so as to not block the sun.

FENCED OFF-LEASH DOG AREA

- the green area needs to be maintained.
- i do not think it is wise to have a fenced dog area.
- go easy on the tax payers...make the off leash area - bark mulch
- like the dog off-leash area.
- i am against a fenced off leash dog area. how would you maintain that area?
- garbage cans for dog poop
- thank you for all your hard work i cant wait to enjoy a new park. would like a bigger dog walking space though!
- why is the off leash area so small?
- include more dog area
- woof woof! (translation) thank you for a dog park
- has the city ever thought about a roster or alternating days or times for all parks to be for dog owners (off leash) and non dog owners?
- a great concept but could do with a larger dog off leash area. thank you
- no one will clean up after his dog, therefore there is no need for fence off leash dog area
- saying that the city will maintain the fenced off lease area is easy but i don't think it will be maintained. no need for it.
- i am worried about the fences off leash area i cant see that it will be maintained
- bigger dog walking area please
- i cant see areas for a fenced dog area who will maintain that area
- smaller dog area or none at all please
- why is the dog park tucked away in the corner and so small?

CAR PARKING / SITE ACCESS

- please no additional parking at expense of parkland
- additional parking off Williams road increase existing lot or add new in area of off leash dog area

SITE SAFETY

- no intrusive lighting between project and existing neighbourhoods
- care should be taken to ensure that park lighting doesn't overwhelm. ie: directional lamps that don't offer excess glare into backyards at night
- greenway lighting non invasive to properties around development no light spilling into yards
- prefer less lighting between development and neighbourhood.

EXISTING PARK ISSUES

- need to implement pest control
- make sure the street parking on side streets are not used up.

SPORTS

- keep the basketball courts

NEW POLYGON DEVELOPMENT ISSUES - COMMENTS

- from 44 neighbours no mound on park centre to allow future development of sport area and not water problems around the mound footing and path
- can the developer make a temporary pathway along the blue fencing edge of development
- 44+ neighbours are strongly object the city loss control of public land to protect safety and interest for our neighbourhood
- mound should be along west side to block 3 storage townhouses! from 44 neighbours - path on top of mound and other on foot of mound for easy and difficult choices from 44 neighbours (to block development)
- A child care facility on a busy street?

Survey responses

Period: **08 Mar 2015, 12:00 AM - 06 Apr 2015, 11:59 PM**

Projects: **London-Steveston Neighbourhood Park Design**

Sharing ideas survey - February 2015

1

Respondent Name : MartaJ

Responded at **09 Mar 2015, 11:54 AM**

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

a.Bike path along the northern road b.Many public transit stops c.Large green space

2.If I could, I would change the following things about the park:

a.Create a "gathering" place for people to meet and events can be held b.Make the park accessible and enjoyable for all ages (8-80 years old) c.Increase shaded areas with more trees for gathering on warmer days d.Installation of a covered area so that people can be outdoors during inclement weather e.Increased bike parking facilities f.Install public water fountains g.Public art could enhance the grounds and create spaces for gathering and help social interactions h.Bike paths through the park would allow for accessibility i.I didn't see access to public washrooms? j.Increased access to the park via transit or other active modes of travel k.Larger play spaces for kids

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

a.A park where people come together to mingle and play. This park could be a local gathering spot for outdoor music or events in the summer. I see this park being accessed by all modes of active travel (walk, cycle, roll, bus) and used throughout the year.

2

Respondent Name : FrankY

Responded at **16 Mar 2015, 03:44 PM**

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

I like how vast the space is.

2.If I could, I would change the following things about the park:

I would love to have a community center with Gym facilities and a swimming pool in the area. Also I would like to have more lights at night on the park as well.

3.
The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

I would like to see the same high quality residences enjoying clean efficient community facilities on the park.

3

Respondent Name : Mark Sakai

Responded at 19 Mar 2015, 10:30 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

To be honest, there's not much too it right now. It's the 'home field' for the RGSA, which is good; it has a couple of community-use softball fields and a playground which are also good.

2.If I could, I would change the following things about the park:

I would create a lot more visual interest, through changes in topography, the creation of more winding, serpentine footpaths, and more plantings of trees and shrubs. I would find some way to commemorate and recognize the historical importance of Steveston Secondary School, at the west end of the park. It was an important building to many many people who grew up in Steveston, and to have no recognition of this as its previous location would be a shame.

3.
The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

I really like Options 2 and 3 of the concept plans. Both bring that more diverse experience for park visitors, whether they are local residents, people walking their dogs, community softball players, or RGSA tournament attendees. I think the retention of at least one softball diamond for adult rec league play is important -- I find it somewhat offensive to have read a comment from the Open House that there should be no more adult softball in the park -- we should be encouraging outdoor activities, not restricting them. I hope that a fitting tribute to the old Steveston Secondary School can be installed on the west side of the park.

4

Respondent Name : Kim

Responded at 20 Mar 2015, 02:13 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

The green space and location.

2.If I could, I would change the following things about the park:

I would add a track like the one at Minoru Park. Minoru Park is very busy and I think Richmond could use a second track for walkers and runners.

3.
The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Lots of green space with a safe running and walking track to promote physical fitness for all ages.

5

Respondent Name : JenP

Responded at 22 Mar 2015, 09:55 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Flexible, community use View

2.If I could, I would change the following things about the park:

Better year round use Create more wildlife spaces Walking route with varied terrain Include naturalized areas for wildlife

3.
The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Inclusive of full community Space for many activities Includes natural areas and walking spaces Home to wildlife

6

Respondent Name : sand

Responded at 29 Mar 2015, 07:15 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

provides a place for softball

2.If I could, I would change the following things about the park:

make it more natural. Provide a place that people can get away from the city and children can feel like they are in a natural environment-trees, bushes, water, rocks and logs to climb on, pathways-things that children can manipulate, not more plastic uninspiring playgrounds that children can only do so much with. Most playgrounds have little to offer to promote children's development, I think the city is headed in the right direction with garden city park and terra nova, but I think it can be even more natural with more malleability offered in the environment.

3.
The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

An area that is an oasis of nature, that children can play freely-off leash.

7

Respondent Name : Steve May

Responded at 31 Mar 2015, 04:47 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Open Green space.

2.If I could, I would change the following things about the park:

I am a resident on Goldsmith Dr. who has attended all 3 previous meetings and reviewed the proposals. I don't think an off leash dog park is a necessary part of the park plan. Check the city website at <http://www.Richmond.ca/parks/parks/dogsinparks.htm> you will see there are 2 off leash parks only a few miles away from this park already. If anything they need one at Terra Nova lots of space up there. Check the map. Maybe the city could be persuaded to change the location for an off leash dog park to that corner of the city where it makes more sense. If this plan goes through as is, you can see, because we would be closest to the city center all those residents will converge on our park and be parking on Swift Ave. and Goldsmith Drive because there is not enough existing parking. I have proposed increased parking in the area slated for this off leash park, only to told this is to be a neighbourhood park not a destination park. So much for a neighbourhood park and the privacy of the homeowners in our subdivision. I strongly feel there is more of a need for parking near the existing sports fields than an off leash dog park in that area of their proposal. Currently the existing parking fills up and parking spills over into the residential areas on both sides of the sports fields. For these reasons I am Opposed to the off leash dog park, and prefer to see additional parking added to that area. I will be going to the Mar 31 meeting and will again voice my concerns about this issue. Regards Steve May

**3.
The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:**

Meandering pathways, mature colorfull seasonal trees and landscaping, park benches to quietly relax under trees and open sunshine to enjoy the space. A passive open green space area for children to play.

8

Respondent Name : Kai Tham

Responded at 01 Apr 2015, 07:21 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

peaceful.

2.If I could, I would change the following things about the park:

let it be peaceful like an oasis.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

I would like to add a number of concerns to the Final Concept Design which I reviewed last night. After having digested some salient features of the plan I would like the design/implementation team to add this to their list. Adjacent to the proposed play area is the mound feature. This is a great idea and will be loved by the children especially when we have some snow so they can toboggan off it with some help. The elevation is such that residents on Gainsborough Dr will not have direct line of sight from their decks into the play area on the other side of the mound. Whoever does the actual physical design should consider this in their plan so that neighbours can help keep an eye on what happens in the play area. The secondary pathway from Goldsmith/Swift to the play area should be wide enough to allow emergency vehicles to access this location and removable posts should be installed for this purpose where the existing fence currently exists. There is a BCHydro transformer also next to the fence so the path must be designed on the west side of the transformer. The final concept design does not show this. To the Parks Dept and the design team kudos for a job well done and thank you for your courtesy and engagement with the neighbourhood for developing the concept design. I hope it was fun for you all as it was fun for me to advance many of my wishes for the park design. Having lived here for 29 years and raised two girls and their many cousins in the playground and baseball diamond, I am ready for their offspring to now enjoy the park with lots of exciting features in the next few years. We will also continue to have our father(s) vs daughter(s) baseball games on Father's Day at the west side of the park without the backstop but we will improvise. It has been a tradition for the past 20 years or so for my girls, their cousins and uncles and aunts. We always got beat. Thank you again on a job well done! Regards Kai Tham and family

9

Respondent Name : TedH

Responded at 05 Apr 2015, 08:19 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

1. Open fields for a variety of misc. uses; for example - flying kites, throwing a Frisbee, playing catch, etc. 2. Pathways around and across field. 3. Play / activity center for children.

2.If I could, I would change the following things about the park:

1. Pathways wider and slightly higher (drier). 2. A few more activities and equipment in the play / activity center for children; more lighting at the play area to deter vandalism. 3. Tall field lights should be turned off at more reasonable hour - say 9:00 pm, with accompanying cessation of sports activities and associated noise.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

1. No more baseball diamonds than we have now; four is enough. 2. More / better pathways. 3. Better access for police / firemen to deal with vandalism. 4. Limits / curfew for noisy activities, and lights off by 9:00 pm. 5. Section of park patterned after park at Garden City & just north of Granville. 6. Absolutely no more trees that block views of residents facing the park; limit the height of any new greenery to low shrubs or bushes, maybe a few flower beds - as per item 5. As illustrated in the latest drawings of the proposed park, the additional two rows of trees planned for the pathways around the park that will obstruct resident's views must not be implemented.

Survey responses

APPENDIX G - LET'S TALK RICHMOND

Period: 07 Jun 2010, 12:00 AM - 22 Apr 2015, 11:59 PM

Projects: London-Steveston Neighbourhood Park Design

Sharing ideas survey - February 2015

1

Respondent Name : licorise

Responded at 12 Feb 2015, 05:40 PM

1. I like the following qualities of the existing London-Steveston Neighbourhood park:

Open area, walking paths, able to see the mountains, Places to see our beautiful mountains are getting less and less in Richmond because of the high rises being built. A true neighborhood park without too much "stuff".

2. If I could, I would change the following things about the park:

Finish the playground that was promised 25 years ago. Make the girls baseball turn down their music while practicing, this is not very conducive with a park setting.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

People out getting exercise by walking around the paths. Families playing in the fields.

2

Respondent Name : YVR-DJM

Responded at 12 Feb 2015, 07:32 PM

1. I like the following qualities of the existing London-Steveston Neighbourhood park:

parking!!! big green space

2. If I could, I would change the following things about the park:

drainage

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

I like it the way it is now.

3

Respondent Name : Burnro

Responded at 12 Feb 2015, 08:05 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

- the open field spaces - sports fields/diamonds

2.If I could, I would change the following things about the park:

- I would install a very large modern children's playground. - I would also install a large modern children's water park. - I would build 2 new artificial turf soccer/sports fields. - I would re-design and re-pave the walking path so it circumvents the outside of the entire park along with the diagonal path crossing the middle of the park. - perhaps install a small skateboard bowl/park.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Modern new turf sports fields for use by the city and school with recreational space such as a modern playground for children and young families including a water park. As a child growing up in Richmond, London-Steveston park was always such a wide open space, and until early adulthood did I begin to realize what a wasted space it was and how much more could be done to utilize the space so as to benefit the local residents as well as be a destination park for other residents of Richmond to visit with their families, much like Steveston park/playground/waterpark.

4

Respondent Name : Monty

Responded at 13 Feb 2015, 07:35 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

large area with minimal pavement or buildings

2.If I could, I would change the following things about the park:

Add some forested area. Add some shade trees

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Some open field space for certain sports. Some large wooded areas for play, for shade of people, flora and fauna. A few water fountains for drinking water. Non paved walkways to allow water permeation to be easy.

5

Respondent Name : doestandish

Responded at 13 Feb 2015, 07:36 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Improvements to allow people to bicycle to and from the baseball park would be beneficial to healthy life style.

2.If I could, I would change the following things about the park:

Add bike sharing program. Also a place to lock up bikes as part of the transit and bicycle mix. Additionally , it would be nice to have a secured bicycle parking facility at the Templeton Canada line. This would allow people to pick up a bike at London park, bike to Templeton, and then take the transit into town. The opposite transit connection would also be possible. ie. It would be possible for reverse direction bicycle ride.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

The park could be a nice place to pick up a rental bike or to secure your own bicycle . Rentals would allow visors to take a bicycle to Steveston village or Richmond trails. People playing baseball at the park could easily bike to and from the games. Secure bicycle storage is required. Secure locking and dry from the rain and other environmental elements. (examples of secured bicycle parking are available at train stations near Amsterdam, Holland)

6

Respondent Name : Eggplant

Responded at 13 Feb 2015, 12:06 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Fields for organized sports, walking/jogging paths.

2.If I could, I would change the following things about the park:

Bathroom facilities, better small children playground structures, community gardens.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

A balance between organized sports fields, play structures, adequate bathroom facilities, community gardens, and a picnic area.

7

Respondent Name : renneberg

Responded at 13 Feb 2015, 01:13 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

greenspace, natural, suitable for snow geese

2.If I could, I would change the following things about the park:

perimeter walkway

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

no formal play equipment, just greenspace

8

Respondent Name : kevin mcd

Responded at 13 Feb 2015, 04:21 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

I like the park, walking trails etc. Please consider to add walk way lighting to all the walkways like Minoru/ King George Park. Many people walk/exercise in the park including in the morning. There is Tai Chi in the morning but no lights. I go there every morning at 6:00 am to walk and exercise but in the dark months I stay close to the school due to the lack of lighting.

2.If I could, I would change the following things about the park:

Remove the softball pitch(s). Too noisy in summer.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Add lighting for extended use in mornings and evenings.

9

Respondent Name : cmackenzie

Responded at 16 Feb 2015, 09:29 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

- Provides a large car-free public space - Decent space to run - feels safe

2.If I could, I would change the following things about the park:

- Significantly more tree cover for parts not needed for organized sports. - Effective integration with future local street bikeway network

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

- A multi-element park with a significant natural forested component complete with mature trees. - Attractive space for neighbourhood residents to simply have a picnic, or to read and study in an outdoor environment. - Opportunities for organized sports mostly maintained - Mostly straight North/south active transportation route established to form part of future bike-route between No. 2. and Gilbert.

10

Respondent Name : kathbeau

Responded at 17 Feb 2015, 03:18 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

There's not much I like about it as it currently exists is just a big barren open space.

2.If I could, I would change the following things about the park:

I would like to see it less open with more planted areas between zones. I don't care for the big open postage stamp view. It lack a serendipitous feel. Almost over planned. Is there anywhere for picnics? Wind break areas where people can sit in the early spring in the sunshine but out of the wind.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

I would like to see a park that has a mature feel to it with lots of plantings and trees. i would like it to have a sense of place and permanence. No cheap finishes like black top. Use more crushed granite on surfaces. In the spring I would like it to feel inviting would like it to feel inviting with lots of coastal flowering shrubs which announce the arrival of spring on the lower mainland. Would like to see mature Rhododendrons, Azelias, Camellias, Cherry Blossoms. Avoid plantings which are used purely because they are easy to maintain but lack colour, character, and texture. Shaded areas for people to sit under the trees in the summer. Places for family picnics which are close to the children's playground so the older children can play while parents watch from the picnic tables.

11

Respondent Name : elianachia

Responded at 19 Feb 2015, 08:43 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Sports field for recreation

2.If I could, I would change the following things about the park:

Boring aesthetic - needs more planting and landscaping, perhaps around the margins to encourage pedestrians and cyclists to use the park's trails.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Priorities include: pathways and fitness trails, planting, passive areas & gathering spaces. Particularly gathering spaces for neighbourhood events to encourage community members to connect with each other.

12

Respondent Name : vineliving

Responded at 21 Feb 2015, 09:25 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Wide green area.

2.If I could, I would change the following things about the park:

Plant more trees.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Build a city garden.

13

Respondent Name : mrak

Responded at 23 Feb 2015, 01:15 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Open park feel near the west side of park

2.If I could, I would change the following things about the park:

An open place for children to play More benches for seniors to walk and sit Less organized sports
No model airplanes!!!!

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

With lots getting smaller and a lot more hoisin going up in Richmond I think it's important to have free space that is open and free. Free to do what we have been doing right now not full of organized sports that will not allow us to continue to use

14

Respondent Name : whiteoakhouse

Responded at 23 Feb 2015, 01:21 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

In the Western part of the park, I like the open field. I like to take my walks there and my jogs.

2.If I could, I would change the following things about the park:

More shade trees, so I can sit and read or maybe some park benches. Perhaps some dedication benches and people will donate towards them.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

A place where kids can play in the open space at any time of the year.

15

Respondent Name : nimat

Responded at 24 Feb 2015, 04:27 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

The way the park sits today has a nice and open feeling and I would like it to stay that way.

2.If I could, I would change the following things about the park:

It should remain a tranquil area. A place that families can walk, a place for children to play flying kites (not remote control planes!) How about adding some benches, a few more trees for shade and change it to a non-sports designation reducing the weekend noise levels

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

All parks should be a peaceful place. We have enough sports fields and areas for such activities

16

Respondent Name : smeixner

Responded at 24 Feb 2015, 08:24 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Multiple access points around the perimeter of the park from residential areas.

2.If I could, I would change the following things about the park:

More dense vegetation providing wildlife habitat with multi-use trails winding through it.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Well established vegetation that looks wild rather than manicured and clearly man-made. Tall deciduous trees.

17

Respondent Name : pcmatthews

Responded at 24 Feb 2015, 11:47 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

I like the open space and peacefulness offered by the park and grounds. Especially the Western area of the park which I frequent often.

2.If I could, I would change the following things about the park:

I would add more trees spread out across the park to offer more shade and to provide more of a park 'feel' to the area. This would provide a nice park environment to be enjoyed by families who wish to escape from city life. Kids would have a nice place to play and people would have a place to go for walks (some new pathways with benches and other aesthetic enhancements should be included instead of the existing straight pathways). I would also have less organized sports occupying the park grounds during spring/summer weekends as it gets quite noisy and hectic during these times.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

My vision is what I have described above. This vision builds upon the current openness I enjoy of the existing grounds with additions that will make the park a nice peaceful place to enjoy with family and friends.

18

Respondent Name : jchoi

Responded at 06 Mar 2015, 12:01 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

- a. Multiple entries to the site for improved accessibility.
- b. Potential for growth.

2.If I could, I would change the following things about the park:

- a. Increase amenities to attract larger social groups and opportunities for social interaction.
- b. Improve existing play structures to incorporate the natural environment and promote greater levels of physical activity.
- c. Increase connectivity to the park from other community centres and transportation hubs.
- d. Improve landscape to increase vegetation and enhancement of natural environment.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

- a. Increase the integration of social gathering areas while utilizing well-designed play environments as a focal point
- b. Integration of urban agriculture and community level food services
- c. Creation of safe and accessible areas to the park through highly visible and welcoming entry points
- d. Easy access through public transit to the location via increased bus services or transit hub

19

Respondent Name : K Gelhorn

Responded at 07 Mar 2015, 10:29 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

It is limited in its use by other than games and the kids park

2.If I could, I would change the following things about the park:

I would add a dog park

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Concept number 3 is the selection I would make

20

Respondent Name : Marta]

Responded at 09 Mar 2015, 11:54 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

a.Bike path along the northern road b.Many public transit stops c.Large green space

2.If I could, I would change the following things about the park:

a.Create a "gathering" place for people to meet and events can be held b.Make the park accessible and enjoyable for all ages (8-80 years old) c.Increase shaded areas with more trees for gathering on warmer days d.Installation of a covered area so that people can be outdoors during inclement weather e.Increased bike parking facilities f.Install public water fountains g.Public art could enhance the grounds and create spaces for gathering and help social interactions h.Bike paths through the park would allow for accessibility i.I didn't see access to public washrooms? j.Increased access to the park via transit or other active modes of travel k.Larger play spaces for kids

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

a.A park where people come together to mingle and play. This park could be a local gathering spot for outdoor music or events in the summer. I see this park being accessed by all modes of active travel (walk, cycle, roll, bus) and used throughout the year.

21

Respondent Name : FrankY

Responded at 16 Mar 2015, 03:44 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

I like how vast the space is.

2.If I could, I would change the following things about the park:

I would love to have a community center with Gym facilities and a swimming pool in the area. Also I would like to have more lights at night on the park as well.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

I would like to see the same high quality residences enjoying clean efficient community facilities on the park.

22

Respondent Name : Mark Sakai

Responded at 19 Mar 2015, 10:30 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

To be honest, there's not much too it right now. It's the 'home field' for the RGSA, which is good; it has a couple of community-use softball fields and a playground which are also good.

2.If I could, I would change the following things about the park:

I would create a lot more visual interest, through changes in topography, the creation of more winding, serpentine footpaths, and more plantings of trees and shrubs. I would find some way to commemorate and recognize the historical importance of Steveston Secondary School, at the west end of the park. It was an important building to many many people who grew up in Steveston, and to have no recognition of this as its previous location would be a shame.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

I really like Options 2 and 3 of the concept plans. Both bring that more diverse experience for park visitors, whether they are local residents, people walking their dogs, community softball players, or RGSA tournament attendees. I think the retention of at least one softball diamond for adult rec league play is important -- I find it somewhat offensive to have read a comment from the Open House that there should be no more adult softball in the park -- we should be encouraging outdoor activities, not restricting them. I hope that a fitting tribute to the old Steveston Secondary School can be installed on the west side of the park.

23

Respondent Name : Kim

Responded at 20 Mar 2015, 02:13 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

The green space and location.

2.If I could, I would change the following things about the park:

I would add a track like the one at Minoru Park. Minoru Park is very busy and I think Richmond could use a second track for walkers and runners.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Lots of green space with a safe running and walking track to promote physical fitness for all ages.

24

Respondent Name : JenP

Responded at 22 Mar 2015, 09:55 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Flexible, community use View

2.If I could, I would change the following things about the park:

Better year round use Create more wildlife spaces Walking route with varied terrain Include naturalized areas for wildlife

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

Inclusive of full community Space for many activities Includes natural areas and walking spaces Home to wildlife

25

Respondent Name : sand

Responded at 29 Mar 2015, 07:15 AM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

provides a place for softball

2.If I could, I would change the following things about the park:

make it more natural. Provide a place that people can get away from the city and children can feel like they are in a natural environment-trees, bushes, water, rocks and logs to climb on, pathways-things that children can manipulate, not more plastic uninspiring playgrounds that children can only do so much with. Most playgrounds have little to offer to promote children's development, I think the city is headed in the right direction with garden city park and terra nova, but I think it can be even more natural with more malleability offered in the environment.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

An area that is an oasis of nature, that children can play freely-off leash.

26

Respondent Name : Steve May

Responded at 31 Mar 2015, 04:47 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

Open Green space.

2.If I could, I would change the following things about the park:

I am a resident on Goldsmith Dr. who has attended all 3 previous meetings and reviewed the proposals. I don't think an off leash dog park is a necessary part of the park plan. Check the city website at <http://www.Richmond.ca/parks/parks/dogsinparks.htm> you will see there are 2 off leash parks only a few miles away from this park already. If anything they need one at Terra Nova lots of space up there. Check the map. Maybe the city could be persuaded to change the location for an off leash dog park to that corner of the city where it makes more sense. If this plan goes through as is, you can see, because we would be closest to the city center all those residents will converge on our park and be parking on Swift Ave. and Goldsmith Drive because there is not enough existing parking. I have proposed increased parking in the area slated for this off leash park, only to told this is to be a neighbourhood park not a destination park. So much for a neighbourhood park and the privacy of the homeowners in our subdivision. I strongly feel there is more of a need for parking near the existing sports fields than an off leash dog park in that area of their proposal. Currently the existing parking fills up and parking spills over into the residential areas on both sides of the sports fields. For these reasons I am Opposed to the off leash dog park, and prefer to see additional parking added to that area. I will be going to the Mar 31 meeting and will again voice my concerns about this issue. Regards Steve May

**3.
The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:**

Meandering pathways, mature colorfull seasonal trees and landscaping, park benches to quietly relax under trees and open sunshine to enjoy the space. A passive open green space area for children to play.

27

Respondent Name : Kai Tham

Responded at 01 Apr 2015, 07:21 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

peaceful.

2.If I could, I would change the following things about the park:

let it be peaceful like an oasis.

**3.
The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:**

I would like to add a number of concerns to the Final Concept Design which I reviewed last night. After having digested some salient features of the plan I would like the design/implementation team to add this to their list. Adjacent to the proposed play area is the mound feature. This is a great idea and will be loved by the children especially when we have some snow so they can toboggan off it with some help. The elevation is such that residents on Gainsborough Dr will not have direct line of sight from their decks into the play area on the other side of the mound. Whoever does the actual physical design should consider this in their plan so that neighbours can help keep an eye on what happens in the play area. The secondary pathway from Goldsmith/Swift to the play area should be wide enough to allow emergency vehicles to access this location and removable posts should be

installed for this purpose where the existing fence currently exists. There is a BCHydro transformer also next to the fence so the path must be designed on the west side of the transformer. The final concept design does not show this. To the Parks Dept and the design team kudos for a job well done and thank you for your courtesy and engagement with the neighbourhood for developing the concept design. I hope it was fun for you all as it was fun for me to advance many of my wishes for the park design. Having lived here for 29 years and raised two girls and their many cousins in the playground and baseball diamond, I am ready for their offspring to now enjoy the park with lots of exciting features in the next few years. We will also continue to have our father(s) vs daughter(s) baseball games on Father's Day at the west side of the park without the backstop but we will improvise. It has been a tradition for the past 20 years or so for my girls, their cousins and uncles and aunts. We always got beat. Thank you again on a job well done! Regards Kai Tham and family

28

Respondent Name : TedH

Responded at 05 Apr 2015, 08:19 PM

1.I like the following qualities of the existing London-Steveston Neighbourhood park:

1. Open fields for a variety of misc. uses; for example - flying kites, throwing a Frisbee, playing catch, etc. 2. Pathways around and across field. 3. Play / activity center for children.

2.If I could, I would change the following things about the park:

1. Pathways wider and slightly higher (drier). 2. A few more activities and equipment in the play / activity center for children; more lighting at the play area to deter vandalism. 3. Tall field lights should be turned off at more reasonable hour - say 9:00 pm, with accompanying cessation of sports activities and associated noise.

3.

The following is how I would describe my vision of an ideal London-Steveston Neighbourhood Park 10 years from now:

1. No more baseball diamonds than we have now; four is enough. 2. More / better pathways. 3. Better access for police / firemen to deal with vandalism. 4. Limits / curfew for noisy activities, and lights off by 9:00 pm. 5. Section of park patterned after park at Garden City & just north of Granville. 6. Absolutely no more trees that block views of residents facing the park; limit the height of any new greenery to low shrubs or bushes, maybe a few flower beds - as per item 5. As illustrated in the latest drawings of the proposed park, the additional two rows of trees planned for the pathways around the park that will obstruct resident's views must not be implemented.