



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Mike Redpath
Senior Manager, Parks

Re: Lang Park Redevelopment Concept Plan

Date: September 3, 2014

File: 06-2345-20-
LANG1/Vol 01

Staff Recommendation

That the "Lang Park Redevelopment Concept Plan," as illustrated in Attachments 1, 2 and 3, of the report, dated September 3, 2014, from the Senior Manager of Parks, be received for information.

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

Att. 3

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

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Staff Report

Origin

In February 2014, staff began a public consultation process to seek feedback on the current condition of Lang Park and possible redevelopment scenarios. This report presents the results of the consultation process and provides Council with a redevelopment concept plan for Lang Park.

This report supports Council's Term Goal #7 Managing Growth & Development:

To ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth.

7.2. Develop a plan to ensure the provision of public facilities and services keeps up with the rate of growth and changing demographics of the community (families, older adults, increasing cultural diversity), particularly in the City Centre.

This report supports Council's Term Goal #11 Municipal Infrastructure Improvement:

Continue to invest in the City's infrastructure networks and systems in a manner that meets community needs and responds to the issues of aging components of the system, growth related capacity issues and the requirements due to changing climate and environmental impacts.

11.1. Continued and improved funding for ageing infrastructure replacement programs at a pace that matches long-term infrastructure deterioration.

Analysis

Lang Park was constructed in the late 1990s and represents one of the City's first urban parks. It is well used, particularly by people who live in the neighbourhood. However, as the City Centre has densified, the area's demographics have changed since the park opened, with more families with children living in the area and using the park.

Consultation Process Summary:

Staff hosted two open houses at Lang Park, in February 2014, to identify what people liked and disliked about Lang Park. The open houses were advertised in the local English and Chinese newspapers, notices were placed in the park and a news release was placed on the City's website. The material used in the open houses was prepared in English and Chinese, and posted on the City's web site to allow those unable to attend the open houses to provide their comments.

Forty eight people provided feedback and the following five themes surfaced:

1. Keep the existing cherry trees;
2. Reduce the size of the existing water feature and make it more interactive;
3. Provide opportunities for children to play;
4. Add a canopy to allow outdoor activities to occur during inclement weather; and,
5. Improve paving, seating and lighting.

Staff used these themes to explore various redevelopment possibilities that were the focus of a June 2014 Public Open House held in Lang Park. Over 60 people provided feedback as to the design elements they preferred. In addition the City Centre Community Association Board of Directors provided comments. The feedback helped to inform the Lang Park Redevelopment Concept Plan, which is summarized in this report and illustrated in Attachments 1 to 3.

The Lang Park Redevelopment Concept Plan addresses the need for a more child friendly park as well as the other themes identified during the planning process. Key features of the redevelopment plan (Attachment 1) include:

Cherry Trees and the Japanese Maple

The mature cherry trees will be protected as they provide a spectacular floral display in spring, and help define the park's identity. Similarly, the large Japanese Maple at the southeast corner of the park is to be retained for the shade it provides in summer, and the colour it offers in fall. A narrow, meandering 'Cherry Tree Walk' is added to this area to provide a more personal 'off the main walkway' experience of the cherry trees. This path will also serve as the City's first reflexology pathway. Reflexology walking paths, in which small rounded stones are set on edge, are relatively common in Asia and are believed, when walked upon, to trigger pressure points in the feet that improve personal health and wellbeing.

Glass Canopy (Attachment 2)

An overhead structure with a glass roof is proposed for the north end of the park. The canopy will provide a sheltered area throughout the year under which children can play, people can sit, and community events can occur, while also helping to soften the visual impact of the Richmond Public Market and associated service road to the north of the park.

Children's Play (Attachment 3)

Three play elements are proposed for the northern part of the park to enhance opportunities for children to play. A play structure for young children (ages two to five years), including a small lockable sand play area, is located east of the glass canopy in the sunny part of the park. In the middle of the park are a series of computer controlled water jets that provide play opportunities during warm summer days and visual interest throughout the year. Integrated within the jets will be lighting to create interesting evening effects. To the west of the water jets is a play structure for slightly older children (ages five to twelve). In addition to the play elements, the large central paved area provides children with an area to run around in without fear of falling into a pond.

Food Truck Parking

The parking zone along Buswell Street, adjacent to Lang Park, is proposed to be dedicated to food trucks for the first year after the park renovations are complete to determine if the increasing popularity of food trucks is a good fit for Lang Park.

Landscape Furniture

New benches, and tables with chairs placed in a variety of configurations will replace the existing benches and add more choice as to how people gather and socialise. The tables will allow people to play games and have picnics in the park.

Lighting

New pole mounted lights that create a more inviting and safer evening environment are proposed. Additional lights are to be integrated into the roof and columns of the new canopy as well as the water play feature to help create a visually interesting and entertaining environment.

Paving

The existing concrete unit pavers, exposed aggregate pavement, and concrete bands are uneven, cracking and prone to differential settlement. These will be replaced with more stable concrete paving that better responds to the new features proposed for the park.

Public Art

Gwen Boyle, the artist who created the original Lang Park art installation called “The Fraser, Rewinding Earth’s Time Tape” has been contacted about reinstalling and or reinterpreting her original work as part of the redevelopment of the park.

Financial Impact

The estimated cost to implement the plan is \$800,000 and will be brought forward for Council’s consideration as part the 5-year financial plan.

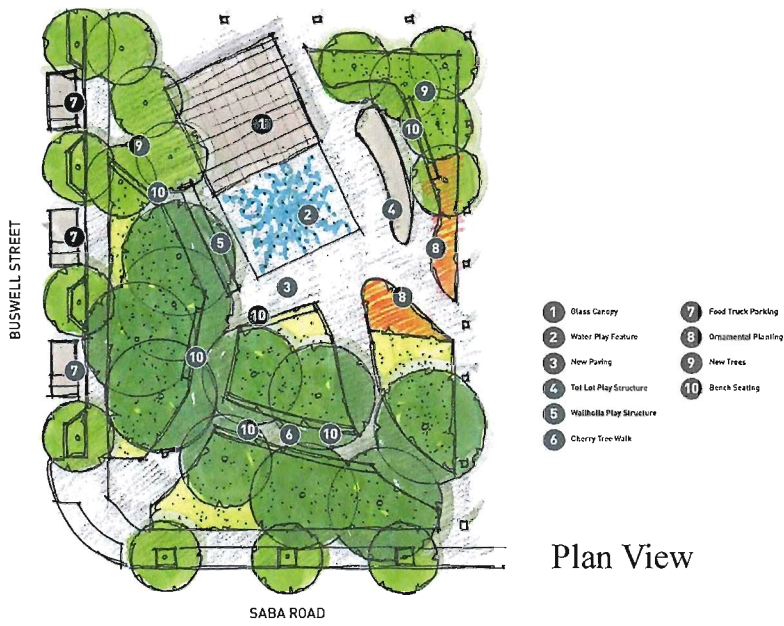
Conclusion

The Lang Park Redevelopment Concept Plan represents a major renovation to Lang Park, one intended to provide a park that better meets the community’s needs. The concept plan has been developed through field analysis of current use patterns, as well as through a broad range of community and stakeholder input.

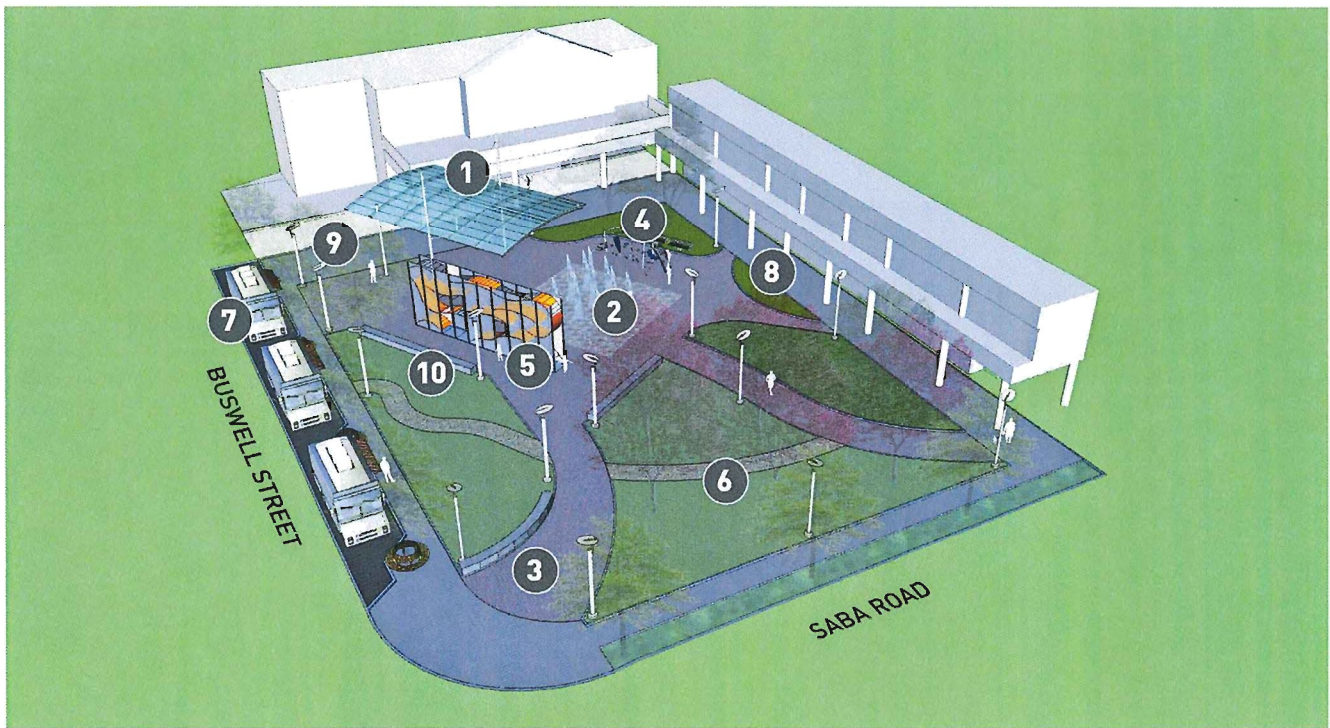


Kevin Connery
Park Planner
(604-247-4452)

- Att. 1: Lang Park Redevelopment Concept Plan
- 2: Lang Park Redevelopment Concept Plan – Details One
- 3: Lang Park Redevelopment Concept Plan – Details Two



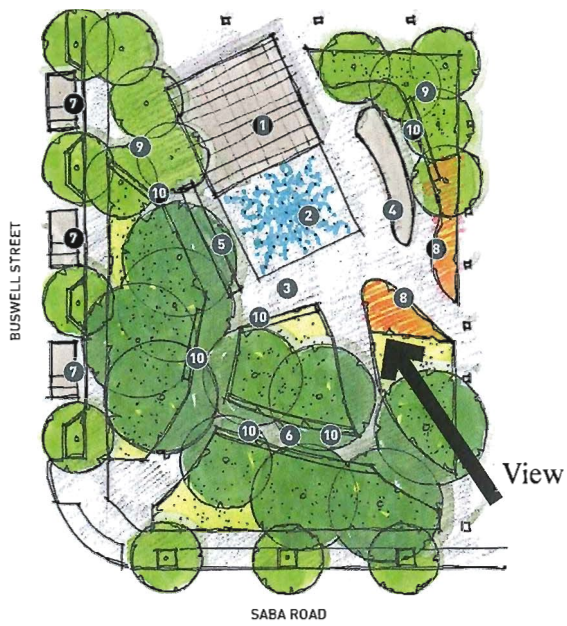
Plan View



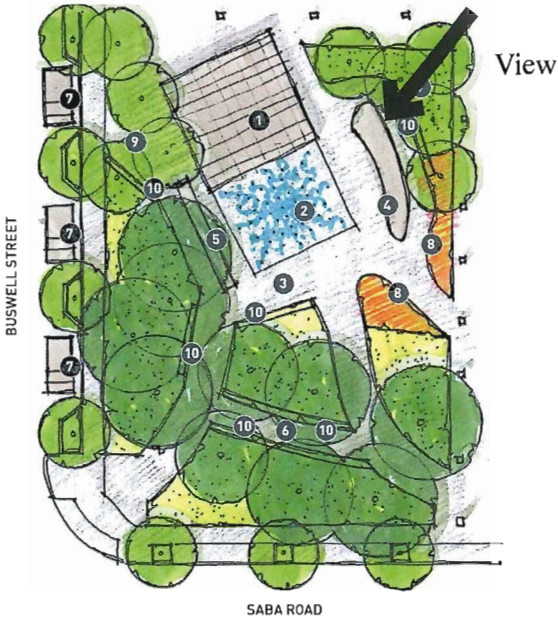
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|----------------------------|----------------------------------|
| 1 Glass Canopy | 6 Cherry Tree & Reflexology Walk |
| 2 Water Play Feature | 7 Food Truck Parking |
| 3 New Paving | 8 Ornamental Planting |
| 4 Tot Lot Play Structure | 9 New Trees |
| 5 Wallholla Play Structure | 10 Bench Seating |

Birds Eye Perspective

Lang Park Redevelopment Plan - Overall Concept



Lang Park Redevelopment Plan - Canopy



Lang Park Redevelopment Plan - Children's Play Area
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