

Clarks



City of Richmond
Parks

Copied & distributed
to all
Date: Mar 9/06
Initials: CR

Memorandum

To: Richmond City Council
From: Mike Redpath
 Manager, Parks - Programs, Planning & Design
Date: March 7, 2006
File: 06-2345-00/Vol 01

Re: Parks and Open Space in the Alexandra Section of West Cambie

The purpose of this memo is to provide an update on the ratio of open space and population proposed as part of the Alexandra section in the West Cambie Area Plan.

The Guidelines

The goal is to ensure 7.66 acres per 1000 persons City-wide over time. The draft PRCS Master Plan proposes the parkland acquisition guideline:

- 7.66 acres per 1000 residents city wide (a cumulative total)
- 3.25 acres per 1000 residents in the city center area

As with other planning areas City-wide, open spaces are selected to meet the needs of the local neighborhood first, and general community open space to achieve the overall guideline of 7.66 acres per 1000 residents city-wide.

Open space land is acquired city-wide in a continuous effort to meet the growing population.

West Cambie

In the West Cambie planning area there is currently a total of 29.2 acres for a present population of 7673. This works out to a current parkland acquisition of 3.8 acres per 1000.

As per the Alexandra section in the West Cambie planning area, with the addition of the proposed 33.57 acres of open space in the Alexandra section, West Cambie overall will achieve a 5.6 acres per 1000 population.

The future population of the Alexandra section is projected to be 6000 persons. The Alexandra area plan recommended 5.6 acres per 1000 population on many factors including the high land cost of this 'new' type of urban development. Other factors were:

- Mixed comprehensive use
- High site servicing costs
- High projected market cost of land (~\$2,000,000 per acre) the plan balanced the needs of open space with development opportunities.
- Single family residential due to the proximity to the flight path
- Overall land acquired for city wide park/open space purposes

The 5.6 acres is comprised of a neighborhood park, linear trails and greenways and a natural area. The following classifications of parks in the Alexandra section combined provide three distinct types of open space for the current and future residents. Working together, they act as a system designed to provide green links throughout the new neighborhood and connect people to people and people to a variety of proposed amenities. Each of the three open space classifications detailed below are in the proposed West Cambie Alexandra plan.

Neighborhood Core Park

This classification of open space is provided in each neighborhood within a .8 km maximum radius, preferably uninterrupted by major thoroughfares or major physical barriers. Neighborhood open space may be provided on a jointly owned school/park sites, they range between 2 and 20 acres in size and are centrally located within a neighborhood.

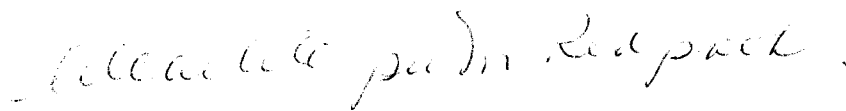
Trails, Greenways and Neighborhood Green Links

Trails are corridors typically located off-road in more natural settings. A greenway is a significant city-wide pedestrian and cycling linear corridor typically in an urban setting linking important destinations, and containing unique features or along significant natural corridors such as the waterfront. Green links are pathways including privately accessible public areas, or rights-of-way through residential complexes and/or City sidewalks that form a network of neighborhood walking routes or provide a link to a City-wide greenway or a cycling lane, they are located throughout the City and within 1 km of all residents.

Natural Areas

These areas are dedicated to protect landscapes that display unique ecological features for local and regional benefits; these areas will vary in size and location throughout the City.

In summary, the Alexandra section of the West Cambie Area Plan has provided 5.6 acres per 1000 persons in the area for open space. Additional open space will be targeted over time to meet the overall community guideline for open space City-wide. The plan as presented has achieved our neighborhood standard for three distinct types of open space for an urban area, and as the rest of the West Cambie area is developed, the guidelines for open space will apply.



Mike Redpath
Manager, Parks - Programs, Planning & Design
(1275)

pc: Cathryn Volkering Carlile, General Manager - Parks, Recreation & Cultural Services
Joe Erceg, MCIP, General Manager, Urban Development
Dave Semple, Director of Parks Operations