



General Purposes Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Monday, February 4, 2019
4:00 p.m.**

Pg. # ITEM

MINUTES

GP-5 *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on January 21, 2019.*



NOTICE OF MOTION – COUNCILLOR MICHAEL WOLFE

1. **CLIMATE EMERGENCY**

(File Ref. No.)

MOTION

That the City of Richmond declare a climate emergency as climate change is a serious and urgent threat.

As staff review our commitment to the Blue Dot initiative, that, a report be prepared within six months with respect to our municipal climate action plan so that it will be updated with strategies and actions with respect to the climate emergency as outlined by the U.N. Intergovernmental Panel on Climate Change in their October 2018 report. Richmond City Council will take leadership as our municipality faces immediate threats from sea level rise and coastal weather extremes. Food insecurity, low elevation geography, proximity to earthquake faults, and reliance on energy demanding pump-stations, are a few notable vulnerabilities. It is time to go beyond acknowledgement.

Direction to staff will include:

- (1) *accelerated emissions targets to shorten our timeline of reducing greenhouse gas emissions.*
- (2) *recommendations to achieve a whole city that is net zero carbon emissions, net zero waste, food self-sufficient and a rapid transition to an energy self-sufficient future.*
- (3) *collaboration with the cities of Vancouver, Halifax, London, and Los Angeles, who have recently passed similar declarations of climate emergency.*



NOTICE OF MOTION – COUNCILLOR CAROL DAY

2. **AGENDA PRODUCTION**

(File Ref. No.)

MOTION

That staff be requested to review the current agenda production process and report back with options for earlier distribution of agenda packages.



COMMUNITY SERVICES DIVISION

3. **MINORU PARK VISION PLAN UPDATE**

(File Ref. No. 06-2345-20-MINO1) (REDMS No. 5785945 v. 18)

GP-10

See Page GP-10 for full report

Designated Speaker: Jamie Esko

STAFF RECOMMENDATION

- (1) *That the Minoru Park Vision Plan, as detailed in the staff report titled “Minoru Park Vision Plan Update,” dated January 14, 2019, from the Director, Parks Services, be adopted and used to guide the design of future phases of park development and costing for Council consideration;*
- (2) *That Option 1-Green Space be approved as the preferred option for the long-term development of the Special Study area as detailed in the staff report titled “Minoru Park Vision Plan Update,” dated January 14, 2019, from the Director, Parks Services;*

- (3) *That overflow parking signage be developed for Minoru Park and that agreements for the use of School District No. 38 parking lots, located within 400 meters of Minoru Park, be further explored as detailed in the staff report titled “Minoru Park Vision Plan Update,” dated January 14, 2019, from the Director, Parks Services;*
- (4) *That Option 3-Designated Bike Routes Around the Edges and Through Minoru Park, be used to guide future Minoru Park trail renewal as detailed in the staff report titled “Minoru Park Vision Plan Update,” dated January 14, 2019, from the Director, Parks Services; and*
- (5) *That opportunities for new and enhanced connections, and overflow parking located on privately-owned sites near Minoru Park, as detailed in the staff report titled “Minoru Park Vision Plan Update,” dated January 14, 2019, from the Director, Parks Services, continue to be explored as nearby sites develop.*



ENGINEERING AND PUBLIC WORKS DIVISION

4. VIABILITY OF REPURPOSING MINORU AQUATIC CENTRE – LOW COST OPTIONS

(File Ref. No. 06-2052-55-02-01) (REDMS No. 6119659)

GP-181

See Page GP-181 for full report

Designated Speaker: Jim Young

STAFF RECOMMENDATION

That the staff report titled “Viability of Repurposing Minoru Aquatic Centre – Low Cost Options” dated February 1, 2019 from the Senior Manager, Capital Buildings Project Development, be received for information.



COMMUNITY SAFETY DIVISION

5. **HEALTH CANADA QUESTIONNAIRE ON CANNABIS EDIBLES, EXTRACTS AND TOPICALS**

(File Ref. No. 09-500-01) (REDMS No. 6105948 v. 4)

GP-198

[See Page GP-198 for full report](#)

Designated Speaker: Mark Corrado

STAFF RECOMMENDATION

That the responses summarized in the staff report titled "Health Canada Questionnaire on Cannabis Edibles, Extracts and Topicals", dated January 22, 2019, from the General Manager, Community Safety be approved for submission to Health Canada.

ADJOURNMENT



General Purposes Committee

Date: Monday, January 21, 2019

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on January 9, 2019, be adopted as circulated.

CARRIED

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COMMUNITY SERVICES DIVISION

**1. INVESTING IN CANADA INFRASTRUCTURE PROGRAM
COMMUNITY, CULTURE AND RECREATION STREAM**

(File Ref. No. 06-2052-25-SCCR1) (REDMS No. 6067220 v. 13)

In reply to queries from Committee, Elizabeth Ayers, Director, Recreation and Sport Services, advised that (i) the proposed grant is limited to recreation uses only and therefore, child care is excluded from eligibility, (ii) the Steveston Community Centre and Branch Library replacement project best fits the criteria for the grant as a multipurpose and multidisciplinary community hub, and (iii) letters of support from stakeholders like the Steveston Community Society and Steveston Community Centre Concept Design Building Committee will be included with the grant application.

It was moved and seconded

- (1) *That the submission to the Investing in Canada Infrastructure Program Community, Culture and Recreation Stream requesting funding of up to \$10 million for the Steveston Community Centre and Branch Library replacement project, as outlined in the report titled, "Investing in Canada Infrastructure Program Community, Culture and Recreation Stream," dated January 7, 2019, from the Director, Recreation and Sport Services, be endorsed;*
- (2) *That the Chief Administrative Officer and General Manager, Community Services be authorized to enter into funding agreements with the government for the aforementioned project should it be approved for funding, as outlined in the report titled, "Investing in Canada Infrastructure Program Community, Culture and Recreation Stream," dated January 7, 2019, from the Director, Recreation and Sport Services; and*
- (3) *That the Consolidated 5-Year Financial Plan (2019-2023) be amended accordingly should the aforementioned project be approved for funding as outlined in the report titled, "Investing in Canada Infrastructure Program Community, Culture and Recreation Stream," dated January 7, 2019, from the Director, Recreation and Sport Services.*

CARRIED

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2. **ANIMAL SHELTER GUIDING PRINCIPLES, PROGRAM OPTIONS AND SITE**

(File Ref. No.) (REDMS No. 5868777 v. 60)

Kirsten Close, Coordinator, Community Services Major Project, reviewed the three options proposed for the animal shelter and the following information was highlighted:

- Option 1 is a 3,700 square foot facility, is achievable within the Council-approved budget of \$8 million, and meets the average demands of the shelter;
- Option 2 is a 7,300 square foot facility, increases the animal capacity of the shelter to effectively address peak volumes of cats and dogs seen in the spring and summer months, provides space for small animals as well as farm animals, and includes a safe and secure drop-off area for after-hours intake; and
- Option 3 is an 8,000 square foot facility that builds on Option 2 and adds a multipurpose room, an adoption room, and a volunteer office.

Discussion took place and the following Committee comments were noted:

- a new animal shelter should meet the needs of the community now and into the future, and in particular the size of a new building should be equivalent if not larger than the existing building;
- renovating the existing animal shelter should be examined;
- a two-storey building would provide additional square footage on a limited lot size;
- additional spaces could be built into the proposed new animal shelter but not finished; phases of the proposed new building could then be finalized for occupancy as the need arises;
- the size difference between Options 2 and 3 is minimal however the cost between the two options are significant;
- multipurpose space and rooms for adoption activities and volunteers is important for programming purposes;
- funds from another Capital project could be re-allocated to offset any cost increase to the Council-approved budget of \$8 million for the proposed new animal shelter;
- space for wildlife, educational programs, and outdoor play is important;
- it would be valuable to hear from stakeholders in a formal capacity;
- additional information on the proposed estimates would be helpful; and

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- animal shelter operations should not be affected should a renovation to the existing building take place.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That the staff report titled “Animal Shelter Guiding Principles, Program Options and Site” dated December 11, 2018, from the Director, Recreation Services and the Senior Manager, Capital Buildings Project Development, be referred to staff and report back within 60 days on the following:

- (1) how to maximize the Council-approved \$8 million budget;*
- (2) the potential phasing of the building;*
- (3) the potential re-use of portions or all of the existing animal shelter building;*
- (4) additional information on the overall space needs;*
- (5) the potential needs and opportunities for an educational program;*
- (6) stakeholder and public input, which is to be provided to Council; and*
- (7) if there were to be an increase to the \$8 million budget, what would be the impacts to the Capital and Operating budgets.*

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

3. **CITY CENTRE DISTRICT ENERGY UTILITY BYLAW NO. 9895, AMENDMENT BYLAW NO. 9947**

(File Ref. No. 12-8060-20-009947) (REDMS No. 59924863 v. 7; 5992897)

It was moved and seconded

That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 9947 presented in the “City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 9947” report dated December 20, 2018, from Director, Engineering be introduced and given first, second, and third readings.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:42 p.m.).

CARRIED

General Purposes Committee
Monday, January 21, 2019

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, January 21, 2019.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator



City of Richmond

Report to Committee

To: General Purposes Committee
From: Todd Gross
Director, Parks Services
Re: **Minoru Park Vision Plan Update**

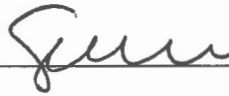


Date: January 14, 2019
File: 06-2345-20-MINO1/Vol
01

Staff Recommendation

1. That the Minoru Park Vision Plan, as detailed in the staff report titled "Minoru Park Vision Plan Update," dated January 14, 2019, from the Director, Parks Services, be adopted and used to guide the design of future phases of park development and costing for Council consideration;
2. That *Option 1-Green Space* be approved as the preferred option for the long-term development of the Special Study area as detailed in the staff report titled "Minoru Park Vision Plan Update," dated January 14, 2019, from the Director, Parks Services;
3. That overflow parking signage be developed for Minoru Park and that agreements for the use of School District No. 38 parking lots, located within 400 meters of Minoru Park, be further explored as detailed in the staff report titled "Minoru Park Vision Plan Update," dated January 14, 2019, from the Director, Parks Services;
4. That *Option 3-Designated Bike Routes Around the Edges and Through Minoru Park*, be used to guide future Minoru Park trail renewal as detailed in the staff report titled "Minoru Park Vision Plan Update," dated January 14, 2019, from the Director, Parks Services; and
5. That opportunities for new and enhanced connections, and overflow parking located on privately-owned sites near Minoru Park, as detailed in the staff report titled "Minoru Park Vision Plan Update," dated January 14, 2019, from the Director, Parks Services, continue to be explored as nearby sites develop.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Recreation and Sport	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

At the March 5, 2018, General Purposes (GP) Committee meeting, staff presented the Minoru Park Vision Plan and Council made several referrals. This report is intended to address those referrals and to recommend that the Minoru Park Vision Plan be adopted to guide future park development and capital requests for Council's consideration.

Council referrals:

That the Minoru Park Vision Plan be referred back to staff to provide more information on:

- (1) alternative locations for the cricket pitch;*
- (2) the options of green space versus a civic facility with integrated parking in the special study area;*
- (3) more options about parking in general in and around the park;*
- (4) a wider study on the reconstruction of the lakes from a health, environmental, and aesthetic point of view;*
- (5) options for cyclists in and around the park;*
- (6) further explanation and study on the shade grove area; and*
- (7) planning options that would enhance the park through parking and access.*

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

- 2.1. Strong neighbourhoods.*
- 2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.*
- 2.4. Vibrant arts, culture and heritage opportunities.*

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

- 3.1. *Growth and development that reflects the OCP, and related policies and bylaws.*
- 3.2. *A strong emphasis on physical and urban design.*
- 3.3. *Effective transportation and mobility networks.*

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

- 4.2. *Innovative projects and initiatives to advance sustainability.*

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

- 6.1. *Safe and sustainable infrastructure.*
- 6.2. *Infrastructure is reflective of and keeping pace with community need.*

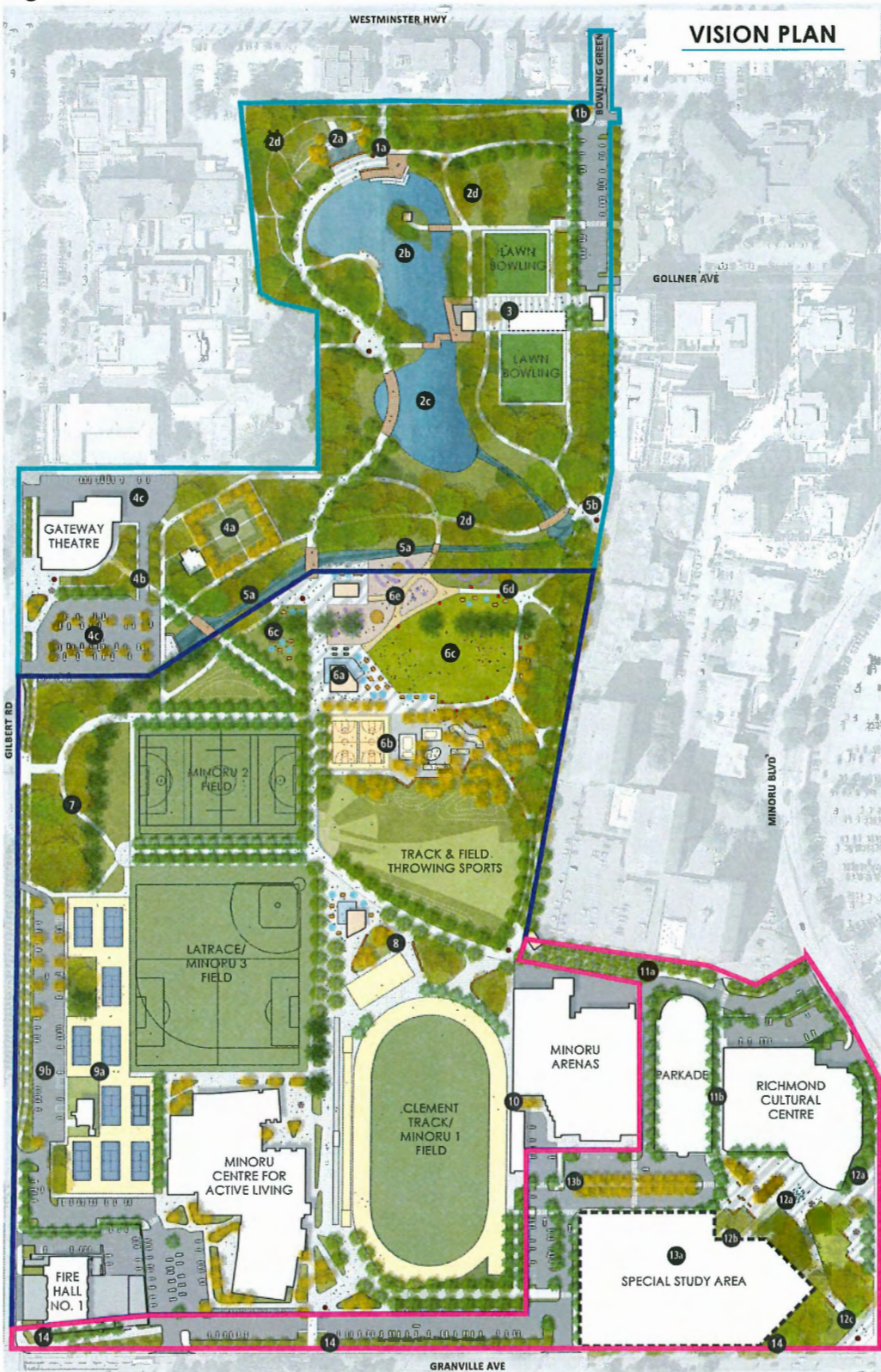
Analysis

Minoru Park Vision Plan

The Minoru Park Vision Plan, illustrated on the following two pages, is the culmination of a rigorous and iterative design process, informed by all of the input and ideas gathered from the community during stakeholder and public engagement sessions. While it is aspirational, the Minoru Park Vision Plan is also pragmatic, achievable and rooted in the needs of the expanding community it serves. The Minoru Park Vision Plan includes a broad range of park services aimed at providing more opportunities and resources for all ages and abilities, in recognition of the increasingly important role that Minoru Park will play in the health and well-being of the local and City-wide community.

In alignment with the Official Community Plan, the Minoru Park Vision Plan horizon is 2041. Implementation will be phased and based on community priorities, as well as the need to renew aging infrastructure. For a more detailed discussion on implementation and phasing, refer to Attachment 1, pages 81-85.

Figure 1: Minoru Park Vision Plan



Note: in the long-term (15-24 years), a proposed parkade (approximately 2+ storey, 250+ stalls) to be included as required. The final location, footprint, height and capacity to be determined at the time of implementation based on current demands.

Figure 1: Minoru Park Vision Plan (continued)

LAKES DISTRICT

- 1a** ALDERBRIDGE GATE
- attractive urban plaza with inviting lake lookout
 - regrading to provide views to the water, seating, high-quality paving, trees, lighting
- 1b** BOWLING GREEN GATE
- updated parking area
 - enhanced pedestrian entry with existing trees, strong walkways, signage, and paving
- 2a** WATER ENTRY POND & WATERFALL
- similar location and elevation to existing pond, but with enhanced seating overlook and stone features
 - walkway feature wrapping in front to provide views to waterfall
- 2b** UPPER MINORU LAKE
- redeveloped with new lining and circulation system
 - similar size and layout to existing, with varied seating areas and opportunities to be close to the water
 - small central island with bridge access and lookout
- 2c** LOWER MINORU LAKE
- redeveloped with new lining and circulation system
 - slightly smaller than existing with no island to allow space for an open lawn area at the south that catches the afternoon sun
 - feature bridge and art elements at the connection between the upper and lower lakes
 - open channel overflow to the canal
- 2d** MINORU LAKES STROLLING GARDENS
- interconnected looping pathways with viewpoints and seating areas throughout lakes district
 - green open space for informal play and picnicking
 - improved drainage at wet areas
- 3** MINORU LAKE HOUSE & PLAZA
- new lake hub featuring restrooms, cafe/concession, and covered seating overlooking the water
 - existing lawn bowling greens remain with an updated clubhouse building (final design/location TBC)
 - central entry plaza connected to Gollner Ave
- 4a** CHAPEL (PIERREFONDS) GARDENS
- existing gardens with enhanced connectivity to the lakes
- 4b** GATEWAY ENTRANCE
- new connection featuring art elements that guides visitors between the central community hub and the gateway theatre
 - enhanced existing drop-off and limousine lane enhanced with feature paving, lighting, and existing large trees
- 4c** GATEWAY PARKING
- north parking lot reduced to enhance adjacent park space
 - south parking lot expanded to provide a net gain of parking for the area
- 5a** RENEWED CANAL
- enhanced canal banks with regrading/realignment to improve slope and new vegetation
 - feature seating areas with stone seat steps overlooking canal
 - more canal crossing points of varied scales, from feature bridges to smaller, unique crossings
 - interpretive components about canal function at inlet/outlet points
- 5b** FUTURE EAST GATEWAY
- new plaza created during future neighbourhood redevelopment
 - integrated with canal

ACTIVE LIVING DISTRICT

- 6a** CENTRAL COMMUNITY HUB
- feature plaza with washrooms, varied seating, art features, casual gathering space, and wayfinding
 - close proximity to the adventure playground, picnic zone, athletic fields, and fitness loop
 - potential small concession or coffee shop
- 6b** YOUTH ZONE
- basketball, skateboard, and table activities, casual seating, and covered spaces integrated within central community hub
- 6c** THE FAMILY/GROUP PICNIC ZONE
- large lawn areas with amenities for group or individual picnics
 - multiple covered picnic spaces and unique seating areas that are adaptable to large gatherings and smaller casual use
 - open lawn space for informal recreation and play
- 6d** FITNESS LOOP
- workout stations placed along a looped pathway network with distance markers
- 6e** ADVENTURE PLAYGROUND
- variety of exploratory features that encourage discovery, creativity, and fun
 - potential for large feature sculpture
- 7** SHADE GROVE
- existing mature trees with winding pathways and picnic tables
 - potential for heritage tree interpretation
- 8** ACTIVE LIVING HUB
- small building with restrooms, storage, caretaker's facility
 - existing high jump re-oriented to improve circulation
 - new treed areas with seating and art features
 - potential small covered area for stretching, seating
- 9a** TENNIS COURTS
- existing public tennis courts and Richmond Tennis Club to remain
- 9b** WEST PARKING
- existing parking to remain in the near-to medium-term with improved egress to Gilbert
- 10** CLEMENT TRACK AREA
- existing track and artificial turf field to remain
 - enhanced perimeter including strengthened pathway connections, decorative fencing, and trees
 - grandstand enhancements through art elements or long-term replacement

ARTS & CULTURE DISTRICT

- 11a** EAST GATE
- inviting multi-use major park entry with tree allée, art elements, rolling/walking route
 - existing parking relocated, service access only, "back of house" arena activities improved/screened to enhance entry experience
- 11b** PEDESTRIAN & ART ALLEY
- lane closed to vehicle traffic and space transformed to walking/rolling lane with art features
- 12a** ARTS & CULTURE HUB
- redeveloped plaza with enhanced paving, seating, lighting, and arts components
 - supports events at the covered activity space
- 12b** ARTS & CULTURE ACTIVITY SPACE
- covered stage with sound and power, oriented for use on all sides
 - designed for hosting a range of event sizes from large community events and festivals to outdoor classes and activities
- 12c** GRANVILLE GATE
- inviting and intriguing entry from Granville
 - plaza space with seating in and around existing trees
- 13a** SPECIAL STUDY AREA
- redevelopment of the existing minoru aquatics centre and minoru place activity centre sites with final configuration to be determined
 - options being considered include:
 - flexible green park space; or
 - a civic facility with integrated parking
- 13b** FUTURE PARKING LOOP
- long-term conversion to drop-off/pick-up loop with short-term parking areas
 - bus turn-around and parking
 - central median with circulation and potential stormwater functions
- 14** GRANVILLE ART WALK
- widened walkway adjacent to Granville
 - welcoming park edge, trees, art display areas
 - connects with the larger civic precinct art walk

Primary Features

The main elements of the Minoru Park Vision Plan are:

- Protection and celebration of the site’s significant and heritage trees, including the remnant Oaks from the historic Minoru Race Track, as well as additional tree planting along major pathways and around major park features providing shade and comfort for park users, and nesting opportunities and food sources for local songbird species.
- A family-oriented “Central Community Hub” (Attachment 1, Section 5.5, page 55) with additional informal park uses, including:
 - A destination playground;
 - Two full-sized basketball courts and youth hub for pick-up style sports;
 - Varied picnic spaces ranging from casual picnic lawn areas to a large covered paved space which can be booked for large family and group gatherings;
 - Flex lawn for pick-up sports and informal sport practice; and
 - A wellness walk with outdoor exercise stations located along it.
- The lakes, which will be retained as a central park feature and a place for quiet reflection, contemplation and connection with nature; but redeveloped to be more robust, sustainable and functional (Attachment 1, Section 5.4, page 48). A long-term goal is to develop the lakes to be a largely self-sustaining system requiring minimal municipal water supply. Opportunities for rainwater captured from areas within Minoru Park and adjacent sites will be explored at future project phases.
- Three community hub buildings, one located in each district, providing basic amenities including washrooms, food concessions, and covered outdoor space for informal gatherings, tai chi, dance or other activities.
- A safe, connected, accessible and comfortable pathway network with designated bike and pedestrian-only routes, as well as additional lighting along selected pathways that respond to new planned major connections surrounding Minoru Park (Attachment 1, Section 5.7, pages 69-80). During future project phases, pathways will be designed with all ages and abilities in mind.

Refer to Attachment 1, Section 6, pages 81-85 for Minoru Park Vision Plan implementation and phasing.

Referral Responses:

1. Alternative locations for the cricket pitch

Staff met with representatives of the Richmond Cricket Club to discuss the potential relocation of the pitch after 10 years as reflected in the Minoru Park Vision Plan. The Cricket Club has a long history of activity at Minoru Park and the Club’s preference is to stay in Minoru Park as it is a centrally located site, provides profile to the sport in the city centre, and benefits from co-location with other sports such as soccer, lacrosse and field hockey. However, there is an understanding that pressure from other park uses and an increase in park users, may impact this preference in the future.

Alternate locations have been identified for a future cricket pitch and the Thomas Kidd School Park site appears to be the most suitable (see Attachment 2). It is suggested that staff work with the Cricket Club to further explore this location along with identifying capital improvements that would be required to meet the sport's needs at that site.

Closer to the ten year time horizon, staff would work with the Club to confirm its participation and needs at that time. If it was determined at that time that the community benefits of the Cricket Club remaining in Minoru Park outweighed those of the Central Community Hub as illustrated in the Minoru Park Vision Plan (pages 7-8), the Minoru Park Vision Plan could be revisited.

Staff Recommendation:

It is recommended that staff work with the Cricket Club to explore the potential future relocation of the Minoru Park cricket pitch to Thomas Kidd Park closer to the ten year time horizon. If it is determined at that time that the community benefits of the Cricket Club remaining in Minoru Park outweigh those of the Central Community Hub, or a suitable location within Minoru Park becomes available for the Central Community Hub, the Minoru Park Vision Plan will be revisited and Council will be provided with an update.

2. The options of green space versus a civic facility with integrated parking in the special study area

The existing Minoru Aquatics Centre and Minoru Place Activity Centre sites are referred to as the "Special Study Area" on the Minoru Park Vision Plan as there are currently two options being examined for the long-term development of these sites. Based on the Council referral at the March 5, 2018 General Purposes (GP) Committee meeting, options have been developed that illustrate the potential future use of the Special Study Area for green space and for a civic facility with integrated parking for Council consideration as described on the following page.

As a result of prior Council decisions, the long-term uses under consideration do not include the existing Minoru Aquatic Centre or the Minoru Place Activity Centre. At the May 8, 2017, Council meeting, the following recommendation of the report titled "Viability of Repurposing Minoru Aquatic Centre" was adopted:

That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Viability of Repurposing Minoru Aquatic Centre," dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks.

The reuse of the Minoru Place Activity Centre was approved at the November, 2017 Council meeting with the adoption of the following recommendation:

That the recommended option, Option 1: Community Education and Arts Space, be approved as the preferred reuse of the Minoru Place Activity Centre as detailed in the staff

report titled "Minoru Place Activity Centre Reuse Options," dated October 31, 2017, from the Interim Director, Parks and Recreation."

Option 1: Community Arts Program and Education Space took in to consideration the current building condition, where major building systems are reaching the end of their life cycles, and the cost to upgrade and adapt the building for reuse. Option 1 recommended that there be minimal upgrades to the building so that it would remain functional for the next five to ten years while the City plans for more suitable, purpose-built facilities to meet long-term needs.

Based on these two prior Council decisions, there is no consideration for the retention of the Minoru Aquatics Centre or Minoru Place Activity Centre within the Special Study Area in the context of the Minoru Park Vision Park Vision Plan.

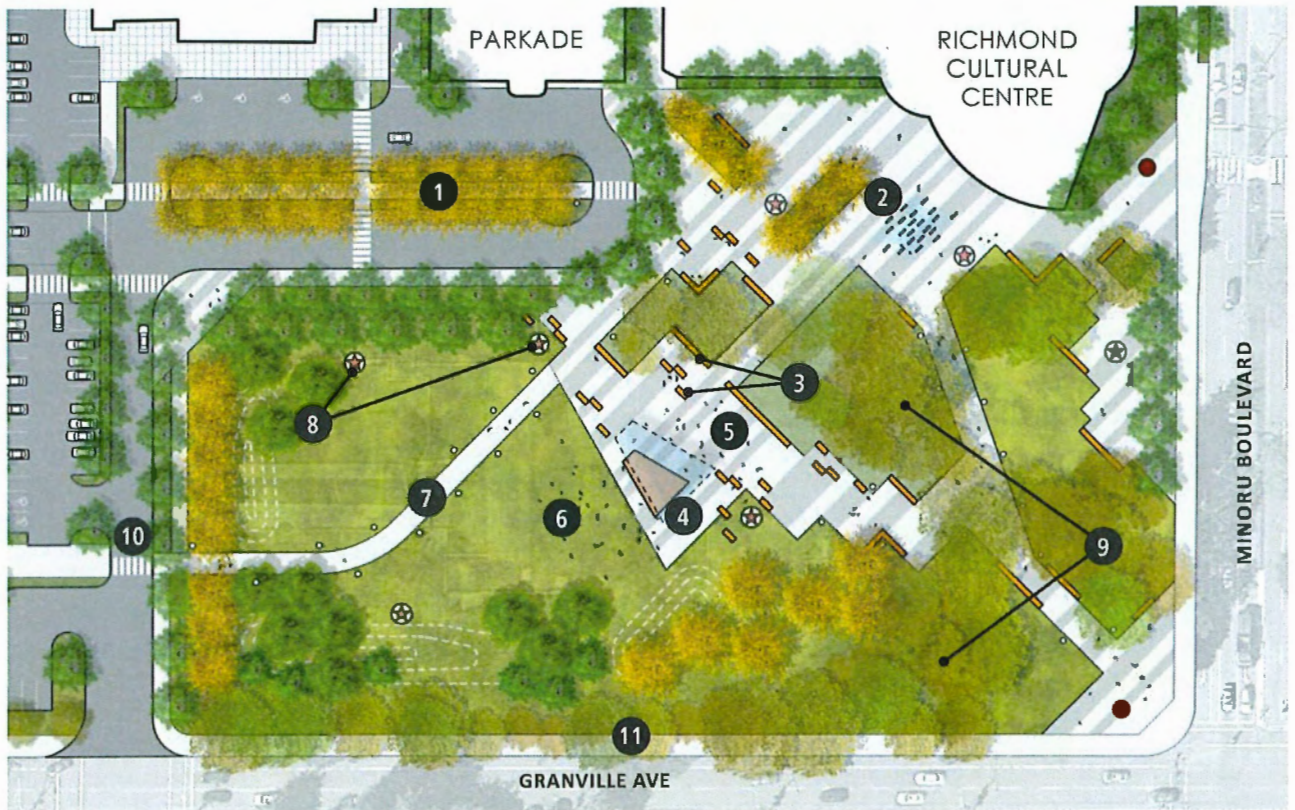
The long-term options currently being considered for the Special Study Area include:

Option 1: Green Space [Recommended]:

As illustrated below, this option would provide flexible green park space that supports community-oriented events associated with the Arts and Culture District as well as day-to-day informal park use and connections. It could also provide an opportunity to regain park space occupied by the footprint of the Minoru Centre for Active Living. Should any existing parking stalls be displaced by this option in the long-term, replacement parking will be provided elsewhere within the park site.

Please see Figure 2: Option 1– Green Space: Concept Plan on the following page.

Figure 2: Option 1 – Green Space: Concept Plan



- 1 New drop-off/parking loop
 - 2 Plaza
 - 3 Integrated and varied seating
 - 4 Covered stage
- 5 Event plaza
 - 6 Multi-purpose event lawn
 - 7 Connection to the Minoru Centre for Active Living
 - 8 Permanent and temporary public art pieces and programming integrated throughout
- 9 Existing tree canopy retained
 - 10 Crosswalk
 - 11 Enhanced street edges along Granville Ave

Figure 3: Option 1 – Green Space: Support Imagery



Option 1 – Green Space Considerations
(refer to the previous page for Option 1 – Green Space Concept Plan):

- Increase in area of flexible space to augment outdoor event use in the Arts and Culture District;
- Addresses the Vision Plan objective to safeguard and expand informal park space in recognition of the critical role that access to nature and the outdoors plays in the health and well-being of Richmond residents;
- Displacement of approximately 60 existing surface parking stalls, which would need to be accommodated elsewhere within the park site, should a traffic management study conducted at the time determine that they are still required;
- Lower capital cost to develop the proposed elements and covered stage;
- Minimal operating budget impact as it would offset the park space occupied by the Minoru Centre for Active Living;
- Low to no impact on existing trees; and
- Provision of increase in green park frontage along Granville Avenue.

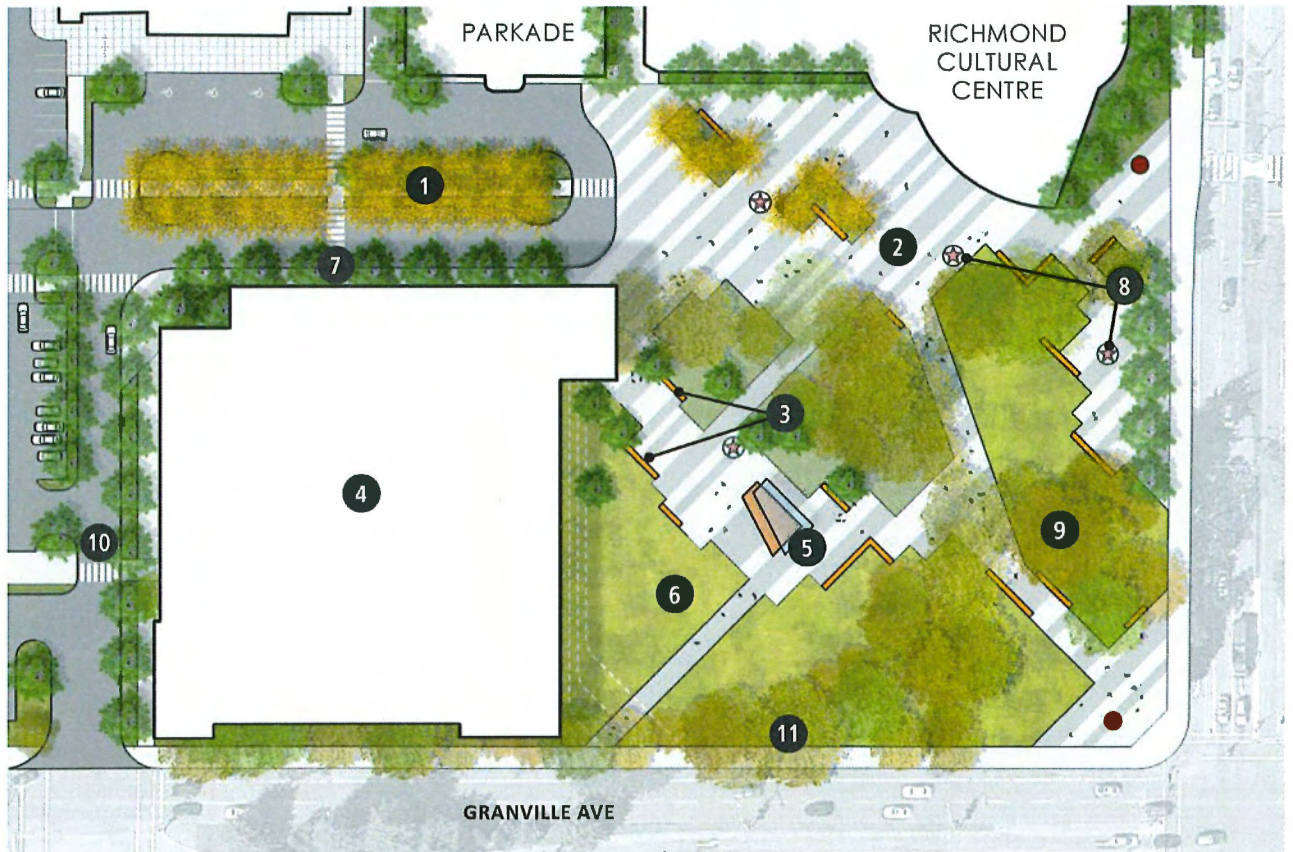
Option 2– Civic Facility with Integrated Parking [Not Recommended]:

As per the staff report, titled “Minoru Place Activity Centre Reuse Options,” dated October 31, 2017, from the Interim Director, Parks and Recreation, a planning process is proposed to commence in 2019, subject to Council approval, that would examine the need and potential locations for future civic facilities. As the civic facility study is yet to be completed, the building footprint incorporated into the Option 2 – Civic Facility with Integrated Parking: Concept Plan, as illustrated on the following page, is based on *doubling the square footage of the existing programmable area in the Minoru Place Activity Centre. Parking associated with use of the civic building as well as the existing surface parking stalls displaced by this option, are incorporated into the footprint of the building.

**This calculation is based on an estimated long-term need for additional arts education and program space and would be adjusted accordingly after conducting a more detailed study based on the final building function, should this option be supported.*

Please see Figure 4: Option 2 – Civic Facility with Integrated Parking: Concept Plan on the following page.

Figure 4: Option 2 – Civic Facility with Integrated Parking: Concept Plan



- 1 New drop-off/parking loop
 - 2 Plaza
 - 3 Integrated and varied seating
 - 4 New civic facility with integrated parking
- 5 Covered stage
 - 6 Multi-purpose event lawn
 - 7 Connection to the Minoru Centre for Active Living
 - 8 Permanent and temporary public art pieces and programming integrated throughout
- 9 Existing tree canopy retained
 - 10 Crosswalk
 - 11 Enhanced street edges along Granville Ave

Figure 5: Option 2 – Civic Facility with Integrated Parking: Support Images



Option 2 – Civic Facility with Integrated Parking Considerations
(refer to previous page for Option 2 – Civic Facility with Integrated Parking Concept Plan):

- Increases the amount of building footprint in Minoru Park;
- Provides an opportunity to add another iconic building in Minoru Park which would bookend the Minoru Centre for Active Living facility along Granville Avenue;
- Increases the amount of available indoor space potentially for community education and arts programming;
- Reduces the amount of programmable outdoor space in the Arts and Culture District;
- Higher capital cost than the option of green space;
- Operational budget impact;
- Additional servicing loads, such as power, water, storm and sewer;
- High number of tree removals required; and
- Will enhance and activate the Arts and Culture District, depending on the civic facility programming.

One of the key principles embedded into both options for the Special Study Area is that there will be no net loss of available parking stalls and that any additional parking requirements, created by a future use, would require inclusion of additional parking capacity. More specifically, both options assume that the existing parking located in the Special Study Area will be retained and should any of those stalls be impacted, the equivalent number of stalls shall be provided within the park site. Should a future use of the Special Study Area result in increased parking demands, then the additional required parking stalls will be provided. Furthermore, the existing surface parking stalls located within the Special Study Area will be retained until there is a decision made to change the use of this area.

Both options assume that for the following ten years, the Minoru Place Activity Centre building will be reused for community education and arts space. As per the staff report titled, “Minoru Place Activity Centre Reuse Options”, from the Interim Director of Parks and Recreation, which was adopted by Council on November 27, 2017, the re-use would result in a requirement for building and site renovations including 44 parking stalls available to facility users. The Minoru Park Vision Plan accounts for the additional 44 stalls required to support the interim use of the Minoru Place Activity Centre.

Both options also assume that the Minoru Place Activity Centre building will be removed after ten years as it will have reached the end of its useful life, as detailed in the staff report titled “Minoru Place Activity Centre Reuse Options”, adopted by Council on November 27, 2017.

3. More options about parking in general around the park

Surface parking and drive aisles currently occupy 10 acres, or 15 per cent, of the Minoru Park site. The Minoru Park Vision Plan, as illustrated on pages 7-8, explores strategies for supplying a sufficient amount of parking without impacting the potential for increased informal park services in the future while also enhancing pedestrian and roller (wheelchair, stroller, motorized

mobility device, bicycle) access, connections and safety. One option for meeting parking demands without impacting future park pathway connection expansion and enhancements is utilizing existing nearby parking lots as Minoru Park overflow parking sites on weekday evenings after 5:00 p.m. and weekends, which are peak periods for park and facility use.

Overflow Parking Site Selection Criteria:

Minoru Park overflow parking sites were identified based on the following criteria. Sites that:

- Are located within a five minute walking distance (400 meters) of Minoru Park;
- Are owned by the City of Richmond; and
- Contain parking lots which are typically available during Minoru Park peak periods.

Based on the above criteria, the following sites were identified:

- Brighthouse Park, 7000 Minoru Boulevard, which has 45 pay parking stalls.
- Richmond City Hall Annex, 6900 Minoru Boulevard, which has 49 parking stalls that are available outside of City Hall hours.

There is also a number of School District No. 38 properties located near Minoru Park with parking lots which could potentially serve as Minoru Park overflow parking sites during peak periods. Staff will identify School District No. 38 (the “District”) owned sites that meet the above noted criteria and work with the District to explore potential use of the parking lots for Minoru Park overflow parking.

It is worth noting that on-street parking is currently available along Moffatt Road and Minoru Boulevard, south of Granville Avenue, in close proximity to Minoru Park. There is also a public bike share station located within Minoru Park near the Richmond Cultural Centre. In addition to overflow parking sites, the existing on-street parking and public bike share program station may help address parking demands at Minoru Park.

Other strategies are currently underway which could also address parking demands at Minoru Park. These strategies include:

- Exploration of options for Minoru Centre for Active Living offsite parking; and
- A parking management study for the parking lots located in Minoru Park that explores various options such as time limits and pay parking to increase turn-over, maximize use of parking stalls and ultimately encourage the use of alternate modes of transportation.

Staff Recommendation:

That staff:

1. Develop signage for Minoru Park that clearly identifies locations and availability of City-owned overflow parking sites; and

2. Work with School District No. 38 on agreements for use of their parking lots that are located within 400 meters of Minoru Park and that are available during Minoru Park peak periods.
4. A wider study on the reconstruction of the lakes from a health, environmental, and aesthetic point of view

A study of Minoru Lakes was conducted by stormwater engineers, Kerr Wood Liedal, from 2016 to 2018. The study confirmed that over the past several years, the Minoru Lakes have rapidly declined. The lakes infrastructure (e.g., the pump, overflow, liner and banks) have reached the end of their life cycle. The water quality has deteriorated (from both an aesthetic and health and safety perspective) while required allocation of resources (e.g., staff time, operating budget impact and use of potable water) has increased.

Based on community input, the Minoru Park Vision Plan shows the lakes being retained as a central park feature similar in size and character as they are today but with increased opportunities to be close to the water’s edge, improved function and environmental benefits, and reduced maintenance requirements.

Minoru Lakes Key Issues, Potential Measures and Anticipated Outcomes

Table 1, on the following two pages, provides a summary of Minoru Lakes key issues, potential measures to address those issues and anticipated outcomes from implementation of those measures upon renewal of Minoru Lakes. These were developed based on input from the community, parks operations staff and Kerr Wood Liedal, stormwater engineering consultants, and will be further developed at future design phases. Please refer to Appendix D in Attachment 1 for more detail.

Table 1: Minoru Lakes key Issues, Potential Measures and Anticipated Outcomes Summary

Key Issues	Potential Measures	Anticipated Outcomes
Poor water quality	<ul style="list-style-type: none"> • Increased water depth. • Introduction of shade planting. 	<p>Health:</p> <ul style="list-style-type: none"> • Lower concentrations of E. coli. • Lower water temperatures. • Reduced algae growth. <p>Aesthetic:</p> <ul style="list-style-type: none"> • Increased water clarity. • Visual interest from shade planting. <p>Environmental:</p> <ul style="list-style-type: none"> • Increased habitat for local song birds from shade planting.

Table 1: Minoru Lakes key Issues, Potential Measures and Anticipated Outcomes Summary (continued)

Key Issues	Potential Measures	Anticipated Outcomes
Failing pond infrastructure	<ul style="list-style-type: none"> • Bank reinforcement. • Replacement of bentonite clay liner. • Mechanical system upgrade. 	<p>Health:</p> <ul style="list-style-type: none"> • Reduced suspended solids. • Improved water circulation • Improved water quality. <p>Aesthetic:</p> <ul style="list-style-type: none"> • Increased water clarity. <p>Environmental:</p> <ul style="list-style-type: none"> • Reduced erosion. • Higher efficiency resulting in lower dependence on municipal water and power use.
Reliance on municipal water	<ul style="list-style-type: none"> • Supply from groundwater. • Supply of rainwater runoff from areas within Minoru Park and adjacent sites as they redevelop in the future. • Conversion of discreet portions of the lakes to wetland. 	<p>Health:</p> <ul style="list-style-type: none"> • Reduced algae growth as a result of groundwater use due to its high iron content. <p>Aesthetic:</p> <ul style="list-style-type: none"> • Increased water clarity. • Visual interest from introduction of wetland areas. <p>Environmental:</p> <ul style="list-style-type: none"> • Reduced reliance on municipal water. • Diversion of runoff from City Storm sewers. • Increased support for local song birds from wetland.
Contamination from waterfowl	<ul style="list-style-type: none"> • Steeper banks. • Introduction of dense vegetation and pathways on the perimeter. • Introduction of fountains. • Educational signage and programming on the consequences of feeding waterfowl. 	<p>Health:</p> <ul style="list-style-type: none"> • Reduced E.coli levels. <p>Aesthetic:</p> <ul style="list-style-type: none"> • Increased water clarity. • Visual interest from fountain. <p>Environmental:</p> <ul style="list-style-type: none"> • Reduced maintenance and resource requirements.

5. Options for Cyclists In and Around the Park

The Official Community Plan/City Centre Area Plan (Attachment 3, page 1) illustrates cycling routes that lead to and through Minoru Park as well as strategies for accommodation and promotion of cycling for all ages and abilities. As the City Centre Area Plan is realized, there is great potential for increased cycling to destinations within the City Centre area including Minoru Park. Recently, a public bike station was added near the Richmond Cultural Centre and a state-of-the-art secure, long-term bike parking facility is being added near the Minoru Centre for Active Living, both of which will offer increased support for cyclists in Minoru Park. Although cyclists do use Minoru Park, cycling routes are not formally accommodated or managed. The Minoru Park Vision Plan process provides an opportunity to holistically and conscientiously consider how cycling could be managed in and around Minoru Park in the future.

There is a range of potential options for managing cycling in and around Minoru Park, including:

- Option 1: No bike routes in Minoru Park;
- Option 2: Designated bike routes around the edges of Minoru Park; and
- Option 3: Designated bike routes around the edges and through Minoru Park.

A discussion for each option is provided below.

Option 1: No Bike Routes in Minoru Park [Not Recommended]

Option 1, as illustrated on Attachment 3, page 2; does not include any designated bike routes in Minoru Park, and limits cycling to surrounding on-street bike routes along Granville Avenue, Gilbert Road and Minoru Boulevard.

Option 1 Analysis

- Does not incorporate cycling routes in Minoru Park that are illustrated in the City Centre Area Plan (CCAP);
- Diverts cycling activity that is currently taking place in Minoru Park to existing perimeter on-street bike routes;
- Establishes Minoru Park as a pedestrian-only zone;
- Does not offer opportunities for residents learning to bike or transitioning to on-street cycling to gain experience and confidence on protected, off-street paths in Minoru Park;
- Provides less direct bike connections to popular destinations in and around Minoru Park than Options 2 and 3;
- Does not encourage cycling to events and activities and/or casual cycling within Minoru Park;
- Requires development of extensive regulatory signage and infrastructure such as bollards and control access gates to deter cycling in Minoru Park;
- Does not support the parking vision for Minoru Park which promotes use of transit and biking over parking expansion; and

- Requires the greatest amount of monitoring and enforcement.

Option 2: Designated bike routes around the edges of Minoru Park [Not Recommended]

Bike Route Location Criteria

The bike routes illustrated in the concept plans for Options 2 and 3 were developed based on the following criteria:

- Locations within Minoru Park that can accommodate four to six meter wide trails with minimal impacts to existing trees or park services; and
- Locations that provide connections to popular destinations in and around Minoru Park but that are outside of:
 - Areas of high pedestrian use (e.g., around the Minoru Centre for Active Living and Minoru 2 and 3 fields); or
 - Quiet, contemplative areas (e.g., the trails around the edge of Minoru Lakes).

Option 2, as illustrated on Attachment 3, page 3, includes bike routes limited to the edges of Minoru Park and would be combined with management techniques such as etiquette signage, speed reduction techniques (e.g., curved pathways) and control access gates to allow but manage cycling.

Option 2 Analysis

- Incorporates some of the cycling routes in Minoru Park as illustrated in the CCAP;
- Accommodates and manages cycling activity that is currently taking place in Minoru Park;
- Offers opportunities for residents learning to bike or transitioning to on-street cycling to gain experience and confidence on protected, off-street paths in a central Richmond location;
- Provides fewer options for direct bike connections to destinations in and around Minoru Park than Option 3;
- Requires development of wayfinding and etiquette signage;
- Requires a greater amount of infrastructure such as bollards and control access gates to deter cycling through Minoru Park;
- Partially supports the parking vision for Minoru Park which promotes use of transit and biking over parking expansion; and
- Requires monitoring and enforcement.

Option 3 – Designated Bike Routes around the Edges and Through Minoru Park [Recommended]

Option 3, as illustrated on Attachment 3, page 4, includes the Option 2 bike routes around the edges of Minoru Park as well as one additional east-west bike route through the centre of the park, just north of the existing canal. As with Option 2, the Option 3 bike routes would be combined with management techniques such as etiquette signage, speed reduction techniques (e.g., curved pathways) and control access gates to allow but manage cycling in and around Minoru Park.

Option 3 Analysis

- Incorporates cycling routes in Minoru Park as illustrated in the CCAP;
- Accommodates and manages cycling activity that is currently taking place in and around Minoru Park and that is anticipated to increase as the CCAP is realized;
- Offers opportunities for residents learning to bike or transitioning to on-street cycling to gain experience and confidence on protected, off-street trails in a central and easy to access location;
- Provides the greatest options for direct cycling connections to popular destinations in and around Minoru Park;
- Requires development of wayfinding and etiquette signage;
- Requires inclusion of infrastructure such as bollards and control access gates to deter cycling in restricted areas;
- Supports the parking vision for Minoru Park which promotes use of transit and biking; and
- Requires the least amount of monitoring and enforcement of the options discussed.

If the Minoru Park Vision Plan is adopted, and introduction of bike routes to Minoru Park is supported, these bike routes would be further developed at future phases of design development and costing for Council consideration and be implemented as park pathways are renewed.

Staff Recommendation:

That Option 3–Designated Bike Routes on the Edges and Through Minoru Park be used to guide future phases of design and costing for Council consideration.

6. Further explanation and study on the shade grove area

The Shade Grove is located on the west edge of Minoru Park between the sidewalk along Gilbert Road and the Minoru 2 Field. This area currently contains several mature trees (some dating back to the early 1900's when the site was home to a racetrack), fitness stations and a combination of asphalt and bark mulch pathways.

This area is envisioned to change very little in the Minoru Park Vision Plan. As illustrated on Attachment 1 page 57, it is proposed that the existing mature trees in this area be retained, that pathways be realigned and that the fitness stations be removed as they are proposed to be replaced by updated fitness stations located in the community hub as illustrated in the Minoru Park Vision Plan.

There are also opportunities to provide an enhanced park entry at Azure Road, seating areas, and wayfinding and interpretative signage in this area.

Staff will continue to develop and refine the design of the shade grove at future design phases.

7. Planning options that would enhance the park through parking and access

As previously mentioned, the Minoru Park Vision Plan, as illustrated on pages 7-8, explores strategies for supplying a sufficient amount of parking without impacting available space for increased informal park services in the future while also enhancing pedestrian and roller (wheelchair, stroller, motorized mobility device, bicycle) access, connections and safety. One option to achieve this is provision of new and enhanced connections to Minoru Park and expanded parking supply on nearby privately-owned sites.

Below and on the following page is an overview of privately-owned properties around Minoru Park that:

- Have been recently redeveloped and resulted in enhanced connections to Minoru Park;
- Are currently being redeveloped and will potentially include enhanced connections to Minoru Park; and
- Could be developed in the future and have potential to provide enhanced connections and/or expanded parking in support of Minoru Park use.

Recently Redeveloped Privately-Owned Sites and Associated Enhancements

- Kiwanis Carerra, 7328 and 7378 Gollner Avenue, resulted in:
 - An improved streetscape along Gollner Avenue from Minoru Boulevard to the parking area in Minoru Park off of Bowling Green Road, with street trees and a widened two meters sidewalk; and
 - A new multi-use, three meter wide trail along the east edge of Minoru Park.

Privately-Owned Sites that are Currently Being Redeveloped and Potential Associated Enhancements

- 6333 Mah Bing Street: Rezoning (RZ 04-286496) was adopted September of 2008, Development Permit application (DP 18-837117) has been received and is in the preliminary stages of staff review. This development will result in:
 - A new greenway connection to Minoru Park with public art, benches, garbage receptacles pedestrian lighting, concrete and stamped concrete sidewalks/trailways (as described in rezoning considerations);
 - An enhanced streetscape along Mah Bing Street and along the north property line; and
 - An extension of the existing multi-use path located on the east edge of Minoru Park.
- Richmond Centre, 6551 No 3 Road: Official Community Plan Amendment (CP 16-752923) was approved after Public Hearing on December of 2018. This development could result in:
 - Convenient public access between the Brighthouse Canada Line station and Minoru Park via a secured route through the mall's galleria (during transit operating hours);

- Improved access to Minoru Park at Minoru Gate and Murdoch Avenue via the extension of Park Road and related pedestrian amenities; and
- Enhanced public access through the City Hall precinct to Minoru Park via a new street and multi-use path along the south property line of the Richmond Centre site.

Through the Development Permit process, staff will work with the respective applicants to see what, if any, additional parking can be provided for Minoru Park users. The ability to secure such parking will be limited, however, as there is no associated rezoning application.

- Richmond Hospital, 7000 Westminster Highway, Patient Care Tower and potential additional future facility and site improvements will result in:
 - The opportunity for City staff to work with Richmond Hospital on its masterplanning and other improvements to ensure that the facility's design and circulation are integrated and complimentary to that of Minoru Park (e.g., integrated pedestrian and bike circulation, attractive landscape and building interface with the Lakes District, and co-ordinated parking strategy).

Potential Future Development Sites and Associated Enhancements:

As rezoning applications are submitted for sites directly adjacent to or in close proximity to Minoru Park, staff will work with the applicants to explore provision of new and enhanced public access to Minoru Park, and parking for Minoru Park users.

Staff Recommendation:

That opportunities for new and enhanced connections, and overflow parking that support Minoru Park be further explored as nearby privately-owned sites redevelop.

Financial Impact

None

Conclusion

Minoru Park is a popular recreational and cultural precinct located in the civic heart of Richmond's City Centre area that offers both local and City-wide services. It has undergone multiple recent major changes, and the neighbourhood areas surrounding it are experiencing significant change, population growth and densification. The Minoru Park Vision Plan process provides an opportunity to take a holistic approach to planning its future renewal and evolution.

If adopted, the Minoru Park Vision Plan will guide future design phases with ongoing staff and stakeholder consultation as well as Capital submissions for Council consideration.



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Att. 1 Minoru Park Vision Plan

Att. 2 Preliminary Site Analysis for Alternative Locations for the Cricket Pitch at Minoru Park

Att. 3 Options for Cycling Routes in and Around Minoru Park



MINORU PARK VISION PLAN





ACKNOWLEDGMENTS

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

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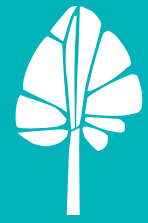
Our sincere appreciation and thanks to the many stakeholders and members of the Richmond community who provided their time and ideas during the process.

Your input has been central to development of the Minoru Park Vision Plan.



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01

INTRODUCTION

1.1 BACKGROUND

For decades, Minoru Park has served as the “green heart” of Richmond’s dynamic and evolving City Centre area. Known for its combination of premier sports facilities, thriving arts scene, peaceful lakes, and walking trails, Minoru Park has a central role in the well-being of Richmond residents. The **Minoru Park Vision Plan** is being undertaken to ensure that the park continues to be enjoyed by generations to come. A Vision Plan process provides an opportunity to analyze the park’s current character, components, and layout, consider community needs and desires, and plan a clear path forward.

To date, there has been no comprehensive masterplan for Minoru Park to guide change and redevelopment, so the park has evolved incrementally as infrastructure and civic facilities have been added or when existing amenities have required upgrades or replacement. In the absence of a park masterplan, piecemeal park development has resulted in parcelization and discontinuous circulation routes throughout Minoru Park. The Minoru Park Vision Plan process provides an opportunity to consider the park site as a whole and to better unify areas into a cohesive park.



The lakes at Minoru Park today.

1.1.1 CHANGES AROUND MINORU PARK

Bounded by Gilbert Rd to the west, mid-rise buildings and Westminster Hwy to the north, Minoru Blvd to the east, and Granville Ave to the south, Minoru Park is surrounded by busy urban streets and high density housing, all constructed at various times over the last 50 years. Figure 1 provides an overview of current and anticipated future development around Minoru Park.

With rapid growth in Richmond City Centre area, it is increasingly important to ensure Minoru Park can meet the demands of a growing population within an increasingly urban environment. The City Centre area has seen Richmond’s highest population growth in recent years, growing by 25% between 2006 and 2011. The current population within a 400-metre radius of Minoru Park (five-minute walking distance) is approximately 20,000 and this population is anticipated to double by 2041.

Many of these residents live in high-density, mid- and high-rise buildings within walking distance of Minoru Park. The park will continue to play a central role in providing these and future residents green space and recreation opportunities.

There are a number of recently constructed developments as well as rezoning and development permit applications along No. 3 Road and Minoru Boulevard that will change the transportation networks and built form in the area. The completed Kiwanis/Carerra development on the east side of Minoru Park introduced a positive “front porch” interface with the park, that had been previously missing. The anticipated Richmond Centre mall redevelopment will result in more direct connection between Canada Line’s Brighthouse Station and Minoru Park, shifting how people access and arrive at the park. Richmond Hospital, to the west, is also being planned to redevelop in the coming years, allowing consideration of an improved interface between the park and hospital.

As development around the park edges continues, opportunities will arise to strengthen the park’s relationship and connectivity to the surrounding neighbourhoods in a manner that stitches the park into the fabric of the larger community.

Minoru Park will continue to play a critical role in Richmond’s civic precinct which contains important civic and institutional uses such as Richmond City Hall, Richmond Hospital, and the School District #38 Administration building.



City Centre area circa 1977



City Centre area today

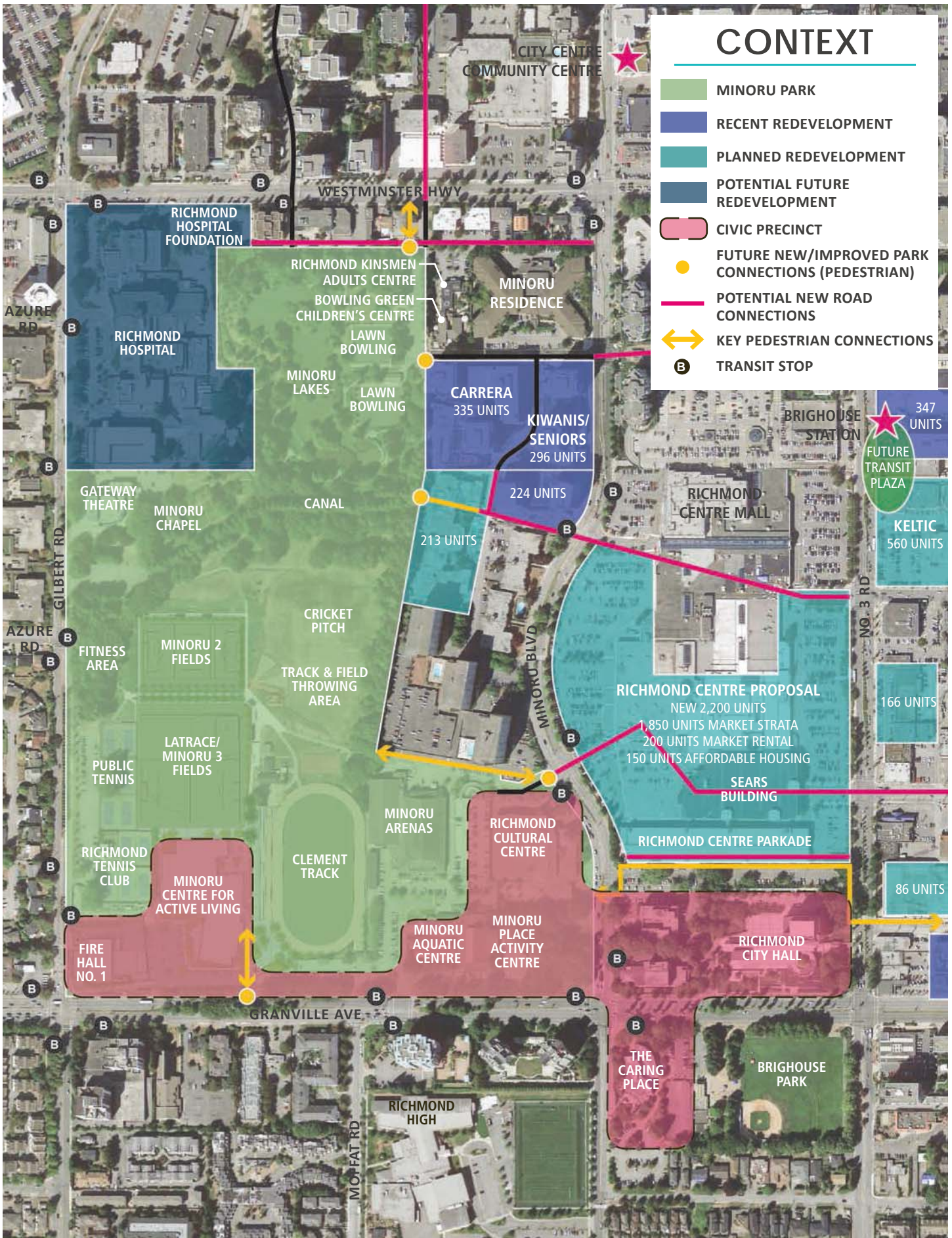
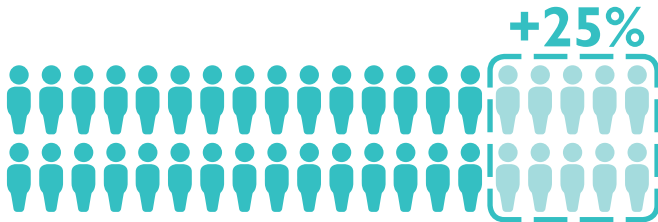


Figure 1: Minoru Park Context

FAST FACTS ABOUT THE SURROUNDING NEIGHBOURHOOD



Population in the City Centre area grew by 25% from 2006-2011, making it Richmond's fastest growing area

Most City Centre area residents live in apartments making access to green space crucial



There are many new developments recently completed or underway adjacent to Minoru Park, particularly to the east. This redevelopment provides

opportunities to enhance connectivity between the park and surrounding areas

City Centre is Richmond's most culturally-diverse neighbourhood, suggesting a need for a range of activities in Minoru Park



10

The number of Signature Parks in Richmond, including Minoru Park. Signature parks offer spectacular and unique experiences

13

The number of parks in the City Centre area. Garden City Community Park is just over 1 km away and offers neighbourhood, community and city-wide park services.

20,000

The number of residents living within 400 m (a 5-minute walk) of Minoru Park. This number is expected to double by 2041



Minoru Park is at the heart Richmond's civic precinct – Richmond

Hospital, Richmond

Secondary School, Richmond City Hall, Fire Hall No.1, and numerous recreational facilities are located in and around the park



Richmond Hospital borders Minoru Park. Today, the hospital faces away from the park. During future hospital renewal, opportunities may exist to integrate the hospital and park, capitalizing on the healing nature of green space



The Park is within walking distance of Brighthouse skytrain station and transit stops are on all sides of the park. Future development of the Richmond Centre Mall will enhance the connection between the Canada Line and the park

1.1.2 CHANGES WITHIN MINORU PARK

Like the area around it, Minoru Park has been subject to significant evolution and change.

In the southern part of the park, the former Minoru Sports Pavillion was removed, and Minoru 2 and Minoru 3/Latrace fields were relocated and redeveloped as artificial turf fields, and the cricket pitch was renewed, shifting active sport uses further north into the park. The Minoru Centre for Active Living will open in 2019 providing aquatics, fitness, seniors services, and facilities that support the park’s outdoors sports amenities. The new complex will shift the current functions of the Minoru Aquatic Centre and Minoru Place Activity Centre to the west from their current location in the southeast near the Richmond Cultural Centre.

The new Minoru Centre for Active Living will increase activity in the park, and consequently, demand for vehicle, cyclist, and pedestrian access. The Minoru Park Vision Plan provides an opportunity to integrate these needed improvements with the overall park.

The Vision Plan is also guides renewal of key park infrastructure, including:

- » **Minoru Lakes:** Built in the 1980s, Minoru Park’s beloved lakes have seen accelerated decline in the past decade, leading to damaged infrastructure and water quality issues.
- » **Trail Connections:** The park’s aging trails network has evolved ad hoc, with trail additions locally, without an overall outlook to the larger transportation context.
- » **The Playground:** The existing playground space is undersized for the number of families that it serves.

The Minoru Park Vision Plan presents a cohesive, phased approach to addressing existing issues and capitalizing on opportunities to ensure the park fulfills the recreational and open space needs of City Centre residents into the future.

FAST FACTS ABOUT MINORU PARK

65

The size of Minoru Park – at 65 acres it is one of Richmond’s largest parks

53+%

The amount of park space occupied by building footprints, surface parking, and sports fields

There are a number of mature trees in Minoru Park, including heritage oaks that used to line the former Minoru Track

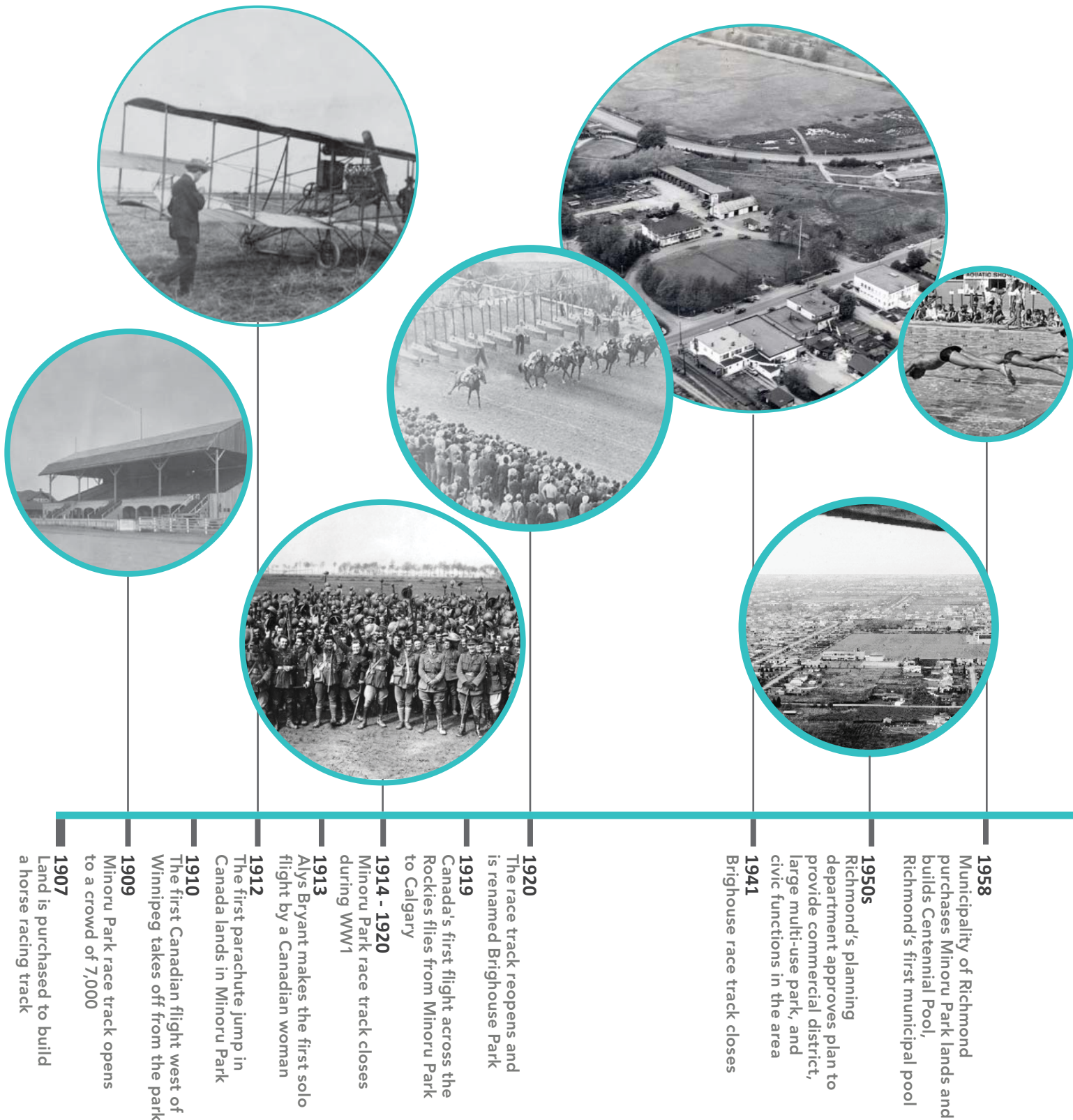
The water source for Minoru Lakes is potable City water that is recirculated – the lakes are not currently connected to a natural water source

The Minoru Chapel and Gateway Theatre area is a popular filming site

A number of outdoor festivals and events such as the Children’s Festival and Halloween Fireworks currently take place in Minoru Park and are anticipated to continue to be celebrated here in the future

1.1.3 MINORU PARK HISTORY

The site known as Minoru Park has evolved significantly over the past century. The following time line provides highlights in the area's evolution during this time.





TODAY
 Minoru Park Vision Plan

2016 - 2019
 Planning, design, and construction of the Minoru Centre for Active Living

2014
 Field renewals including Minoru 2 and Minoru 3/ Latrace artificial turf fields

1990s
 Ongoing changes and facility additions, including Richmond Cultural Centre

1986
 Minoru Place Activity Centre opens

1982
 Richmond Gateway Theatre Society is established and Gateway Theatre is built

1979
 The Minoru Aquatic Centre opens

1974
 The 12-acre lakes area is designed and construction begins

1968
 Pierrefonds Garden is constructed next to the chapel

1967
 Minoru Chapel, originally built in 1891, is moved to Minoru Park

1964
 Richmond Arena opens

1964
 Minoru Sports Pavilion opens

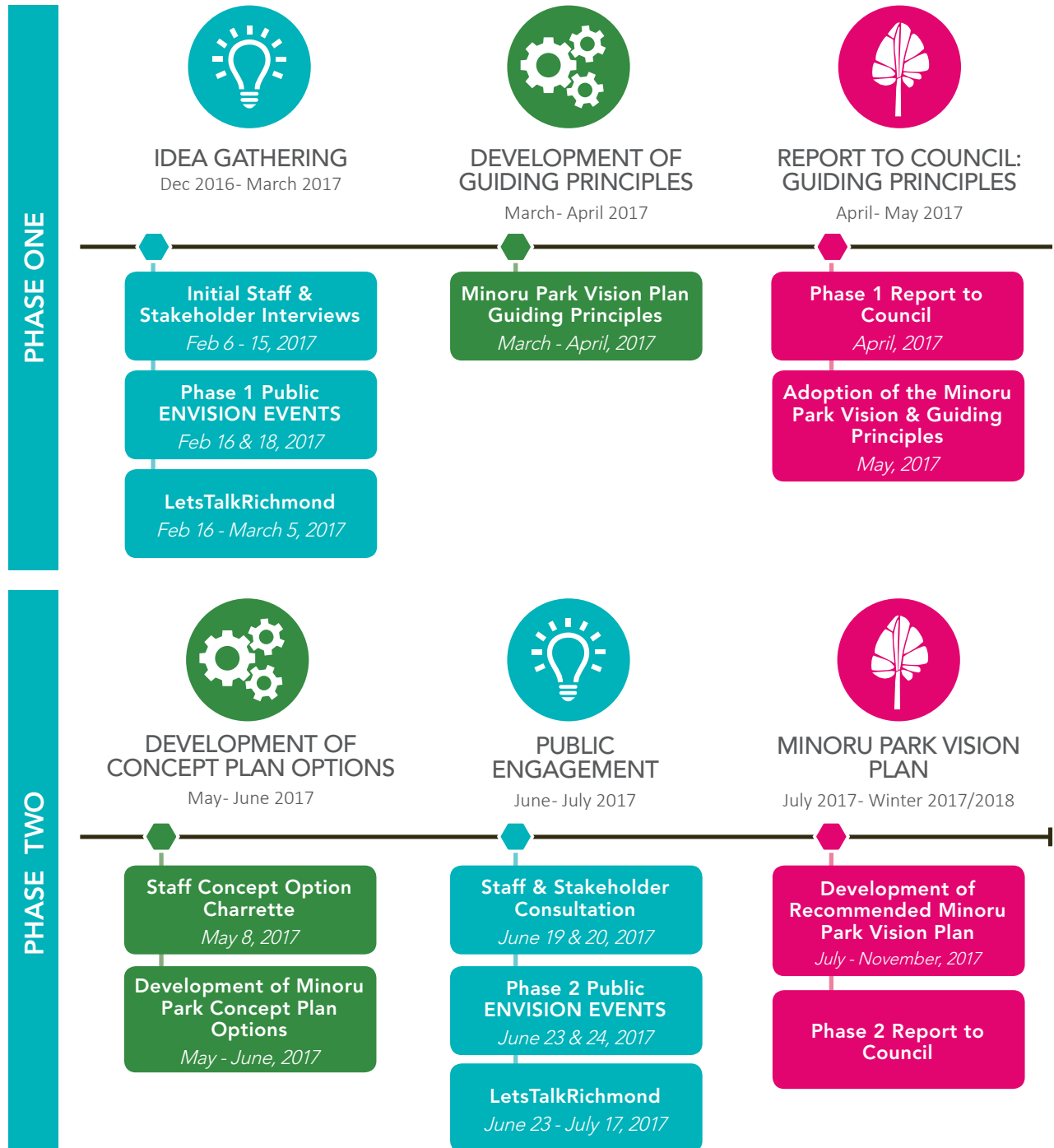
1962
 Richmond purchases Brighthouse Estate to the north to expand the park to 65 acres and the first running track is opened in Minoru

1960
 Minoru Park name is reestablished to recognize the site's horse racing past

1.2 OVERVIEW

The Minoru Park Vision Plan was completed through a two-phase planning process:

- » Phase One focused on understanding the park today and aspirations for the future through the eyes of City staff, stakeholders, and the public, as well as through technical review and analysis of the existing park. This process generated a Minoru Park Vision and Guiding Principles that were adopted by Council in May 2017.
- » Phase Two involved the exploration of concept directions to bring the Vision and Guiding Principles to life. This process involved development and review of two concept options with City staff, stakeholders, and the public, and refinement of the preferred directions into the Minoru Park Vision Plan outlined in this document.





02

PUBLIC ENGAGEMENT

A comprehensive engagement process was undertaken to obtain input to the Minoru Park Vision Plan. Input from City staff, representing a range of departments; stakeholders, representing park user groups; and the public was central to the development and refinement of the Vision Plan directions. The following is a brief overview of the engagement process and outcomes.

2.1 PHASE ONE PUBLIC ENGAGEMENT

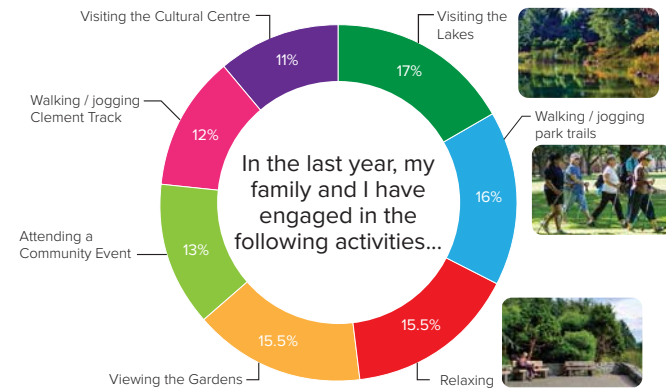
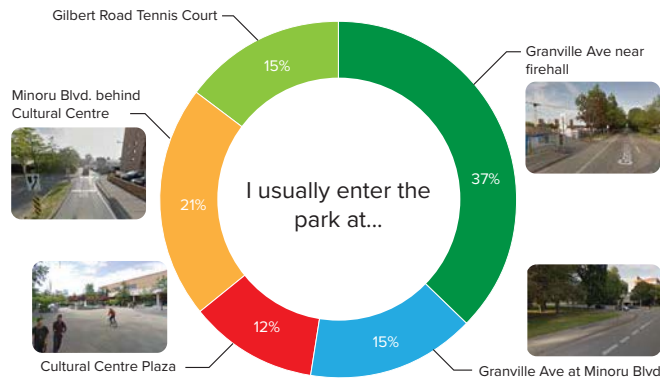
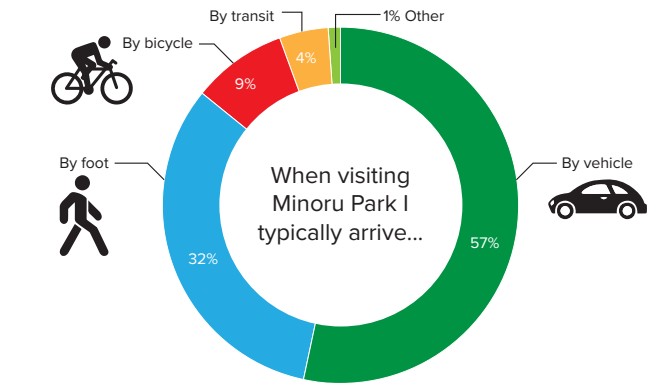
Minoru Park Vision Plan Phase One public engagement was focused on gathering opinions about Minoru Park’s existing conditions and identifying key issues and opportunities for the park’s future renewal.

ENGAGEMENT SUMMARY

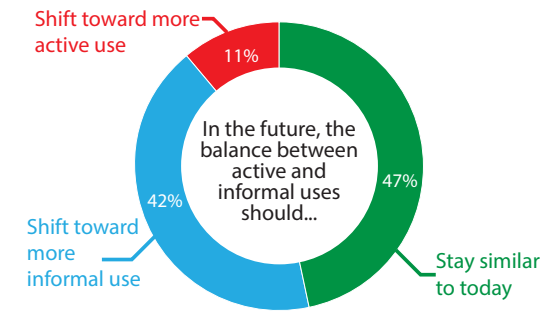
<p>6 City Staff Meetings</p>	<ul style="list-style-type: none"> • Dates: February 6 - 15, 2017 • Format: Staff representatives were organized into a group based on their particular area of expertise. Groups included Minoru Park Facilities, Outdoor Sports and Events, Community Groups, Planning and Sustainability, Parks Operations, and Arts, Culture and Heritage. The meetings were round-table discussions based on a series of prepared questions.
<p>2 Stakeholder Workshops</p>	<ul style="list-style-type: none"> • Dates: February 6 & 7, 2017 • Format: Workshop groups were focused on Sport Users and Mobility and Wellness. Arts and Culture stakeholders were e-mailed a questionnaire as their workshop was canceled due to low response. Questions were similar to those posed at the staff interviews and identified user group concerns and potential ideas.
<p>2 Public Open Houses</p>	<ul style="list-style-type: none"> • Dates: Thursday, February 16, 2017 at the Minoru Place Activity Centre Saturday, February 18, 2017 at Richmond City Hall • Format: The open houses were drop in events; both were well attended with approximately 100 visitors at each. General input about the process was positive, and there were many discussions on ideas for the future.
<p>186 Completed Surveys</p>	<ul style="list-style-type: none"> • Dates: February 16- March 5, 2017 • Format: Via <i>LetsTalkRichmond</i>, the City of Richmond’s online public engagement platform, which hosted a Minoru Park Vision Plan Phase One web page.

PUBLIC OPEN HOUSE AND LETSTALKRICHMOND SURVEY RESULTS

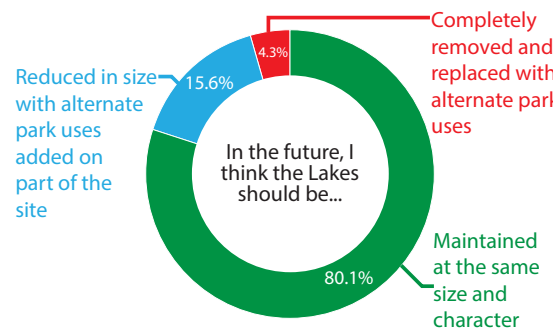
HOW AND WHERE I ARRIVE AT MINORU PARK AND WHAT AREAS I VISIT



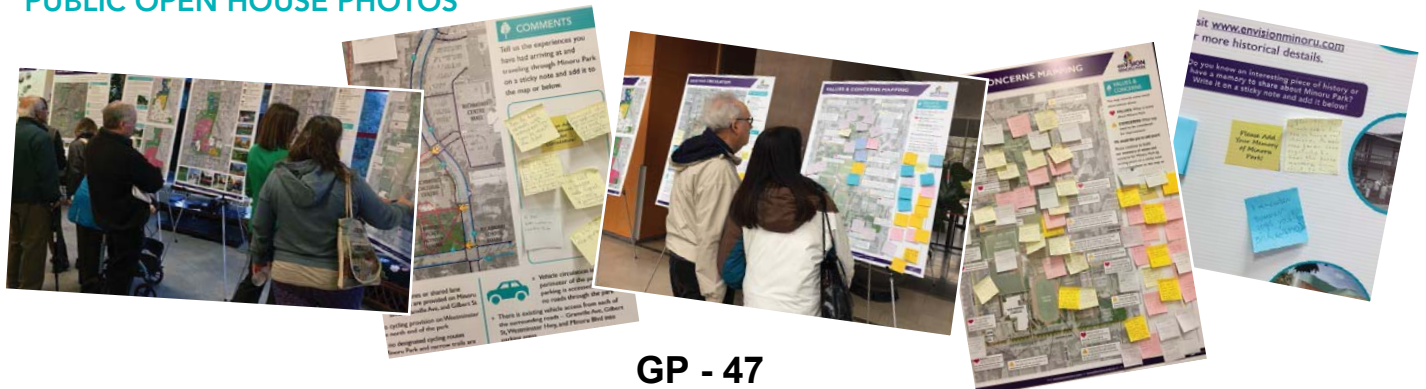
I THINK THE BALANCE BETWEEN ACTIVE AND INFORMAL USES SHOULD...



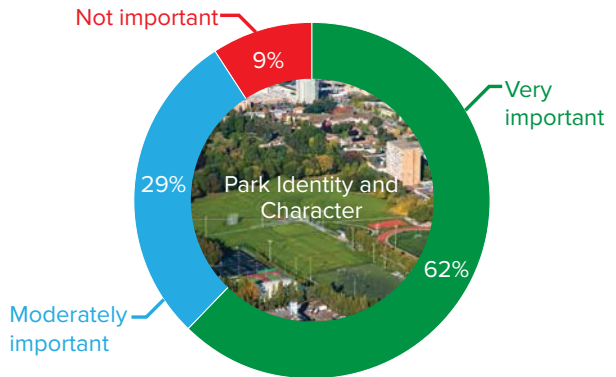
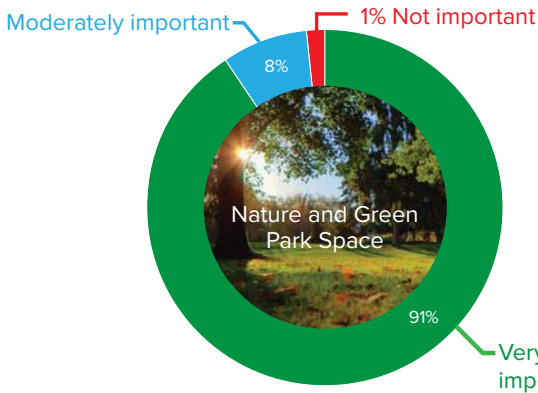
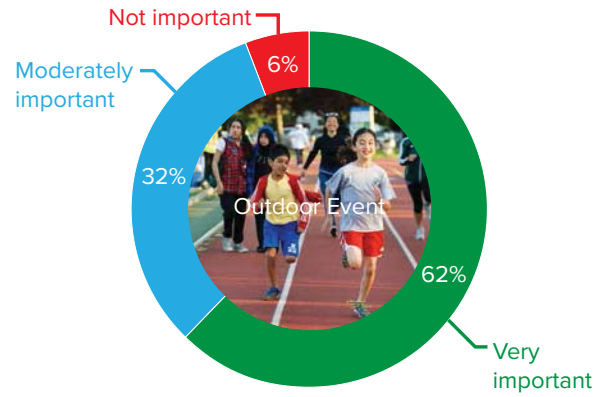
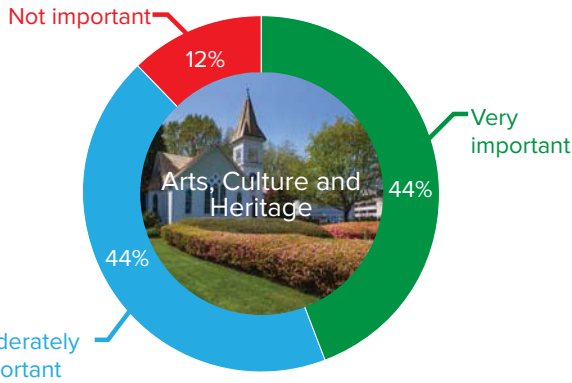
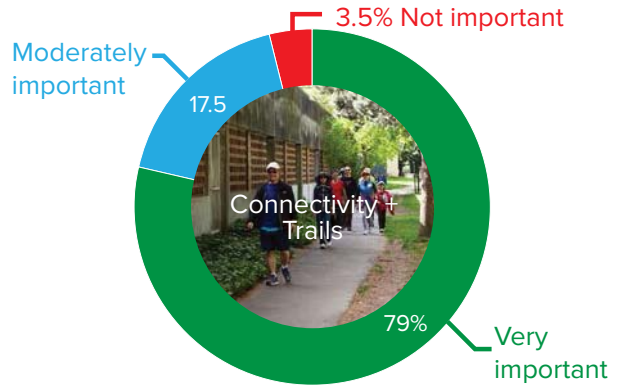
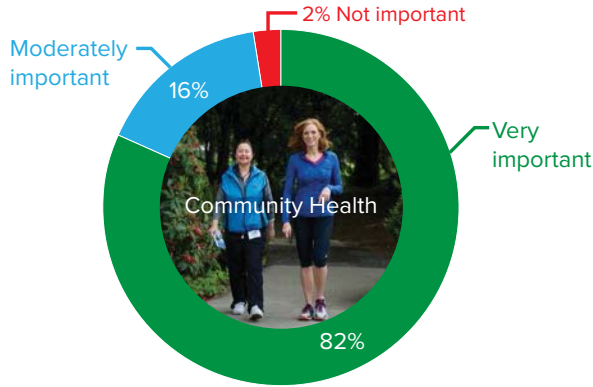
IF THE LAKES ARE RENEWED, I WOULD LIKE TO SEE THEM...



PUBLIC OPEN HOUSE PHOTOS



I PLACE THE FOLLOWING IMPORTANCE ON THESE ASPECTS OF MINORU PARK...

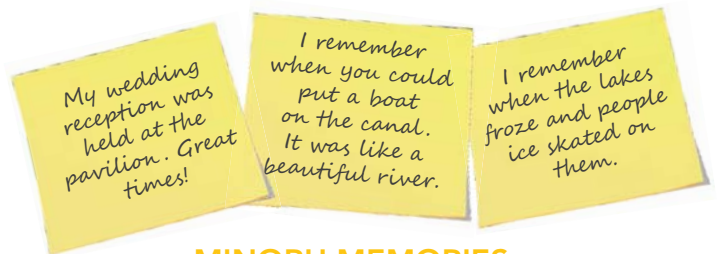


SAMPLE COMMENTS ABOUT MINORU PARK

“Minoru Park is a beautiful park in the middle of the city. It has lakes, nature, places for activities and for families to get together. Let us preserve it and improve on it.”

“I’m a young college student who plans to get married and raise a family in Richmond. I hope to bring my own children to this place in the near future.”

“Great opportunities to create an urban city centre park that embraces heritage, nature, and draws on the urban / built parts of the city.”



MINORU MEMORIES

STAFF AND STAKEHOLDER WORKSHOP KEY FINDINGS

I VALUE THE FOLLOWING AT MINORU PARK...

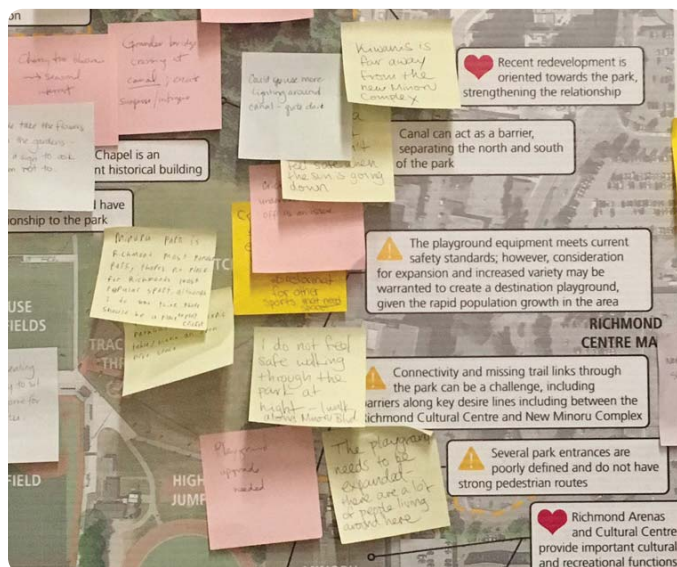
- » It is a great place for walking
- » It provides a wide range of activities for all ages
- » It is an important sanctuary and place for respite within the City Centre area
- » It has high quality, well-used sports facilities
- » The lakes are a key park feature and provide an important connection to water and nature
- » People have strong memories of and connections to the park

I AM CONCERNED ABOUT THE FOLLOWING AT MINORU PARK...

- » The park is fragmented, incoherent, and lacks a distinctive character
- » It lacks a sense of arrival
- » The pedestrian circulation is disjointed
- » The site is challenging to navigate
- » Pedestrian safety and access through parking areas is challenging
- » Adjacent uses within the park are not always complimentary
- » The playground is small and difficult to access
- » Many people are unclear about which areas are part of the park, or that the lakes area exists
- » There is a need to find a balance between desire for increased safety in the north portion of the park and a desire to maintain its tranquil nature

MY VISION OF AN IDEAL MINORU PARK WOULD INCLUDE...

- » A distinctive “Minoru Park” identity
- » Identifiable, exciting park entry points that provide a greater sense of arrival
- » Well connected walking circuits / loops within the park and improved connections around / to the park
- » Improved wayfinding and interpretive signage
- » More informal and multi-use areas that can accommodate a wide range of activities year round
- » Better integration with adjacent site uses



2.2 PHASE TWO PUBLIC ENGAGEMENT

Minoru Park Vision Plan Phase Two public engagement focused on developing, presenting, and gathering feedback on two preliminary concept options for Minoru Park: **Nature in the City** and **Urban Oasis**. Through this preliminary concept option development and review process, potential big moves and defining features for the future Minoru Park were explored. Public feedback on the concept options was gathered to understand the preferred features in each concept, with the intent of consolidating these preferred directions into the Minoru Park Vision Plan.

ENGAGEMENT SUMMARY

<p>1 City Staff Charrette</p>	<ul style="list-style-type: none"> • Date: May 8, 2017 • Format: The charrette brought together staff representing various areas of expertise including Minoru Park Facilities, Outdoor Sports and Events, Planning and Sustainability, Parks Operations, and Arts, Culture & Heritage. The project team presented the outcomes of the phase one engagement and the Vision and Guiding Principles, then led a series of design sessions where participants were divided into smaller groups and asked to explore three key topics: 1- Circulation, Edges, and Identity; 2- Nature, Open Space, and the Lakes Area; and 3- Amenities, Arts & Culture, and Events. The outcomes were sketch ideas and key points collaboratively produced by each group for each topic. This input was used to help develop and refine the preliminary concept options.
<p>3 Stakeholder Workshops</p>	<ul style="list-style-type: none"> • Date: June 19 & 20, 2017 • Format: The stakeholder workshop groups included Mobility and Wellness, Arts and Culture, and Sport Users. Each workshop included a presentation of the process, phase one results, Vision and Guiding Principles, and a planning activity where participants reviewed and discussed two preliminary concept options, identifying preferences and discussing suggested improvements. These workshops gathered valuable feedback with a particular focus on regular Minoru Park user group needs and interests.
<p>2 Public Events</p>	<ul style="list-style-type: none"> • Date: Friday, June 23, 2017 in the Richmond Cultural Centre plaza Saturday, June 24, 2017 at the north end of Clement Track • Format: The project team set-up outdoor displays in Minoru Park and invited visitors to share their feedback on the two preliminary concept options. Both events were well attended with approximately 75- 125 visitors at each, and substantial interest in the potential options being considered. Discussions revealed personal preferences and additional ideas warranting consideration.
<p>149 Completed Surveys</p>	<ul style="list-style-type: none"> • Date: June 23- July 17, 2017 • Format: Via <i>LetsTalkRichmond</i>, the City of Richmond’s online public engagement platform, which hosted a Minoru Park Vision Plan Phase Two web page.

CITY STAFF CHARRETTE KEY FINDINGS

TOPIC 1: CIRCULATION, EDGES, & IDENTITY

CIRCULATION:

- » Create strong “north-south” and “east-west” multi-use spines
- » Primary pathways should include: Lighting and safety considerations, consistent/accessible surfacing, weather protection, rest/gathering/seating nodes, distance markers
- » Add bicycle routes with physical separation where possible and signage indicating appropriate use
- » Add a “track-style” walking route with distance markers that encourages people to use the entire park for exercise and activity (taking some pressure off Clement Track)
- » Reconfigure parking to improve flow for pedestrians and rollers, into and through the park

EDGES:

- » Establish entry points that provide a consistent message of arrival and including wayfinding, art, and excitement
- » Improve visibility and connections from surrounding streets
- » Encourage porous park edges and many points of entry into the park
- » Enhance connection to Richmond Hospital

IDENTITY:

- » Create a hub or anchor in the centre of the park
- » Use bridges and visual indicators to break down the canal “barrier” and invite people into the Lakes District

TOPIC 2: NATURE, OPEN SPACE & LAKES AREA

NATURE:

- » Daylight the lakes overflow connection to the canal
- » Develop a framework for protecting/adding trees
- » Improve the canal with wider pathways, improved crossings, “friendly” edges, improved aesthetics, more gently sloped sides, and interpretive opportunities

OPEN SPACE:

- » Create a park “heart” from which you can access all other parts of the park
- » Weave nature play opportunities throughout the park
- » Redevelop/enhance the picnic area to manage wet areas and goose issues and make it more inviting
- » Add small covered spaces throughout the park to relax or eat lunch, points to stop and enjoy

LAKES AREA:

- » Provide varied experiences (e.g., a more natural upper pond and a more formal lower pond, viewpoints, and “functional edges” that extend out and over the water)
- » Add healing gardens to complement the adjacent hospital
- » Consider potential for active uses of the lakes (e.g., Central Park miniature sailboats)
- » Make the island(s) accessible with bridge connections
- » Integrate stormwater management including incorporation of hospital roof water, lake design that supports fluctuating water levels, and sculptural and light elements in the water
- » Improve services including washrooms and food
- » Incorporate Minoru Chapel and Gateway Theatre as part of the Lakes area

TOPIC 3: AMENITIES, ARTS AND CULTURE & EVENTS

AMENITIES:

- » Promote the concept of three hubs as an organizing framework for the park:
 - **Body (Sports Hub)**
Location: southwest
Components: Minoru Centre for Active Living, tennis courts, fields, track
Ideas: performance and discipline, activity day and night, sports walk of fame
 - **Mind (Arts & Culture Hub)**
Location: southeast
Components: Cultural Centre, former aquatic building site, plaza, track
Ideas: events, arty, iconic public art, adaptable and flexible, education, colourful, urban, exciting, welcoming
 - **Spirit (Lakes Hub)**
Location: north
Components: Lakes, canal, Minoru Chapel, Gateway Theatre
Ideas: pavilions, interpretation, storytelling, magical, invitation to wander, nature
- » Provide essential elements within each hub including food, washrooms, drinking water, place marker, places to sit, covered space, a distinct core, children’s play, public art
- » Develop a central destination playground that is bigger, innovative, and features natural play elements

EVENTS:

- » Create a more multi-functional space at the cricket pitch area
- » Develop outdoor spaces that draw people out of buildings by providing amenity and comfort (e.g., covered seating)
- » Add storytelling – possible stories could include sports achievements, pioneers, Richmond’s park system, trees, former track, nature

ARTS & CULTURE:

- » Add more amenities including food concessions/carts, band stand, rentable pavilion, event stage (with light and sound)
- » Develop an art walk along Granville Avenue
- » Consider a culture route from Richmond Cultural Centre to Gateway Theatre
- » Consider novelty features (e.g., a Minoru “train” that travels to key parts of the park to key parts of the park, musical carousel, etc.)

PRELIMINARY CONCEPT OPTIONS

During the phase two engagement, two preliminary concept options for Minoru Park were developed and brought forward for review by staff, stakeholders, and members of the public. The two concepts presented: **Nature in the City** and **Urban Oasis** are shown on the following pages.

The intent of the preliminary options were to combine and explore potential directions for Minoru Park in different ways. Phase two engagement participants were asked to provide feedback on their preferred components of each option, with the goal of determining which elements to incorporate into a Minoru Park Vision Plan.

PRELIMINARY CONCEPT OPTION 1: NATURE IN THE CITY

LAKES DISTRICT

- 1 PARK ENTRY FROM WESTMINSTER
 - views to lakes, seating, wayfinding, strong connection to street
- 2 IMPROVED PARK ENTRY
 - new street, walkways, street trees, parking lot
- 3 WATER ENTRY POND
 - elevated, waterfall, viewing deck, boardwalk in front
- 4 LOOKOUT BERM
 - naturalized grass landscape, views to lake
- 5 ISLAND & LOOKOUT TOWER
 - access to island, tower with park views, trails
- 6 HEALING GARDENS
 - wellness walkways, intimate outdoor spaces
- 7 UPPER POND SEATING AREA
 - plaza, deck over pond
- 8 MINORU LAKE HOUSE
 - restrooms, covered plaza, cascade between upper and lower pond
- 9 LAWN BOWLING CLUBHOUSE
 - new building, matching style to Minoru Lake House
- 10 LAKES HUB
 - amphitheater seating, water plaza, seating
- 11 LAKES LAWN
 - open grass area in afternoon sun
- 12 GATEWAY PLAZA
 - outdoor art and performance space
- 13 GATEWAY DESTINATION
 - overhead feature, lighting, intriguing, art, draws people to the theatre
- 14 CANAL VIEWPOINT
 - stone block seat steps, feature bridge with lighting and art
- 15 HERITAGE WALK
 - pathway following heritage race track trees, tree lighting, interpretive information, tree renewal
- 16 PICNIC FOREST
 - improved canal, picnic platforms
- 17 GREENWAY PARK ENTRY
 - connection established during new development

PERSPECTIVE SKETCH VIEWPOINTS



ACTIVE LIVING DISTRICT

- 18 CENTRAL WAYFINDING POINT
 - visible throughout park
- 19 FITNESS LOOP START
 - workout stations, multi-distance route
- 20 A PLACE TO SPEND THE DAY
 - adventure playground, youth activities, picnic options (lawn, shelters, tables), replaces cricket pitch
- 21 SPORTS HUB
 - restrooms, storage, caretaker's facility, lookout seating
- 22 TRACK & FIELD THROWING AREA
 - reorganized to improve circulation
- 23 FOREST AREA
 - existing trees maintained, seating, quiet areas
- 24 PARKADE & ROOFTOP TENNIS FACILITIES
 - replaces surface parking, new tennis clubhouse incorporated
- 25 EXISTING GRANDSTAND
 - improved pedestrian circulation around, incorporated art features



1 Minoru Lake Lawn - looking northwest towards the lower pond



2 Picnic Forest - looking west along the canal



3 A Place to Spend the Day - looking northwest towards picnic areas and adventure play

ARTS & CULTURE DISTRICT

- 26 ART GARDENS
 - welcoming park edge, undulating berms, tree groves, art display areas, pathways
- 27 SPECIAL STUDY AREA*
 - possible green space or civic facility
- 28 MINORU GATE PARK ENTRY
 - improved pedestrian/bike route, art elements, tree lined, green and inviting
- 29 COVERED EVENT SPACE
 - oriented to southeast with sound and power
- 30 ARTS & CULTURE HUB
 - paved areas around existing trees, unique seating
- 31 MINORU PARK ENTRY FEATURE
 - visual feature from granville, inviting and intriguing

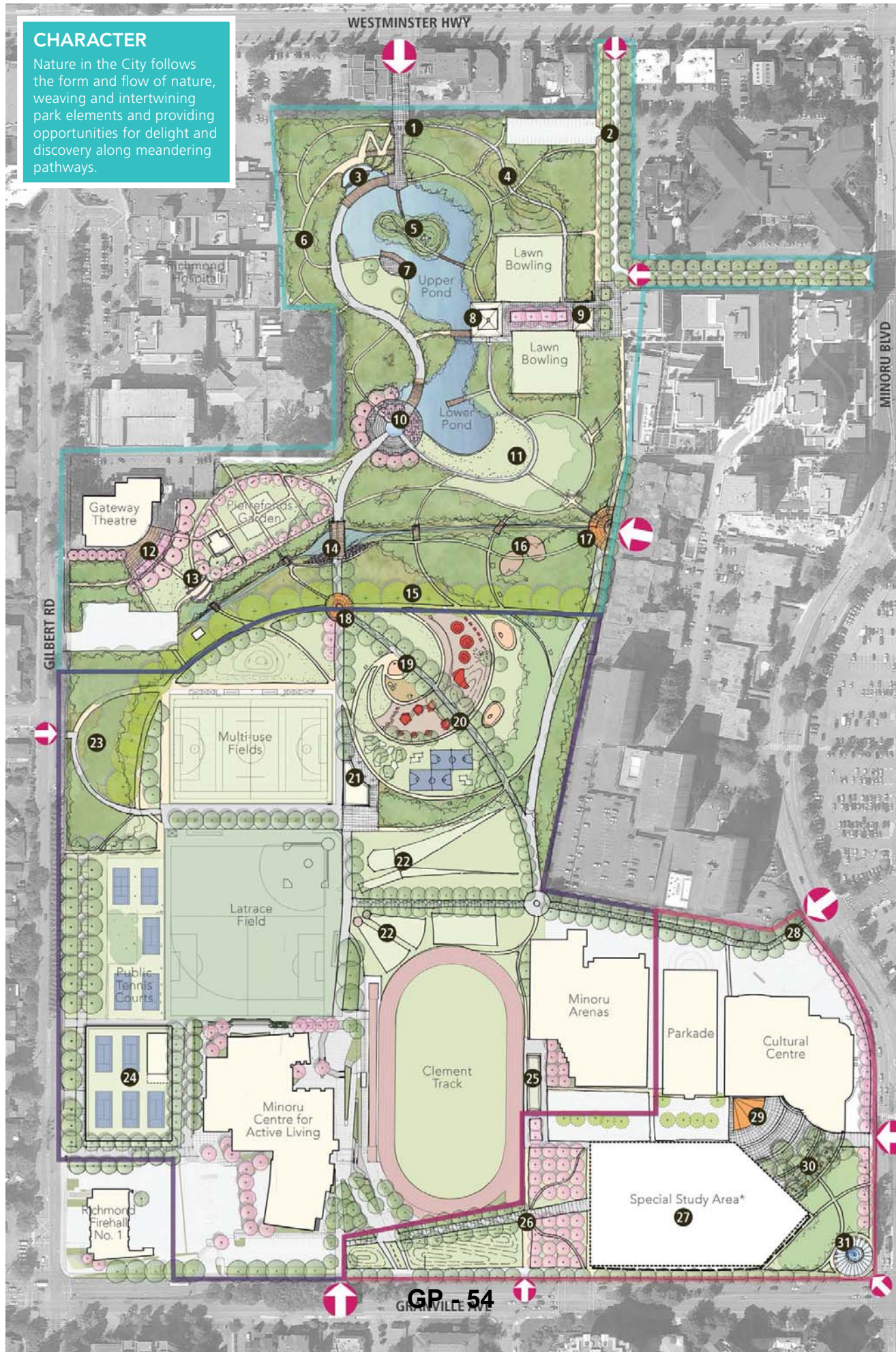
*Special Study Area:

Multiple options are being considered for the future use of the existing Minoru Aquatic Centre and Minoru Place Activity Centre sites. The Minoru Park Vision Plan will be updated to include the final determined use.

NATURE IN THE CITY

CHARACTER

Nature in the City follows the form and flow of nature, weaving and intertwining park elements and providing opportunities for delight and discovery along meandering pathways.



PRELIMINARY CONCEPT OPTION 2: URBAN OASIS

LAKES DISTRICT

- 1 PARK ENTRY PEDESTRIAN PLAZA
 - views to water; trees, wayfinding, seating
- 2 MINORU LAKE HOUSE & LAKES HUB
 - restrooms, restaurant, covered plaza, integrated lawn bowling clubhouse
- 3 IMPROVED PARK ENTRY
 - new street, walkways, street trees, parking lot
- 4 RELOCATED LAWN BOWLING
 - south green moved to be next to clubhouse
- 5 TERRACED "HEAD WATERS" FEATURE
 - cascade, art feature
- 6 POND WALKWAY
 - through pond, feature lighting
- 7 THERAPEUTIC GARDENS
 - raised planting beds, pathways, intimate outdoor spaces
- 8 POND SEATING AREAS
 - decks over pond
- 9 THE ISLAND
 - grass lawn area, surrounding canal, central feature
- 10 PLAY FOREST
 - winding pathways, play features, discovery spaces, outdoor classroom, art elements, berm and overhead bridge
- 11 WATER CHANNEL
 - following main pathway, lighting
- 12 GATEWAY PLAZA
 - strong connections to lakes pathways
- 13 CANAL BRIDGE
 - feature bridge overlooking canal and channel
- 14 FITNESS CIRCUIT START
 - workout stations, 400 m loop
- 15 PEDESTRIAN MALL
 - key connection from future greenway and park entry to pond

ACTIVE LIVING DISTRICT

- 16 A PLACE TO SPEND THE DAY
 - food kiosk, restrooms, seating plaza, playground, table tennis, basketball, cricket spectator area
- 17 PICNIC AREAS
 - group picnic shelter; picnic tables
- 18 EXISTING HERITAGE TREES
 - heritage race track trees maintained, interpretive information
- 19 CRICKET PITCH & GREAT LAWN
 - cricket, picnics, frisbee, movies
- 20 FOREST AREA
 - existing trees maintained, seating, quiet areas
- 21 SPORTS HUB
 - restrooms, storage, caretaker's facility, lookout seating
- 22 CONVERTED COURTS
 - existing tennis courts lined for pickleball, basketball
- 23 PARKADE & ROOFTOP TENNIS
 - replaces surface parking, new tennis clubhouse incorporated
- 24 EXISTING GRANDSTAND
 - improved pedestrian circulation, new covered stretching area

ARTS & CULTURE DISTRICT

- 25 SHARED ACCESS ROUTE
 - combined pedestrian and vehicle mall, slow speeds, traffic calming, special paving, tree lined, lighting
- 26 SPECIAL STUDY AREA*
 - possible green space or civic facility
- 27 MINORU GATE PARK ENTRY
 - improved pedestrian/bike route, art elements, tree lined
- 28 COVERED EVENT SPACE
 - oriented to northwest, sound and power
- 29 ARTS & CULTURE HUB
 - open plaza space around existing trees, seating

*Special Study Area:

Multiple options are being considered for the future use of the existing Minoru Aquatic Centre and Minoru Place Activity Centre sites. The Minoru Park Vision Plan will be updated to include the final determined use.



1 Minoru Lake Island - looking northwest towards Minoru Lake House



2 A Place to Spend the Day - looking northeast from the cricket lawn to the central plaza



3 Arts & Culture Hub - looking northwest from Granville/Minoru park entry

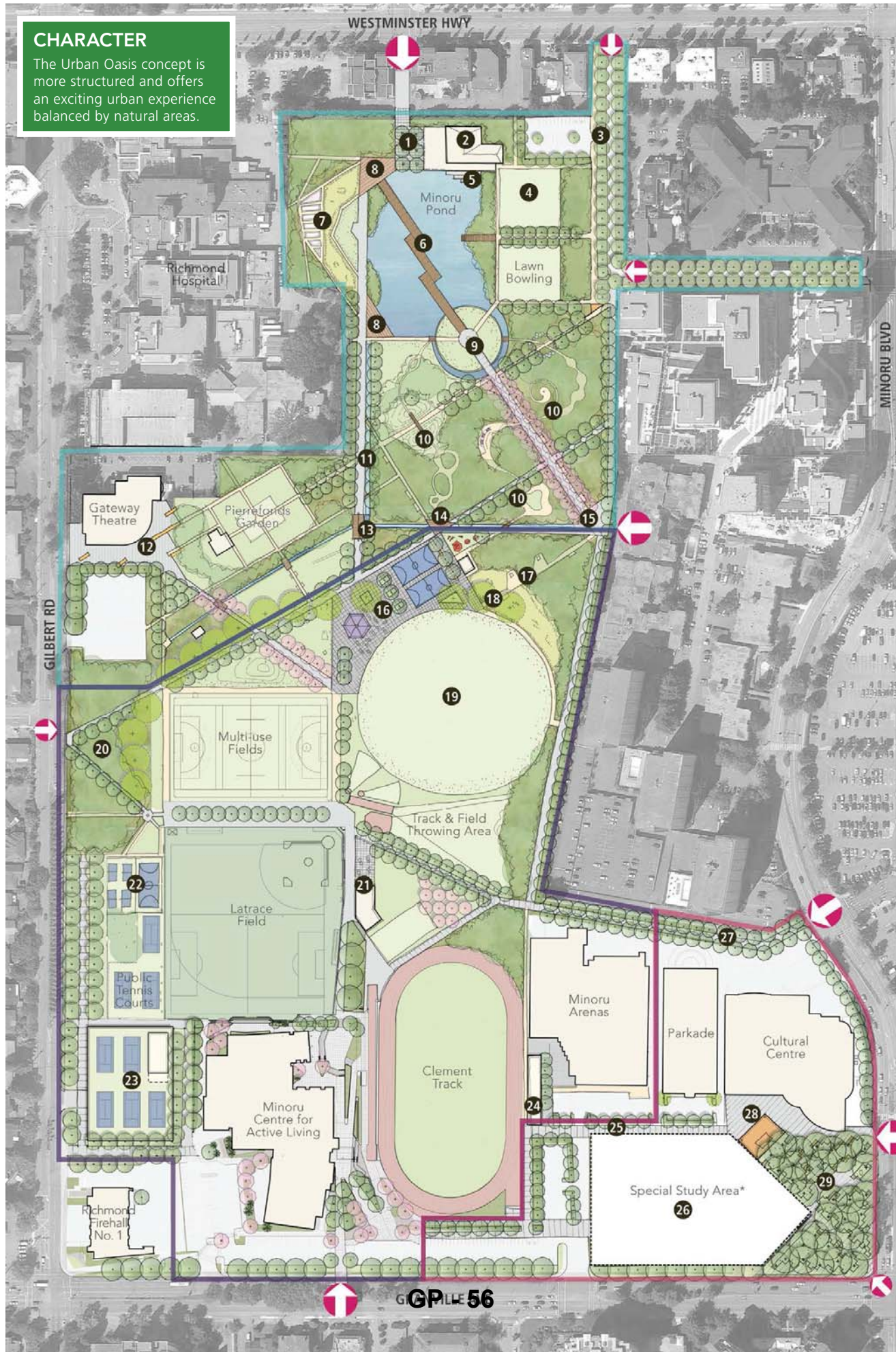
PERSPECTIVE SKETCH LOCATIONS



URBAN OASIS

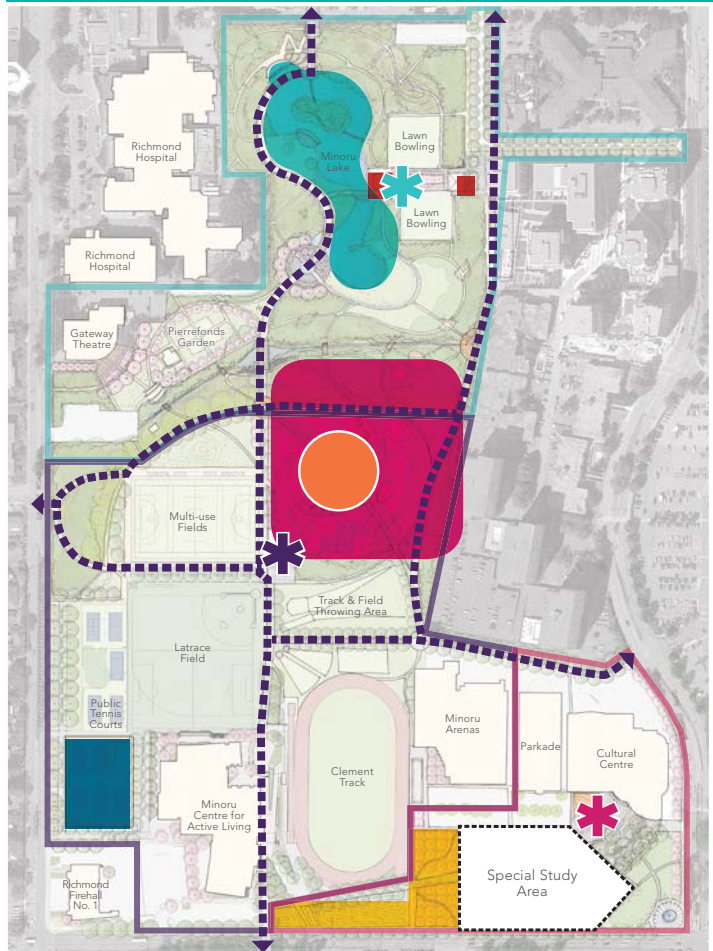
CHARACTER

The Urban Oasis concept is more structured and offers an exciting urban experience balanced by natural areas.

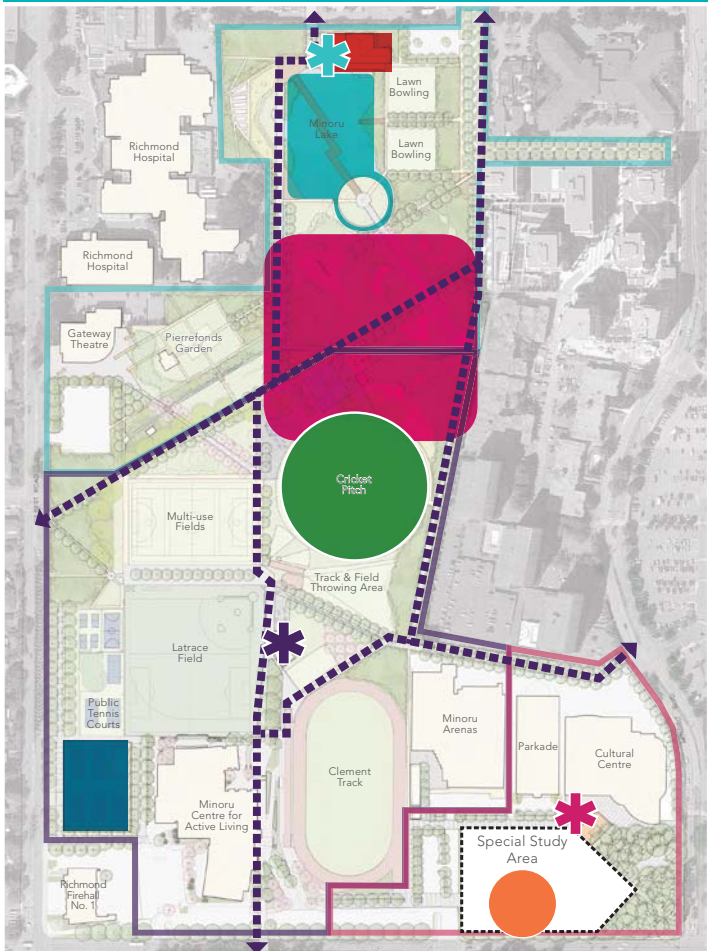


BIG MOVES & KEY DIFFERENCES BETWEEN THE OPTIONS

NATURE IN THE CITY



URBAN OASIS



Legend:	
	Minoru Lakes
	Minoru Lake House
	Destination Playground
	Cricket Pitch (Urban Oasis only)
	Surface Parking Converted to Park Space (Nature in the City only)
	Additional Informal Uses: basketball and youth hub, picnic areas, walking loop with fitness stations and expanded playground
	Parkade with Richmond Tennis Club courts and clubhouse on roof
	Separated Cycling & Pedestrian Route
	Lakes Hub
	Sports Hub
	Arts & Culture Hub

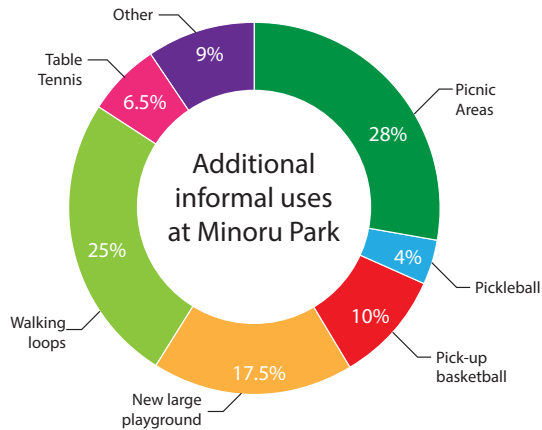
- ### Nature in the City Defining Features
- » Larger lakes and shape to remain more similar to existing
 - » Minoru Lake House and Richmond Lawn Bowling Clubhouse kept separated on east side of lake, lawn bowling greens remain as existing
 - » Cricket Pitch relocated to another site outside Minoru Park
 - » Informal uses (play, picnic, youth activities, fitness loop) in the Active Living District
 - » Destination playground in the Active Living District (former cricket pitch)
 - » Sports Hub adjacent to the destination playground
 - » Surface parking on the south and east sides of Clement Track removed
 - » Special Study Area suggested use: building (use TBD) with under-building parking

- ### Urban Oasis Defining Features
- » Smaller lake to create more space for woodlands, activity areas, and pathways
 - » Minoru Lake House and Richmond Lawn Bowling Clubhouse combined at north end of lake, south lawn bowling green relocated to north to be adjacent to clubhouse
 - » Cricket Pitch retained
 - » Informal uses (play, picnic, youth activities, fitness loop) in the Lakes area
 - » Destination playground in the Arts & Culture District (Special Study Area)
 - » Sports Hub adjacent to the Track and Field area
 - » Surface parking on the south and east sides of Clement Track retained
 - » Special Study Area suggested use: park space with a destination playground

- ### Big Moves (common to both concepts)
- » Development of a parkade on the west side of the Minoru Centre for Active Living and placement of the tennis courts and related facilities on the parkade roof (long-term)
 - » Introduction of major east-west and north-south separated cycling and pedestrian paths (short/medium-term)

PUBLIC OPEN HOUSE AND LETSTALKRICHMOND SURVEY RESULTS

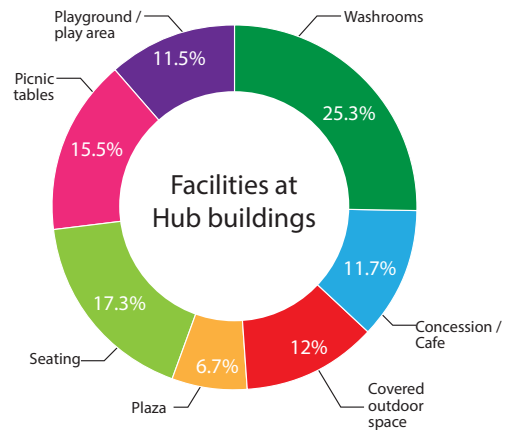
I WOULD LIKE TO SEE THE FOLLOWING INFORMAL USES ADDED AT MINORU PARK:



COMMONLY SUGGESTED "OTHER" IDEAS:

- » Drinking fountains
- » Water park/spray park
- » Green spaces (e.g., lawn)

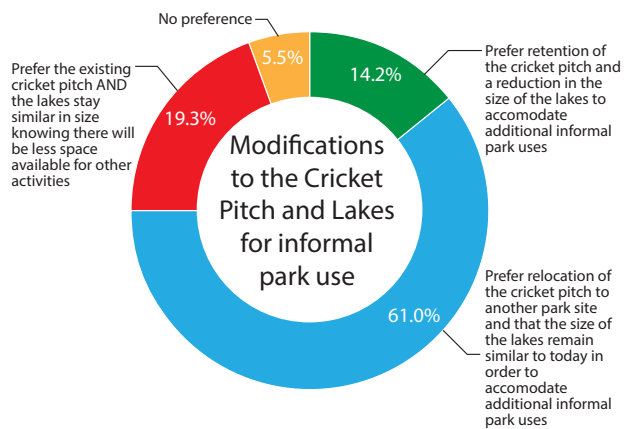
I WOULD LIKE TO SEE THE FOLLOWING FACILITIES INCLUDED IN AND AROUND THE HUBS IN MINORU PARK:



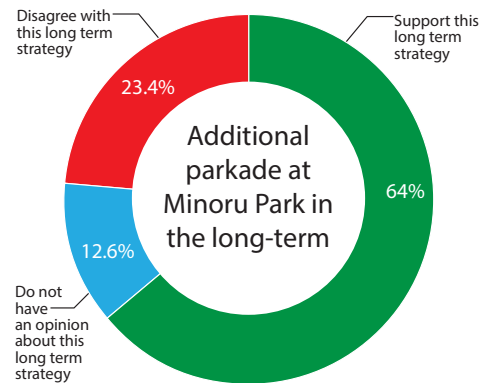
COMMENTS:

- » Concerns about litter / clean-up around food service areas

MY PREFERRED APPROACH FOR ACCOMMODATING MORE INFORMAL ACTIVITIES IN MINORU PARK IS:



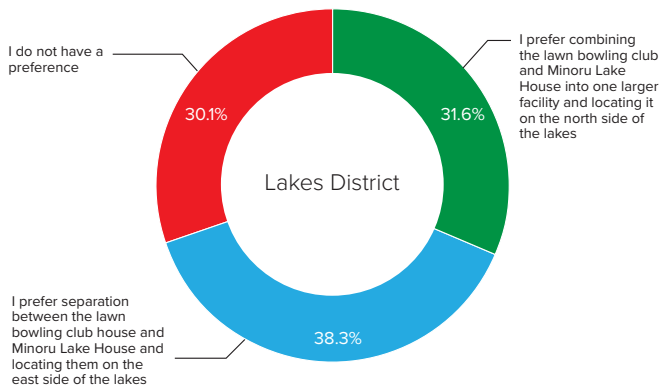
MY PREFERENCE FOR ADDING PARKING VIA ADDITION OF A PARKADE ON THE WEST SIDE OF THE MINORU CENTRE FOR ACTIVE LIVING AND PLACEMENT OF TENNIS ON THE ROOF IS:



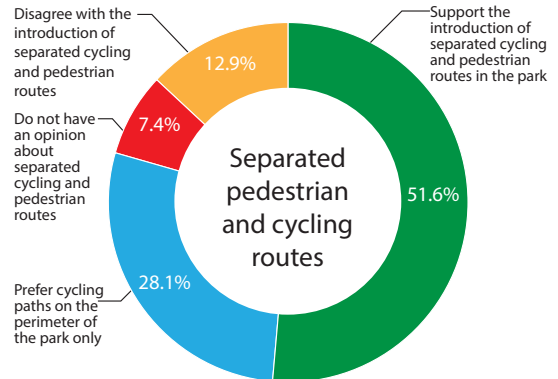
PUBLIC OPEN HOUSE PHOTOS



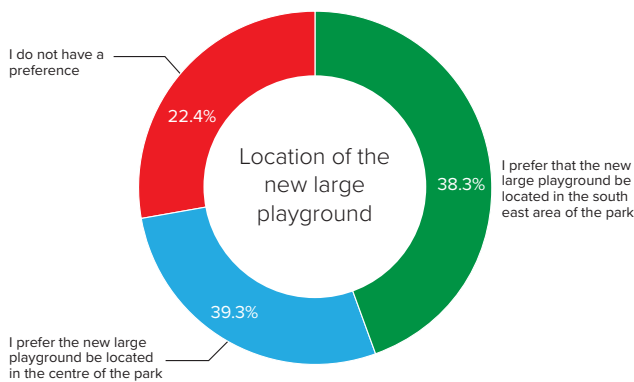
MY PREFERENCE FOR THE LOCATION AND CONFIGURATION OF MINORU LAKE HOUSE (AKA LAKES DISTRICT HUB) IS:



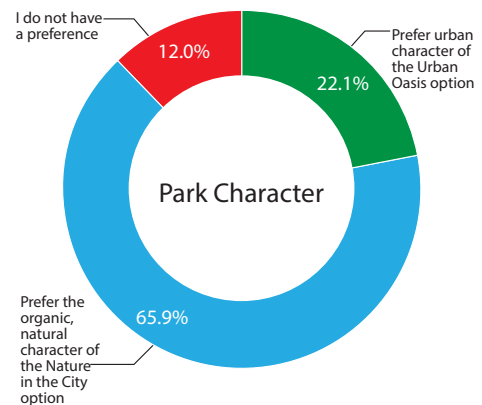
MY PREFERENCE FOR SEPARATED CYCLING AND PEDESTRIAN ROUTES IN MINORU PARK IS:



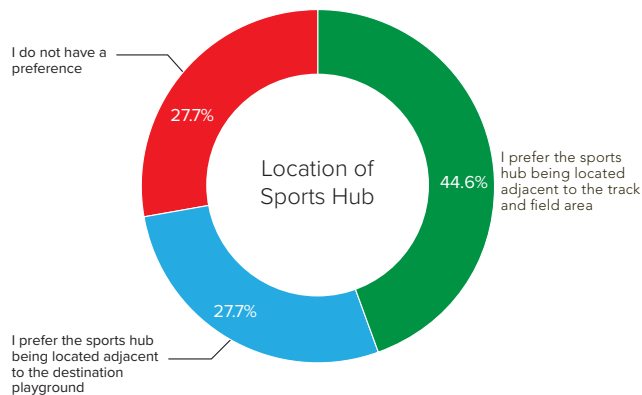
MY PREFERENCE FOR THE LOCATION OF A NEW LARGE PLAYGROUND IN MINORU PARK IS:



THE CHARACTER I PREFER FOR THE FUTURE MINORU PARK IS:



MY PREFERENCE FOR THE LOCATION OF A SPORTS HUB IN MINORU PARK IS:



SAMPLE COMMENTS

“Maintain tranquility and place nature as the most important factor in the future design plan.”

“I love the park the way it is. Quiet walks through beautiful plants by a lake. I would like to keep as many of the plants as possible. I love the lakes.”

“My only thought is this park is beautiful. Please keep it that way.”

“Given the increasing number of older adults in Richmond who are actively using the park on a regular basis, please ensure paths are well lit, smoothly surfaced and easily accessible to wheelchairs & walking aids.”

“We have enough ‘urban’ in city centre. Minoru Park should be an escape from that.”



03

SITE ANALYSIS

Minoru Park is a highly popular recreational and cultural precinct located in the civic heart of Richmond’s City Centre area and offers both local and city-wide services. It supports active sport use, encourages informal community activity, and contains a wide variety of facilities such as Richmond Cultural Centre, Richmond Public Library, Richmond Gateway Theatre, Minoru Place Activity Centre (Seniors Centre), and Minoru Arenas. Understanding what is currently working well in the park and valued by the community, as well as what needs improvement, was a starting point for the Minoru Park Vision Plan.

3.1 VALUES AND CONCERNS

Values and concerns were uncovered through analysis of existing site features, input from Richmond staff, stakeholders, and community members, and review of relevant background information.

The planning process was informed by the policies and directions outlined following guiding documents:

- » Richmond 2041 Official Community Plan
- » City Centre Area Plan
- » City of Richmond 2022 Parks & Open Space Strategy
- » Age-Friendly Assessment and Action Plan
- » Youth Service Plan
- » Community Wellness Strategy
- » 2015 Community Services Community Needs Assessment
- » Richmond’s Ecological Network Management Strategy
- » City Centre Public Art Plan

The City Centre Area Plan includes particular policies that were incorporated into planning for Minoru Park:

- » Contribution to neighbourhood character through appropriate and innovative design, use of appropriate materials, and designs that encourage social gathering and a sense of place.
- » Provision of ecological amenities (e.g., natural areas, stormwater management, urban forest).
- » Enhanced connectivity to major greenways and neighbourhood green links.
- » Accommodation of a diversity of cultural and recreational activities, including formal and informal recreational activities.

The **Values & Concerns Map** on the following page outlines key considerations identified in the early stages of the Minoru Park Vision Plan and provides a summary overview of the site analysis.

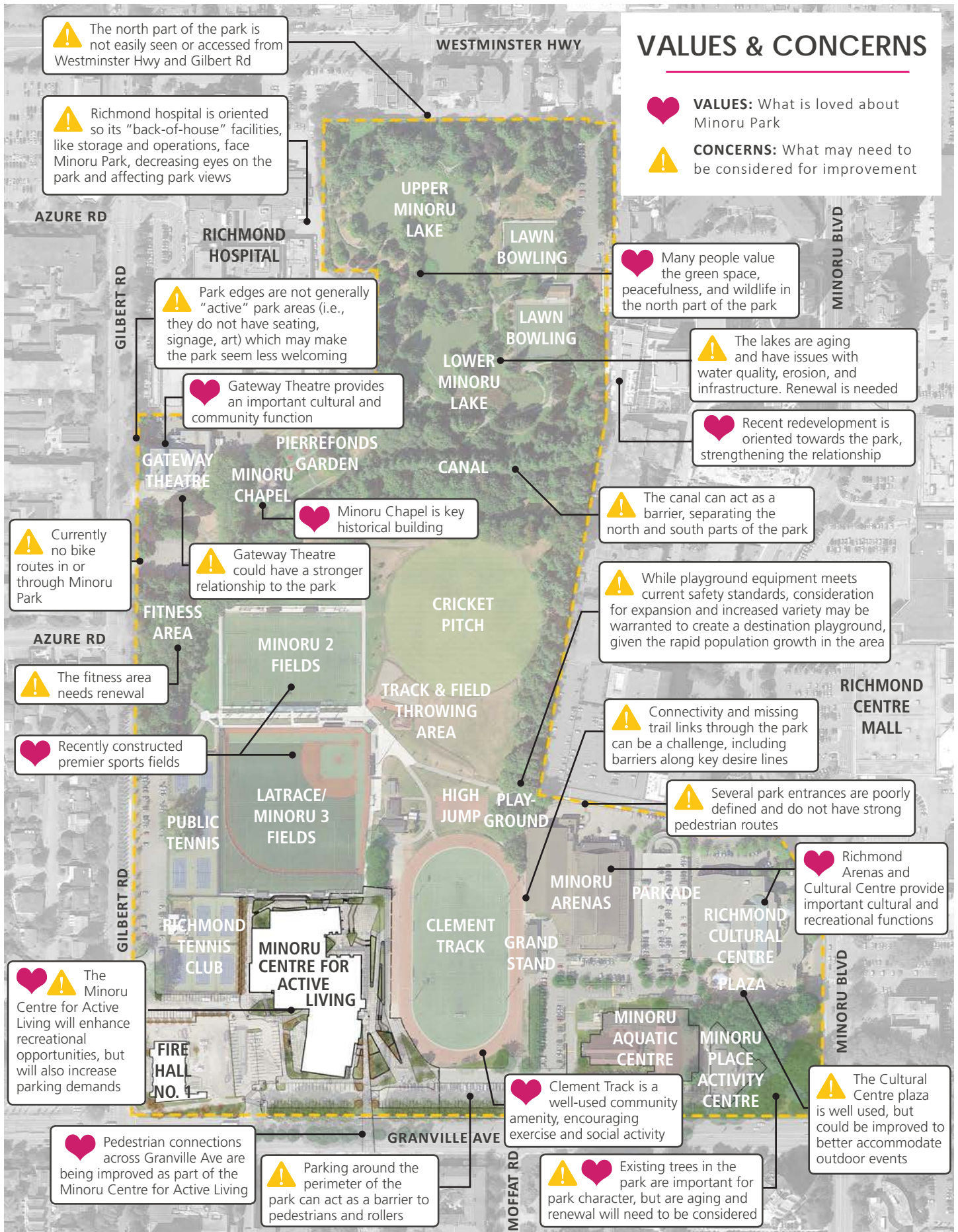


Figure 2: Values & Concerns Mapping

3.2 PARK COMPOSITION

One of the defining features of Minoru Park is its diversity of elements and experiences. While this diversity creates a richness that attracts park users of all ages and interests; it also presents a challenge of accommodating informal activities and places to just “be” in the park. An important concern identified through the process was that Minoru Park would become too “full,” leaving few opportunities for enjoyment of nature and informal recreation.

As previously mentioned, Minoru Park is designated as a City-wide Park; however, due to the high number of residents that live within walking distance of it, and the community-oriented facilities that it contains, it also functions as a Neighbourhood Park. Neighbourhood Parks typically include community and family-oriented informal park and recreation services such as walking routes, playgrounds, picnic areas, basketball courts, as well as facilities and infrastructure for community-scale programming and events. These community and family-oriented park and recreation services should be present in Minoru Park, as it is a major park serving a high density, urban neighbourhood.

Figure 3 shows the current general arrangement of informal uses and active uses in Minoru Park. Maintaining and expanding informal recreation spaces was identified as an objective for planning for the park’s future.

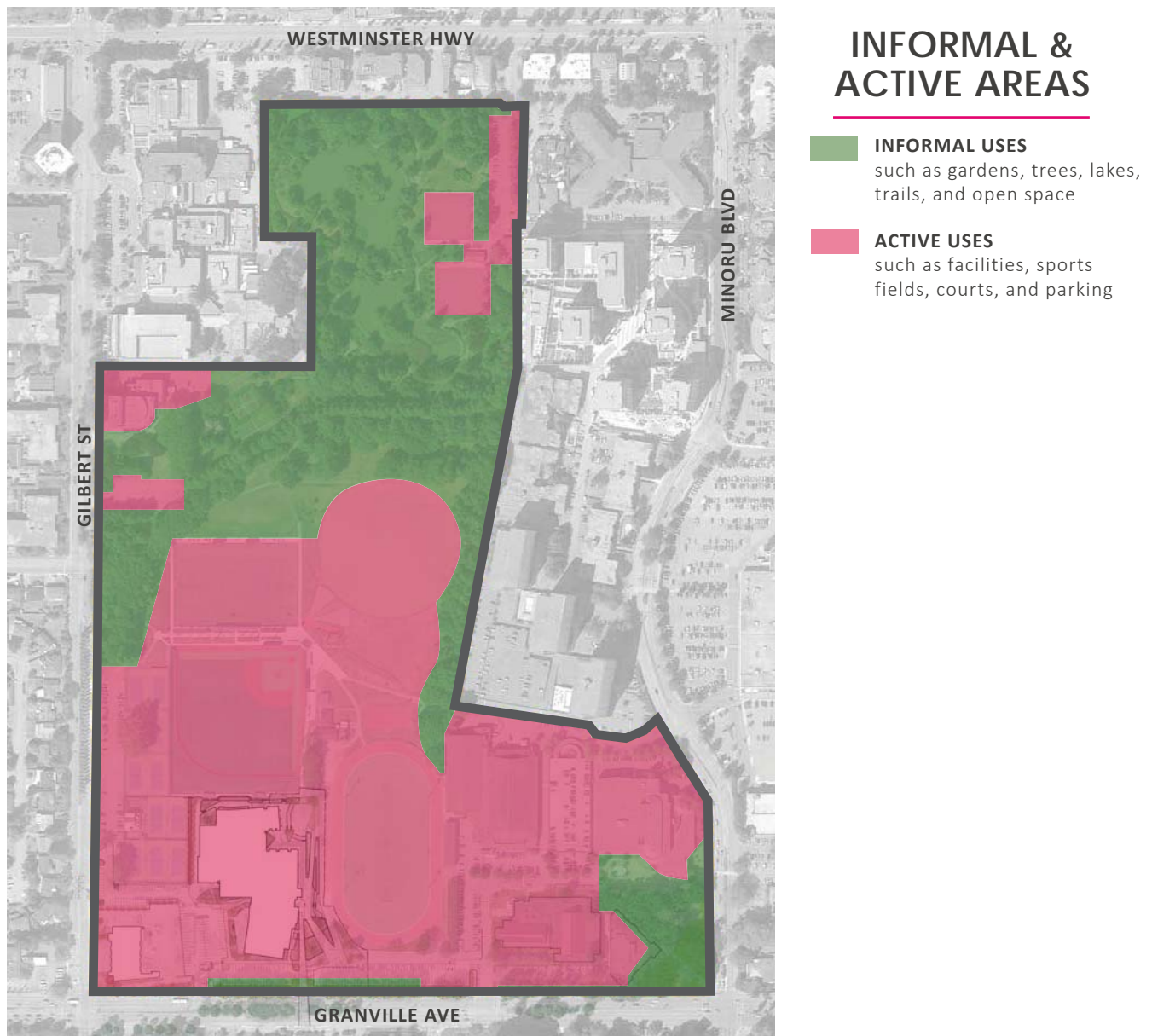


Figure 3: Minoru Park Active & Informal Spaces





04

VISION & GUIDING PRINCIPLES

The Minoru Park Vision and Guiding Principles were generated based on the results of the site analysis and staff, stakeholder, and community engagement. They build on Minoru Park's existing strengths and valued aspects, while simultaneously looking forward to envision what the park might become in response to Richmond's rapidly growing and diversifying population and community needs. The Minoru Park Vision and Guiding Principles are aspirational and future-oriented and will function as touchstones when decisions are being considered about renewal and redevelopment in and around the park. The Minoru Park Vision and Guiding Principles were adopted by Council in May 2017.

4.1 VISION

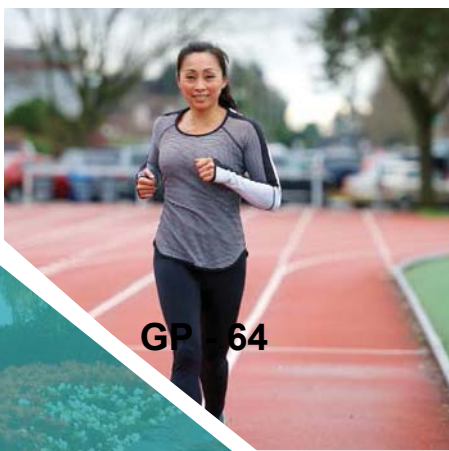
The Vision describes a long-term future for Minoru Park. It provides a reminder about the spirit and intent for the park, encouraging progress towards this community outlook.

Minoru Park is a dynamic City-wide Park located in the core of the City Centre.

Minoru Park reflects the rich diversity of Richmond's community through its wide variety of premier recreational, arts, culture, and heritage facilities and programming.

Minoru Park will play an increasingly central role in the lives of Richmond residents, and in particular, residents of the City Centre.

Minoru Park will be a signature civic green space and a vibrant social and cultural gathering place that is the heart and soul of the City Centre.



4.2 GUIDING PRINCIPLES

The Guiding Principles support realization of the Vision by providing specific guidance for future projects. These principles act as a “checklist” for improvements; if a proposed project meets these principles it will support the spirit and intent of the Minoru Park Vision Plan.

AN URBAN GATEWAY TO NATURE



A PLACE WHERE...

- » People have the opportunity to connect with nature and seek physical, social, spiritual, and emotional well-being.
- » Richmond’s ecological heritage and natural processes are made visible and celebrated.
- » The site’s existing natural features such as the lakes and canals are showcased.
- » Richmond’s Ecological Network Strategy is applied and brought to life.

DESIGN AND PROGRAMMING PRIORITIES

- » Protect the site’s heritage and significant trees.
- » Develop a tree renewal plan and ensure that the park continues to have a mature tree canopy.
- » Celebrate native plants and environmental best practices.
- » Maximize the park’s green edges.
- » Reconstruct the lakes and canal and seek opportunities for them to provide ecological functions.
- » Maximize the park’s positive contribution to Richmond’s overall ecological health, adaptability, and resilience through carbon sequestering, habitat creation, and stormwater capture.
- » Develop resource management strategies for maintenance and operations.

WELCOMING AND INCLUSIVE



A PLACE WHERE...

- » People can gather, play, pursue active living, and feel connected to their community.
- » People feel comfortable and relaxed regardless of activity.
- » Exciting and diverse year-round programming is promoted.
- » People of all ages and abilities are welcomed and feel comfortable.
- » A general sense of “please walk on the grass” is invoked and people feel invited to use all areas.
- » Multi-cultural and multi-generational interaction is facilitated and encouraged.

DESIGN AND PROGRAMMING PRIORITIES

- » Establish more informal, no-matter-the-weather gathering and seating areas for socialization.
- » Employ age-friendly design practices such as rest stops at regular intervals along pathways and benches with backs and arm rests.
- » Create a destination playground that offers a range of play opportunities.
- » Support programs and opportunities for “pick-up” recreation.
- » As redevelopment occurs at the park’s edges, seek opportunities to improve interfaces and linkages particularly to Minoru Boulevard and Westminster Highway.
- » Dedicate space for outdoor programming with appropriate infrastructure (e.g., flexible areas for special events).
- » Diversify the cricket pitch space and make it more multi-functional to enable alternative uses outside of cricket season.

ENRICHED WITH ARTS, CULTURE, AND HERITAGE



A PLACE WHERE...

- » History and culture are celebrated in a memorable, unique place in the city.
- » Lively arts and cultural programming is supported and promoted in the park, engaging and inspiring people.
- » Memories are shared and stories are told.
- » Creativity and expression are encouraged.

DESIGN AND PROGRAMMING PRIORITIES

- » Celebrate the history of the site and features such as its former use as a race horse track and the remnant heritage Oak trees, and develop an interpretation strategy.
- » Develop a public art program that celebrates and strengthens the park's identity and character.
- » Support Minoru Cultural Centre events and programs through creation of highly functional, flexible outdoor spaces (e.g., a covered plaza that can accommodate outdoor dance classes and performances and / or the Children's Festival).
- » Link together arts, culture, and heritage facilities and explore the potential to create themed walking routes (e.g., Minoru Park Art Walk, Minoru Memories, Heritage Stroll).
- » Enliven the park with seasonal / annual artistic display garden installations (e.g., Jardins de Metis).
- » Make Minoru Park the storytelling place in the city.

ALIVE WITH EVENTS AND SPORTS



A PLACE WHERE...

- » Major sports and community-based events add to the vibrancy of the park and City Centre.
- » People of all abilities are supported and motivated to get outside and move.
- » Activities and events make people want to participate and linger.
- » Athletes are inspired to achieve their personal best.

DESIGN AND PROGRAMMING PRIORITIES

- » Retain and protect the existing premier sports facilities towards further establishing the southwest area as a destination sports complex.
- » Add appropriately scaled event infrastructure in key locations (e.g., electrical kiosks, water hook-ups, and multi-purpose, all-season surfaces).

INTEGRATED AND CONNECTED



A PLACE THAT...

- » Is connected to the surrounding City Centre path network.
- » Is integrated and complimentary to other parks in the City Centre green network / parks system.
- » Is easy to access by all modes of transportation.
- » People can navigate safely, comfortably, and intuitively.

DESIGN AND PROGRAMMING PRIORITIES

- » Strengthen pedestrian connections to the park from the City Centre and adjacent neighbourhoods.
- » Promote programming that compliments other nearby parks.
- » Physically link parks within the City Centre towards an integrated and green recreation network.
- » Develop a clear hierarchy of pathways that prioritize pedestrian safety particularly through parking areas around the park perimeter.
- » Create walking loops with distance markers.
- » Provide interesting and functional linkages between park facilities and features.
- » Establish protocols for cyclists including designated bike paths while also prescribing pedestrian-only routes.
- » Improve the interface and connections with Richmond Hospital.
- » Develop a comprehensive wayfinding system that clearly identifies entry points and circulation routes (e.g., arrival features, orientation maps, and directional signage).
- » Employ consistent site furnishings and paving materials that are reflective of the park's context, character, features, and high usage.
- » Improve the profile of the park around its perimeter especially along Westminster Highway.
- » Encourage stakeholders and community groups to connect with each other and collaborate to activate the park.
- » Emphasize permeability and accessibility through strong view corridors into the site.



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4.3 MINORU PARK VISION PLAN ORGANIZATION

4.3.1 FORM & CHARACTER

A defining feature of Minoru Park is the diversity of spaces it encompasses. The park's character is organized along a north-south axis. The south edge services civic and urban functions, including a wide range of recreational, arts, and cultural facilities and amenities. Moving north, the park transitions into a quieter space, with more natural and organic forms that provide environmental benefits and peace and tranquility (see Figure 4).

4.3.2 PARK DISTRICTS

The organizing framework for the Minoru Park Vision Plan begins with the well established uses and the facilities and infrastructure that support them. The major features – the lakes in the north, the cluster of recreation and sport facilities in the south centre, and the cultural centre in the southeast – provide the centres for three distinct districts (see Figure 5):

- » Lakes District
- » Active Living District
- » Arts & Culture District

An updated park circulation network overlays the districts, uniting them as an integrated park space.

The districts will each have a unique form, character, and function that supports and reinforces their respective facilities and programming. Each district will include a central hub that offers amenities such as covered seating, washrooms, park information, and potential for food services. Clear and consistent wayfinding and signage will encourage visitors to explore each district as part of their Minoru Park experience.

The theme and character of each district are described on subsequent pages.



Figure 4: Minoru Park Form & Character Spectrum

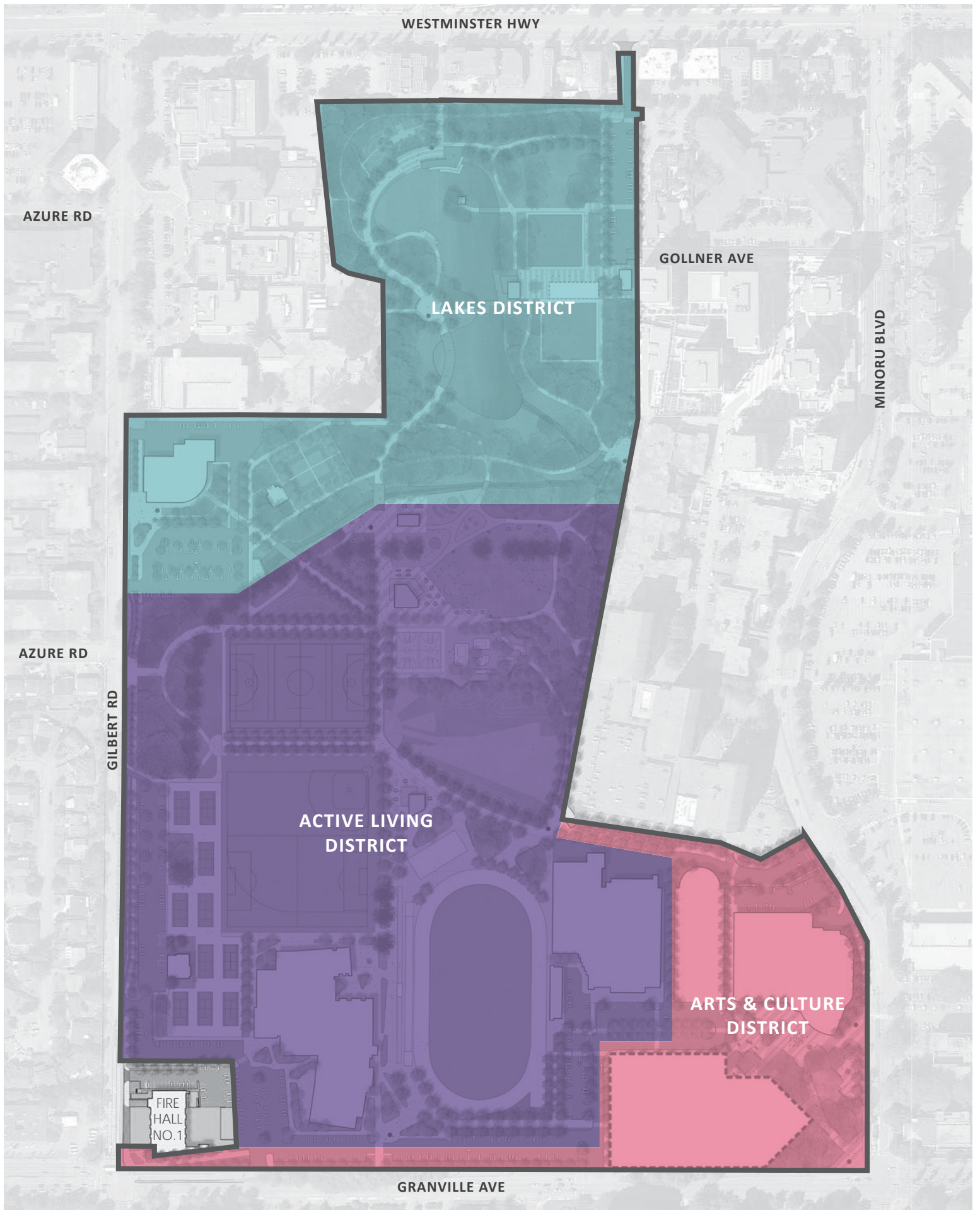


Figure 5: Minoru Park Districts

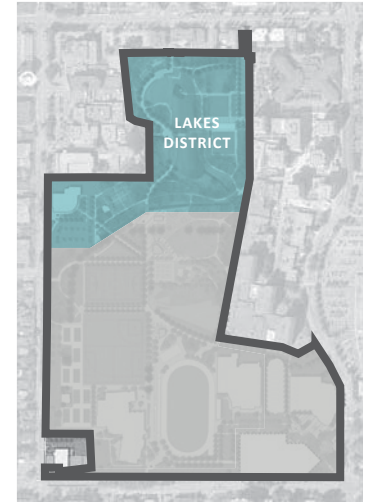
LAKES DISTRICT

The Lakes District is located in the northern part of Minoru Park and encompasses Minoru Lakes, the canal, Lawn Bowling Club facilities, Minoru Chapel, and the Gateway Theatre.

The character of the Lakes District will be more natural than the other park districts and will invite exploration, relaxation, and reflection. It is envisioned as a place of discovery and storytelling, where people can wander, connect with nature, and seek respite from the bustle of the densifying City Centre area.

The Minoru Park Vision Plan proposes retention and renewal of the lakes and canal, improved pathways, addition of seating and picnic areas, and development of a new hub – the Minoru Lake House – and an adjacent outdoor plaza that incorporates covered outdoor seating, views over the lakes, public restrooms, and potentially a café or refreshment kiosk, as well as a new lawn bowling clubhouse. Retention of existing mature trees will be particularly important, along with establishment of a sustainable, low maintenance plant palette beneath the tree canopy.

The Lakes District will be a place where people can stroll along shaded, tree-lined pathways, discover Richmond’s ecological and cultural history, and sit, do yoga, tai chi, or meditate, while enjoying peaceful lake views.



See Section 5.4 for detailed planning directions for the Lakes District.

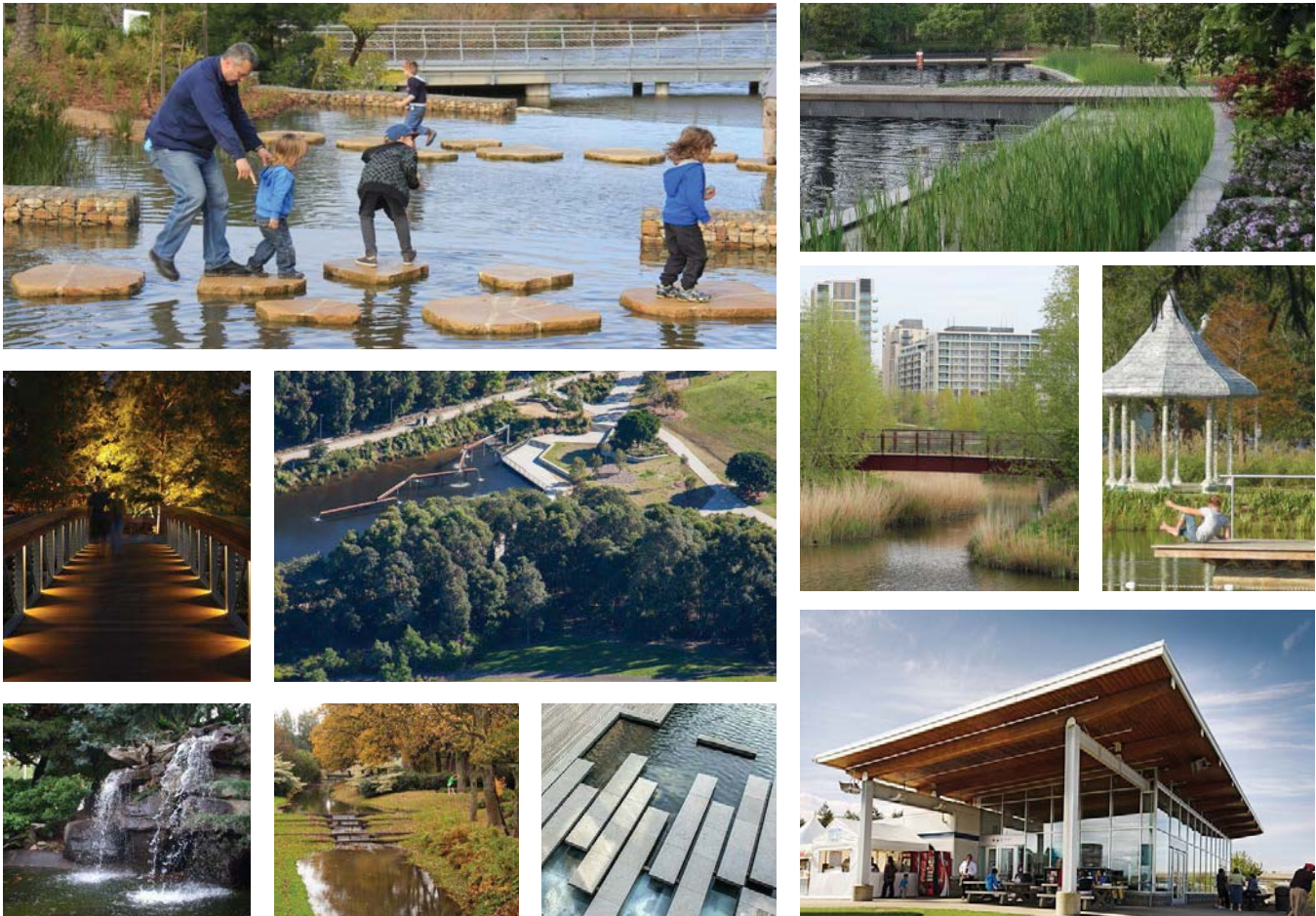


Figure 6: Inspiration for the future Lakes District

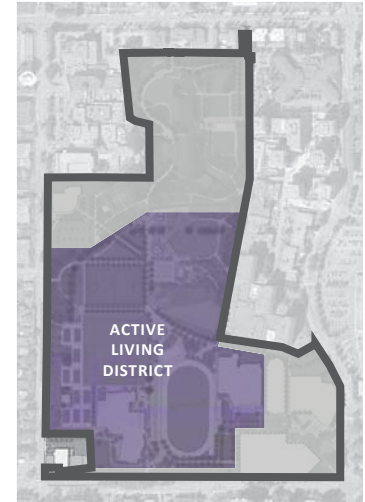
ACTIVE LIVING DISTRICT

The Active Living District is located in the centre of Minoru Park, from Granville Ave up to the canal, and encompasses the Minoru Arenas, Clement Track and Field, the grandstand, Minoru Centre for Active Living, Richmond Tennis Club facilities, public tennis courts, Minoru 2 Field, Minoru 3/Latrace Fields, and the Cricket Pitch area.

The character of the Active Living District will be playful, lively, and energetic. Building on the existing facilities, this district is envisioned as becoming a place for play, wellness, and physical performance.

In addition to the multitude of existing active sport use facilities, the Minoru Park Vision Plan proposes adding more open-ended and pick-up active uses such as basketball, walking/running/rolling circuits, fitness stations, play features, pickleball, and picnic and seating areas.

This district will be a place where all Richmond residents and visitors alike can be inspired by athletes practicing and competing and where residents can get outside and get moving. It will continue to facilitate regular sport team practices and games, as well as large tournaments and meets, all while encouraging residents of all ages and abilities to participate in active living. In addition to new informal active uses, the Minoru Park Vision Plan proposes upgraded trail connections and central hubs that are imagined as dynamic places where, depending on the season, day, or time, sports teams can rest between games, youth can gather and hang out, residents can practice dance and tai chi, or people of all ages can play table games.



See Section 5.5 for detailed planning directions for the Active Living District.



Figure 7: Inspiration for the future Active Living District

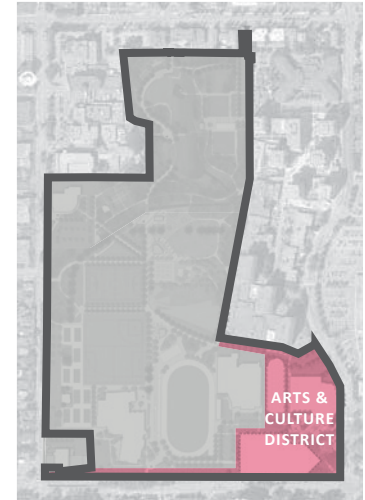
ARTS & CULTURE DISTRICT

The Arts and Culture District is located in the southeast area of Minoru Park and encompasses the existing Minoru Place Activity Centre and Minoru Aquatics Centre sites, the Richmond Cultural Centre and surrounding outdoor spaces, and the Granville Avenue street edge.

The character of the Arts & Culture District will be urban compared to the other districts – creative, contemporary, and bold. This district is envisioned as becoming an exciting and colourful hub of community cultural events and artful displays.

The Minoru Park Vision Plan proposes an enhanced plaza and event space at the heart of this district, reinforcing Richmond’s civic spine along Granville Avenue, which starts at Richmond City Hall and continues to Fire Hall No. 1, and providing activity space that complements the Richmond Culture Centre. The relationship between the park and the street will be strengthened, creating a dynamic park edge that invites people to explore.

This district will be a place where community talent is showcased and local residents are inspired to get creative and participate in artful expression. It will continue to host events, with adaptable festival and performance spaces that welcome all types and sizes of celebration.



See Section 5.6 for detailed planning directions for the Arts & Culture District.

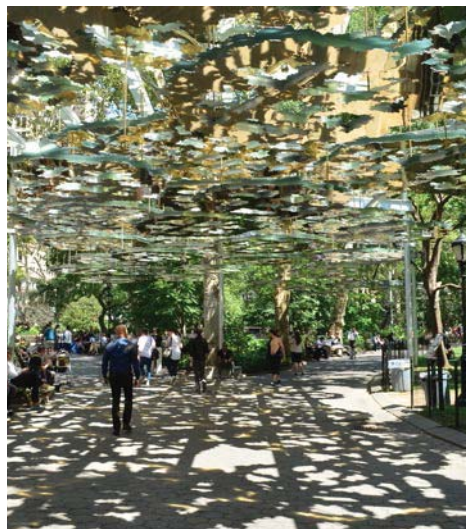


Figure 8: Inspiration for the future Arts & Culture District

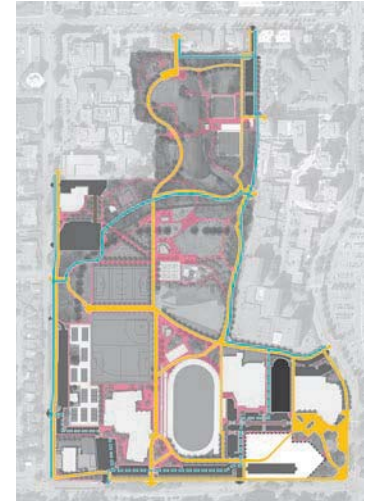
PARK CIRCULATION

A cohesive pathway system will connect the entire park, physically and visually linking the three park districts and strengthening routes between destinations.

The circulation system is envisioned as becoming a complete network that allows walkers, rollers, and vehicles to move seamlessly throughout the park.

The Minoru Park Vision Plan proposes a system of trails that provides an easy-to-navigate and comfortable network, defining strong primary routes that guide people to their destinations. Lighting and trees will line these routes, increasing the feeling of safety and comfort as people move through the park during both daytime and evening hours. The pathways will be accessible and inviting to users of all ages and abilities, providing separation between walkers and rollers on key routes. Minoru Park's circulation system will connect beyond the park's boundary, helping to create key linkages in the neighbourhood network. The park entirely will legible, exciting, and inviting.

As significant population growth continues in the City Centre area, balancing access to the park by vehicles, rollers, and pedestrians, as well as maintaining sufficient open park space, will be a priority. The Minoru Park Vision Plan encourages strategies, such as structured parking, to maximize park space, while still accommodating the demands of park facilities.



See Section 5.7 for detailed planning directions for Park Circulation.



Figure 9: Inspiration for future Park Circulation



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5.1 CREATING THE VISION PLAN

The Minoru Park Vision Plan is the outcome of a comprehensive planning process that analyzed and integrated information from multiple sources. It is the result of careful study of the park today, consideration of community desires and needs for tomorrow, and response to a strong Vision and Guiding Principles for the future.





5.2 VISION PLAN OVERVIEW

The illustrated Vision Plan on the following pages summarizes the proposed Vision for Minoru Park. This plan is an illustration of how the Vision and Guiding Principles could be incorporated in the future and will be used to set planning directions and priorities. While many of Minoru Park's existing facilities will remain for the foreseeable future, the Vision Plan provides directions for the spaces and connections that are in need of update to form a cohesive and exciting future for Minoru Park. The Minoru Park Vision Plan will be a guide to future phases of design and park development that is focused on maintaining Minoru Park as a valued park space.

The Minoru Park Vision Plan was developed based on:

- » Major recent changes in Minoru Park.
- » The growing residential population surrounding the park and resulting need for additional park services in the future.
- » The City Centre Area Plan and Minoru Park's shifting urban context.
- » Key site issues and opportunities, including the need to address aging park infrastructure.
- » The Minoru Park Vision and Guiding Principles.
- » The favoured key aspects of the preliminary concept options presented during the phase two engagement process.
- » Staff, stakeholders, and community input received throughout the entire process.

IMPLEMENTING THE MINORU PARK VISION PLAN OVER TIME

As the City advances towards implementation of the Minoru Park Vision Plan, the following guidelines are provided:

- » **It is a long-term plan** – Parks, and especially those serving the entire city, are like living organisms. They require ongoing planning for renewal and regeneration to ensure they continue to meet the needs of the community that is growing and evolving around them. Change in Minoru Park will happen in phases over time.
- » **Adaptation will be required** – The long-term nature of the Minoru Park Vision Plan requires flexibility and adaptation to unforeseen changes and continued input. Ideas, circumstances, or needs not known today, may become important components in Minoru Park's future. Continuing to reflect on the Minoru Park Vision and Guiding Principles, while encouraging creative future planning, will allow positive opportunities to emerge while managing potential changes that could negatively affect the park.
- » **Ongoing relationships with stakeholders are needed** – The opportunity for varied experiences in Minoru Park is one of its primary assets; this diversity of use brings an extensive list of users and stakeholders who care about Minoru Park. Change and evolution can be challenging for those who use and love a space. Continuing to work closely with stakeholders to find a good balance of amenities and programs, while being realistic and considering solutions that benefit many, will require ongoing discussion and efforts from all those involved.
- » **It will be important to plan, implement, and re-assess** – A park is an integrated system. Changes to one component may ripple throughout the park. In addition, neighbourhood changes happening all around the park will require careful consideration. The Vision Plan provides a framework for the park's evolution, but reviewing current needs and circumstances at each step toward implementation will help ensure ongoing positive gains.

MINORU PARK VISION PLAN

LAKES DISTRICT

- 1a** ALDERBRIDGE GATE
 - attractive urban plaza with inviting lake lookout
 - regrading to provide views to the water, seating, high-quality paving, trees, lighting
- 1b** BOWLING GREEN GATE
 - updated parking area
 - enhanced pedestrian entry with existing trees, strong walkways, signage, and paving
- 2a** WATER ENTRY POND & WATERFALL
 - similar location and elevation to existing pond, but with enhanced seating overlook and stone features
 - walkway feature wrapping in front to provide views to waterfall
- 2b** UPPER MINORU LAKE
 - redeveloped with new lining and circulation system
 - similar size and layout to existing, with varied seating areas and opportunities to be close to the water
 - small central island with bridge access and lookout
- 2c** LOWER MINORU LAKE
 - redeveloped with new lining and circulation system
 - slightly smaller than existing with no island to allow space for an open lawn area at the south that catches the afternoon sun
 - feature bridge and art elements at the connection between the upper and lower lakes
 - open channel overflow to the canal
- 2d** MINORU LAKES STROLLING GARDENS
 - interconnected looping pathways with viewpoints and seating areas throughout lakes district
 - green open space for informal play and picnicking
 - improved drainage at wet areas
- 3** MINORU LAKE HOUSE & PLAZA
 - new lake hub featuring restrooms, cafe/concession, and covered seating overlooking the water
 - existing lawn bowling greens remain with an updated clubhouse building (final design/location TBC)
 - central entry plaza connected to gollner ave
- 4a** CHAPEL (PIERREFONDS) GARDENS
 - existing gardens with enhanced connectivity to the lakes
- 4b** GATEWAY ENTRANCE
 - new connection featuring art elements that guides visitors between the central community hub and the gateway theatre
 - enhanced existing drop-off and limousine lane enhanced with feature paving, lighting, and existing large trees
- 4c** GATEWAY PARKING
 - north parking lot reduced to enhance adjacent park space
 - south parking lot expanded to provide a net gain of parking for the area
- 5a** RENEWED CANAL
 - enhanced canal banks with regrading/realignment to improve slope and new vegetation
 - feature seating areas with stone seat steps overlooking canal
 - more canal crossing points of varied scales, from feature bridges to smaller, unique crossings
 - interpretive components about canal function at inlet/outlet points
- 5b** FUTURE EAST GATEWAY
 - new plaza created during future neighbourhood redevelopment
 - integrated with canal

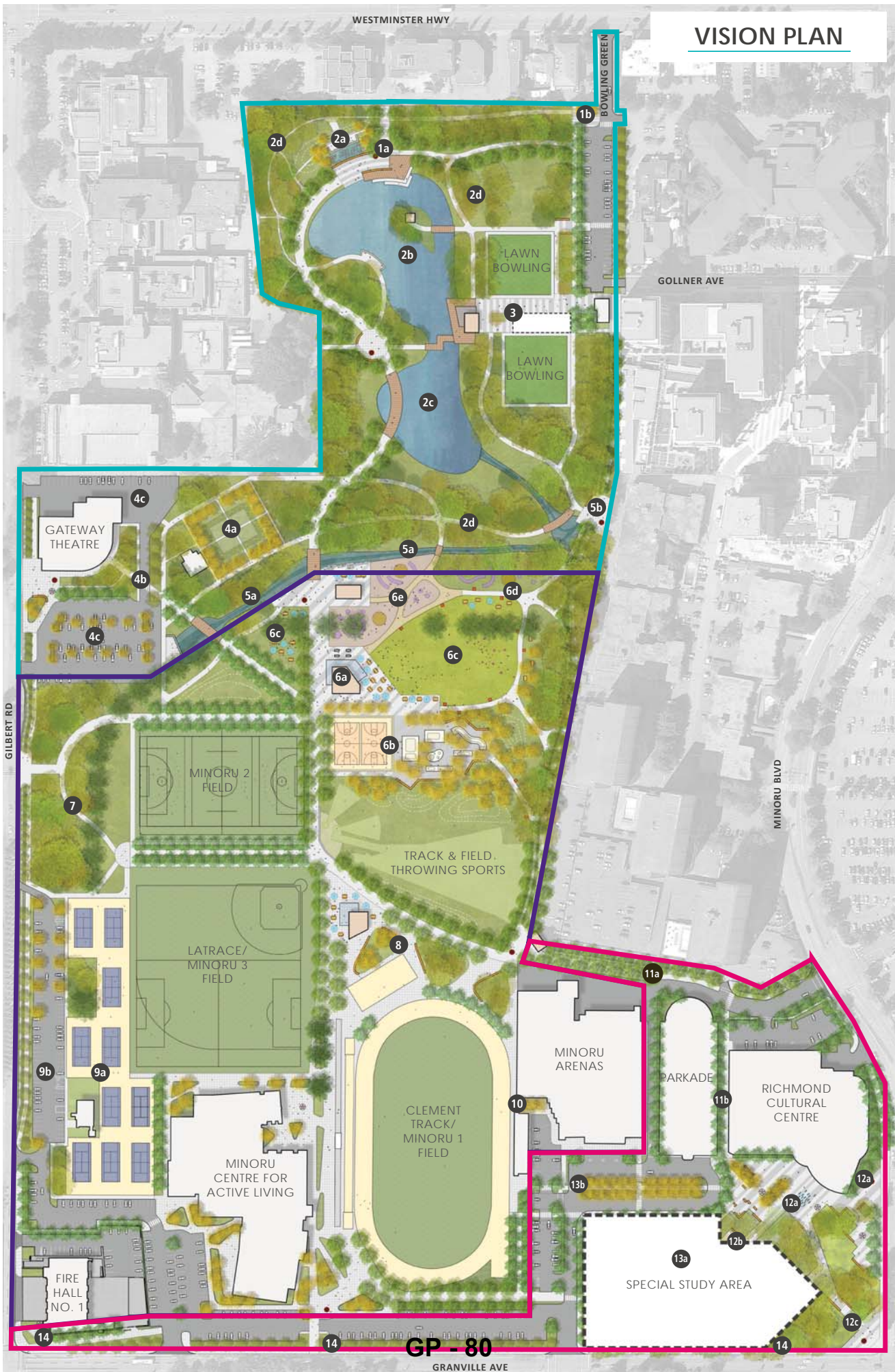
ACTIVE LIVING DISTRICT

- 6a** CENTRAL COMMUNITY HUB
 - feature plaza with washrooms, varied seating, art features, casual gathering space, and wayfinding
 - close proximity to the adventure playground, picnic zone, athletic fields, and fitness loop
 - potential small concession or coffee shop
- 6b** YOUTH ZONE
 - basketball, skateboard, and table activities, casual seating, and covered spaces integrated within central community hub
- 6c** THE FAMILY/GROUP PICNIC ZONE
 - large lawn areas with amenities for group or individual picnics
 - multiple covered picnic spaces and unique seating areas that are adaptable to large gatherings and smaller casual use
 - open lawn space for informal recreation and play
- 6d** FITNESS LOOP
 - workout stations placed along a looped pathway network with distance markers
- 6e** ADVENTURE PLAYGROUND
 - variety of exploratory features that encourage discovery, creativity, and fun
 - potential for large feature sculpture
- 7** SHADE GROVE
 - existing mature trees with winding pathways and picnic tables
 - potential for heritage tree interpretation
- 8** ACTIVE LIVING HUB
 - small building with restrooms, storage, caretaker's facility
 - existing high jump re-oriented to improve circulation
 - new treed areas with seating and art features
 - potential small covered area for stretching, seating
- 9a** TENNIS COURTS
 - existing public tennis courts and Richmond Tennis Club to remain
- 9b** WEST PARKING
 - existing parking to remain in the near-to medium-term with improved egress to gilbert
- 10** CLEMENT TRACK AREA
 - existing track and artificial turf field to remain
 - enhanced perimeter including strengthened pathway connections, decorative fencing, and trees
 - grandstand enhancements through art elements or long-term replacement

ARTS & CULTURE DISTRICT

- 11a** EAST GATE
 - inviting multi-use major park entry with tree allée, art elements, rolling/walking route
 - existing parking relocated, service access only, "back of house" arena activities improved/screened to enhance entry experience
- 11b** PEDESTRIAN & ART ALLEY
 - lane closed to vehicle traffic and space transformed to walking/rolling lane with art features
- 12a** ARTS & CULTURE HUB
 - redeveloped plaza with enhanced paving, seating, lighting, and arts components
 - supports events at the covered activity space
- 12b** ARTS & CULTURE ACTIVITY SPACE
 - covered stage with sound and power, oriented for use on all sides
 - designed for hosting a range of event sizes from large community events and festivals to outdoor classes and activities
- 12c** GRANVILLE GATE
 - inviting and intriguing entry from granville
 - plaza space with seating in and around existing trees
- 13a** SPECIAL STUDY AREA
 - redevelopment of the existing minoru aquatics centre and minoru place activity centre sites with final configuration to be determined
 - options being considered include:
 - flexible green park space; or
 - a civic facility with integrated parking
- 13b** FUTURE PARKING LOOP
 - long-term conversion to drop-off/pick-up loop with short-term parking areas
 - bus turn-around and parking
 - central median with circulation and potential stormwater functions
- 14** GRANVILLE ART WALK
 - widened walkway adjacent to granville
 - welcoming park edge, trees, art display areas
 - connects with the larger civic precinct art walk

VISION PLAN



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*In the long-term (15-24 years), a proposed parkade (approximately 2+ storey, 250+ stalls) to be included as required. The final location, footprint, height and capacity to be determined at the time of implementation based on current demands

5.3 SUMMARY OF KEY PLANNING DIRECTIONS

The Minoru Park Vision Plan applies the Guiding Principles and design and programming priorities to the park site. The following four sections provide a closer look at the proposed objectives and program elements for the different areas of Minoru Park, organized into the following Park Districts framework:

- » Lakes District
- » Active Living District
- » Arts & Culture District
- » Park Circulation

TIMING

Throughout this plan, opportunities are identified as near-term, medium-term, or long-term priorities, with time horizons aligning with the City of Richmond's 2041 Official Community Plan, or ongoing projects.

- ▲ NEAR-TERM** 0 to 10 year time frame
Opportunities that have a high degree of importance for the community, have few constraints that would limit implementation, and would have immediate benefit
- ▶ MEDIUM-TERM** 10 to 15 year time frame
Opportunities that will benefit the overall park experience, but will require further design and planning and integration with future anticipated changes in the park and surrounding neighbourhood
- ▽ LONG-TERM** 15 to 24 year time frame
Opportunities that will develop over a number of years, benefiting from integration with neighbourhood changes over time
- ONGOING** over time
Some of the directions in the Minoru Park Vision Plan, such as development of improved secondary pathways and addition of art elements, will occur on an ongoing basis as a component of related projects

These time frames are summarized in phasing diagrams shown in Section 6.1.

5.4 LAKES DISTRICT

The vision for the future lakes district maintains the peaceful, green oasis that the lakes are known for, while creating increasing environmental function and sustainability and providing a greater diversity of experiences.

ISSUES

- » The existing lakes, while providing a valued community space, have deteriorated to a point where replacement is required.
- » There is a perceived barrier around the lakes, formed by surrounding buildings and the canal.
- » Limited lighting, dead end pathways, and heavy vegetation contribute to concerns about safety, especially during evening hours.
- » There are few amenities that encourage people to stay and enjoy the area.

OBJECTIVES

- » Redevelop the lakes to become a more resilient feature, while retaining their natural character.
- » Collect stormwater from the park and surrounding areas into the lakes.
- » Develop a circuit of meandering trails that encourage strolling and reflection.
- » Provide a diversity of spaces for relaxation and enjoyment and opportunities to be close to the water.
- » Maintain as many mature trees as possible and continue to build a healthy tree canopy.
- » Increase amenities including seating, washrooms, and access to food and drink.



ILLUSTRATIVE RENDERING: View looking northwest towards the lower lake. The future lakes will maintain a green, natural character while incorporating new features such as lawn areas, boardwalk sections, overlooks and viewpoints, and a new lakes district hub.

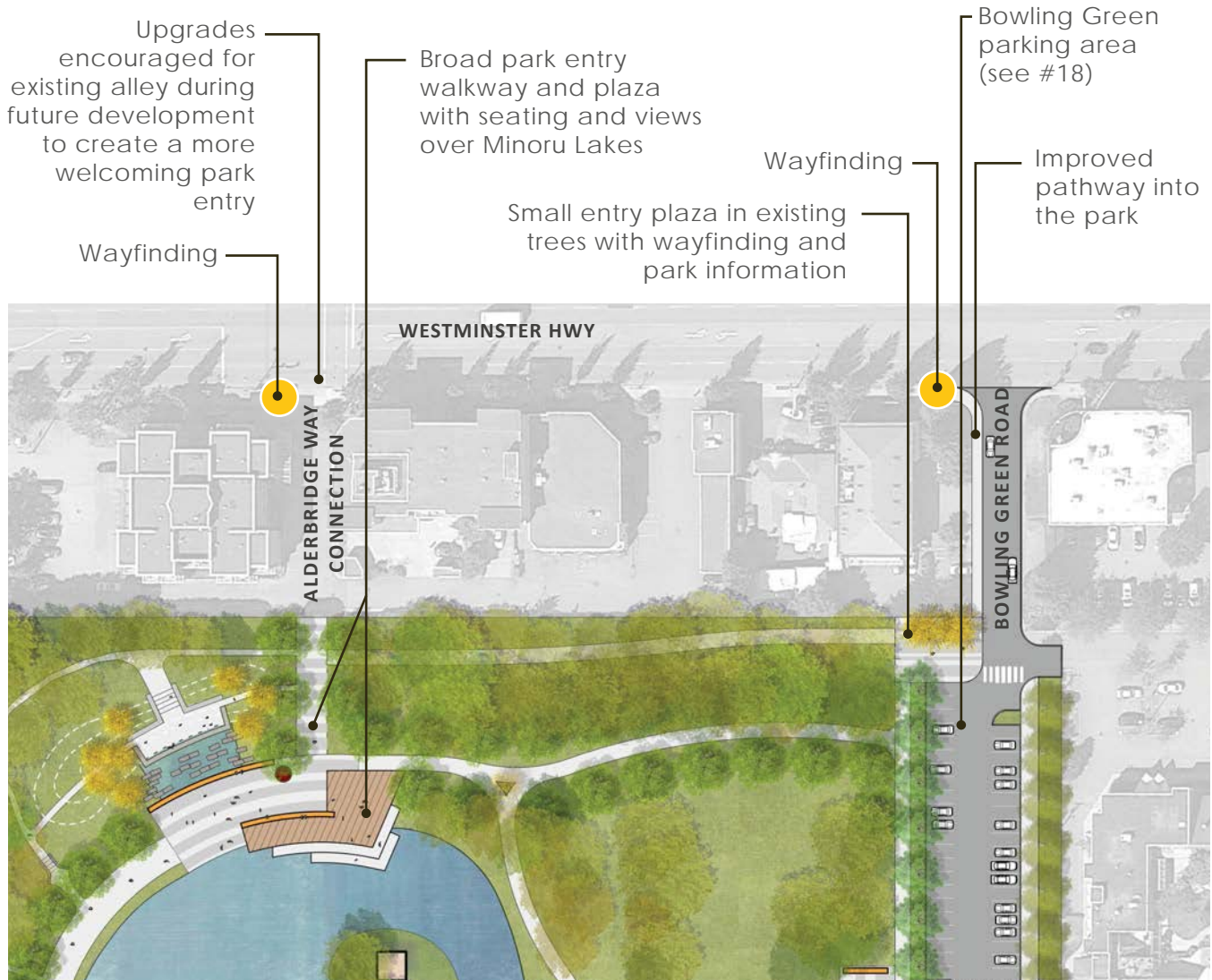
ELEMENTS OF THE LAKES DISTRICT



1 ALDERBRIDGE & BOWLING GREEN GATES

▲ NEAR-TERM

Alderbridge and Bowling Green Gates are envisioned as a highly visible and welcoming portals to the lakes district from Westminster Hwy.



TODAY: The existing Alderbridge Gate entry from Westminster Hwy provides little invitation into Minoru Park.



INSPIRATION: The future park entries on the north side of the park will provide welcoming views and features.

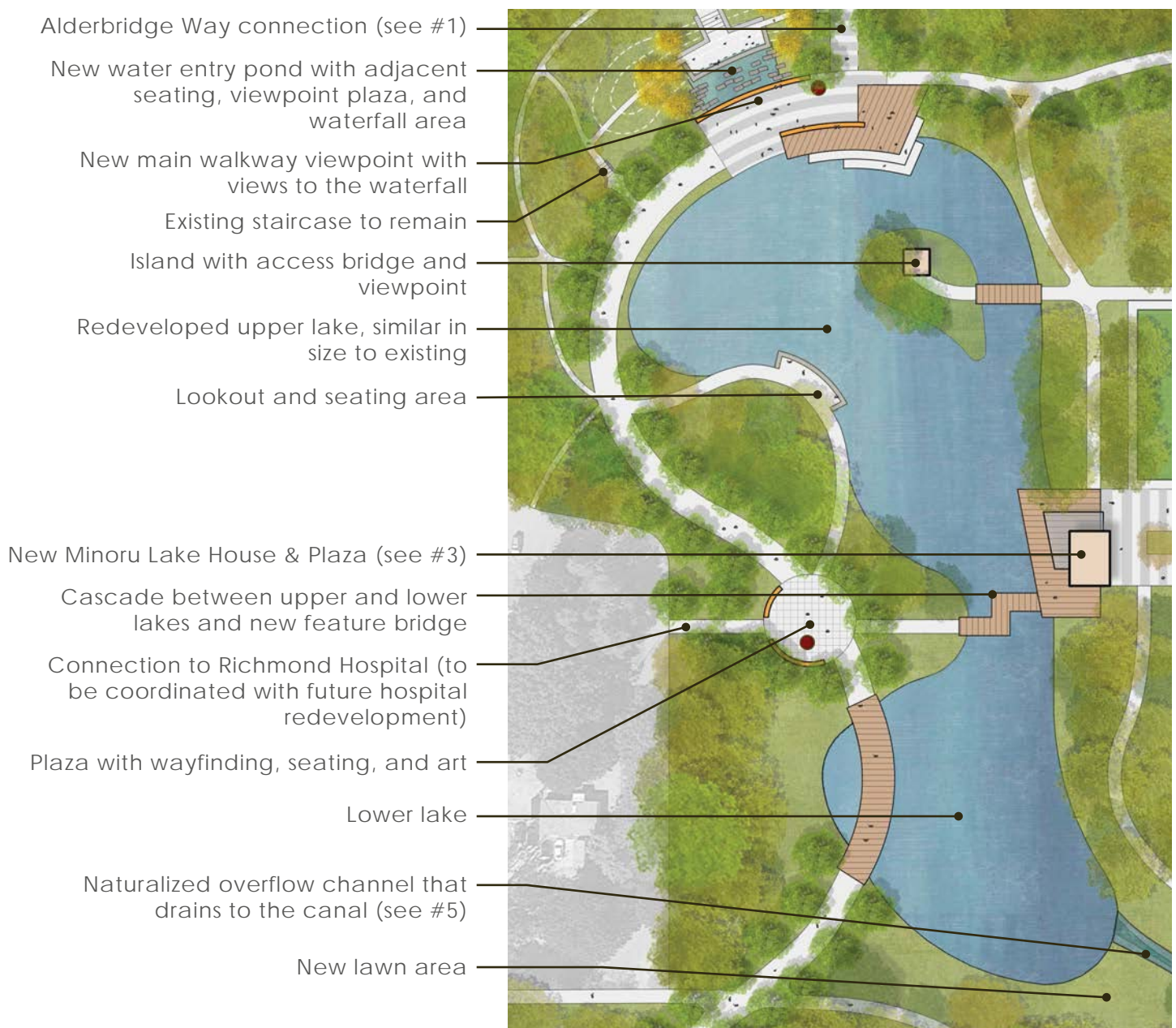


INSPIRATION: Views can be opened to guide visitors to the Minoru Lakes.

2 MINORU LAKES

▲ NEAR-TERM

The future Minoru Lakes will maintain a similar form and character to existing, but with functional improvements to address deterioration, provide a more integrated environmental design, implement aesthetic enhancements, create opportunities for viewing and getting close to the water, and reduce maintenance requirements. The future Minoru Lakes will play many roles, including providing a sense of tranquility, ecological function, and stormwater services. It is important to recognize that the existing Minoru Lakes are not a natural system. They are connected to the City’s potable water supply and have no naturally-occurring water source (beyond rain that falls in or directly adjacent to the lakes). With no potential for connection to a natural water supply, the redeveloped lakes will continue to require a supplemental water source, although opportunities may exist to connect to sources other than municipal potable water supply such as stormwater runoff from surrounding streets and buildings, clean waste water from adjacent land uses, or groundwater. Further details about potential Minoru Lakes strategies are in **Appendix D**.



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TODAY: The waterfall from the water entry pond is only visible at a distance from across the pond.



INSPIRATION: Strategic lighting could be used to highlight the new waterfall feature.



TODAY: Over the years, infrastructure deterioration has contributed to erosion, invasive species growth, and water quality issues in the lakes.



INSPIRATION: A mix of soft/natural and harder edge features that allow visitors to get close to the water should be incorporated along lake edges.



INSPIRATION: The lake lawn areas in Vondelpark in Amsterdam, Netherlands are popular destinations for sitting and relaxing in the sun.



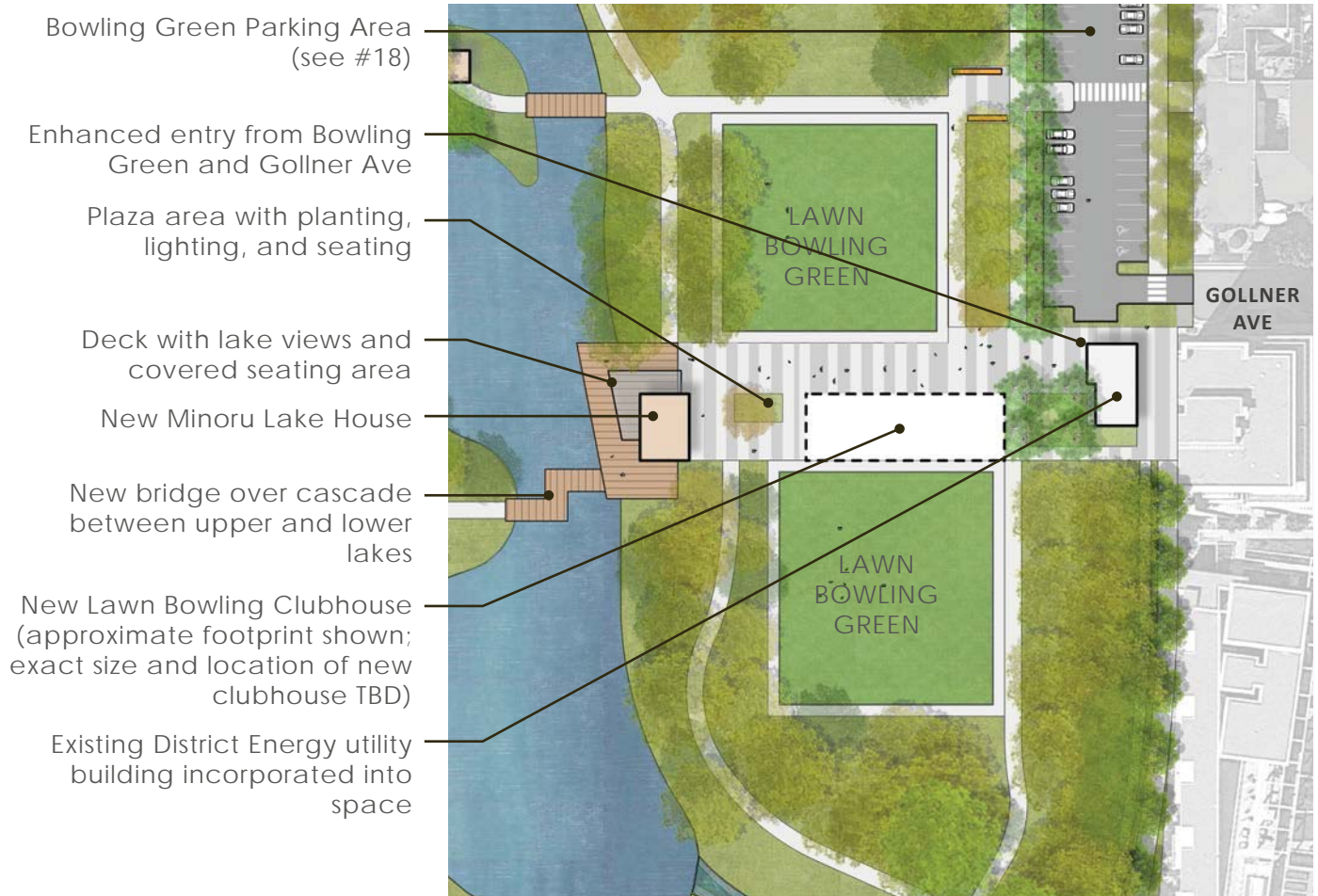
INSPIRATION: The Conservatory Lake in Central Park is well known for its model sailboat races, which provide a fun opportunity to interact with water.

INSPIRATION: The lakes should continue to provide opportunities to view, explore, and be close to nature.

3 MINORU LAKE HOUSE, PLAZA & LAWN BOWLING CLUBHOUSE

▲ NEAR-TERM / ▷ MEDIUM-TERM

A new Minoru Lake House and surrounding plaza is envisioned as the Lakes District Hub. The Lake House is intended to be a central destination with conveniences such as restrooms and seating, a large covered deck overlooking Minoru Lakes, as well as potential for a small commercial space (e.g., cafe or concession). Its design will make it an architectural feature. The existing bowling greens will remain, with a new plaza space between and a new clubhouse.



INSPIRATION: A large building overhang should be considered to shelter the lake lookout area for use during all seasons.



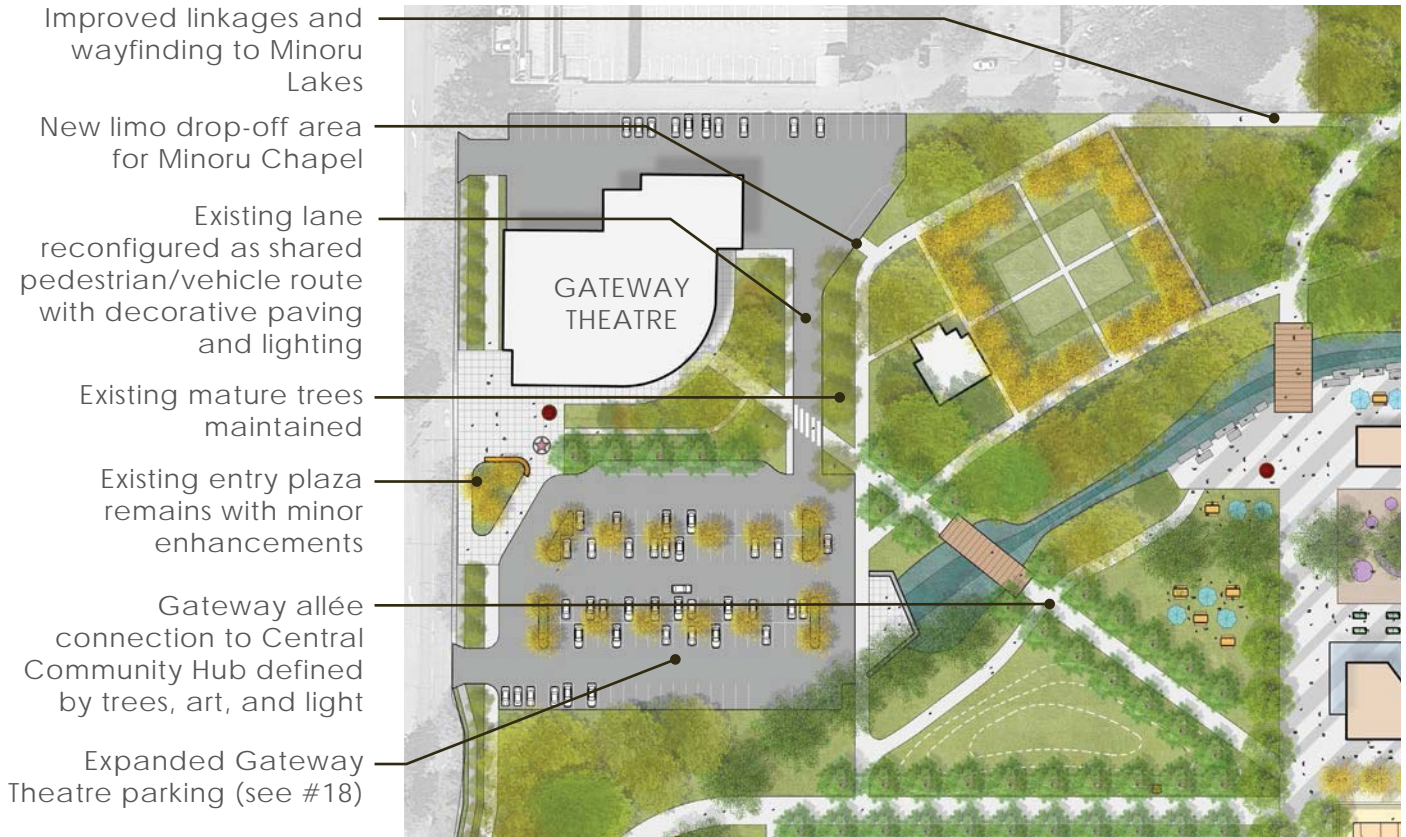
Photo Credit: Cafe am Neuen See

INSPIRATION: The hub should be integrated within the park, providing an overlook of Minoru Lakes.

4 MINORU CHAPEL & GATEWAY THEATRE AREA

► MEDIUM-TERM

The Minoru Chapel and Gateway Theatre facilities will remain in the future and, through improvements to the pathway network and addition of visual features, will become better integrated with the Lakes District.



TODAY: Gateway theatre is surrounded by parking and roads on all sides, creating an “island-effect” that separates the theatre from the rest of the park.

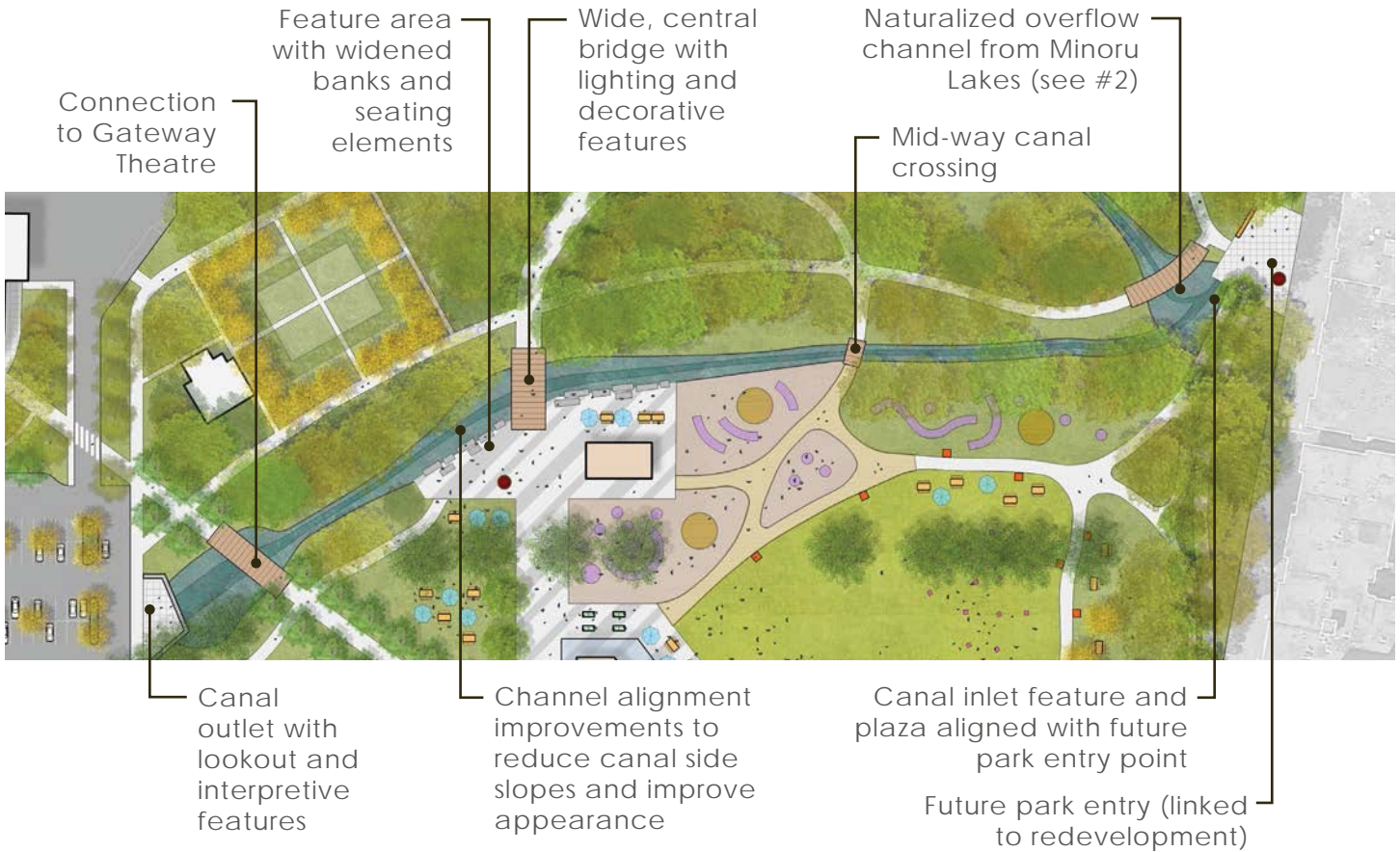


INSPIRATION: A garden-like gateway that invites curiosity and exploration is envisioned to welcome people to the area.

5 THE CANAL

▲ NEAR-TERM

The Minoru Park Vision Plan maintains the function of the canal, but recommends improvements to transform it from a solely functional component to an inviting park feature. During the canal’s transformation, the perceived barrier created by the canal will be diminished by adding enhanced, visible crossing points that celebrate entrance to the Lakes District.



ILLUSTRATIVE RENDERING: The canal will be transformed with enhanced banks and more elements that encourage people to stay and experience the area.



INSPIRATION: The major canal crossings should incorporate decorative railings, high quality materials, and lighting.



INSPIRATION: Smaller crossing points can provide fun and innovative experiences along the canal.

5.5 ACTIVE LIVING DISTRICT

The future active living district is envisioned as a space that continues to support Richmond’s aspiring athletes, while at the same time, being a place for all to play, get outdoors and be active, and engage in healthy living.

ISSUES

- » The Active Living District encompasses a wide range of high-quality sports facilities, yet lacks a cohesiveness that unites these facilities into a distinct district.
- » While there are a number of fields and courts that support programmed activities, there are few spaces that allow informal and pick-up activities to occur and limited spaces to relax between activities.
- » Clement Track is well used by both competitive athletes and recreational users, and at times these uses can compete.
- » The existing playground is aging and undersized for the number of families in the City Centre area.
- » Parts of the area are underutilized, while other areas are over-utilized.
- » The new Minoru Centre for Active Living shifts major recreational uses to the west, affecting connections between formerly adjacent uses.

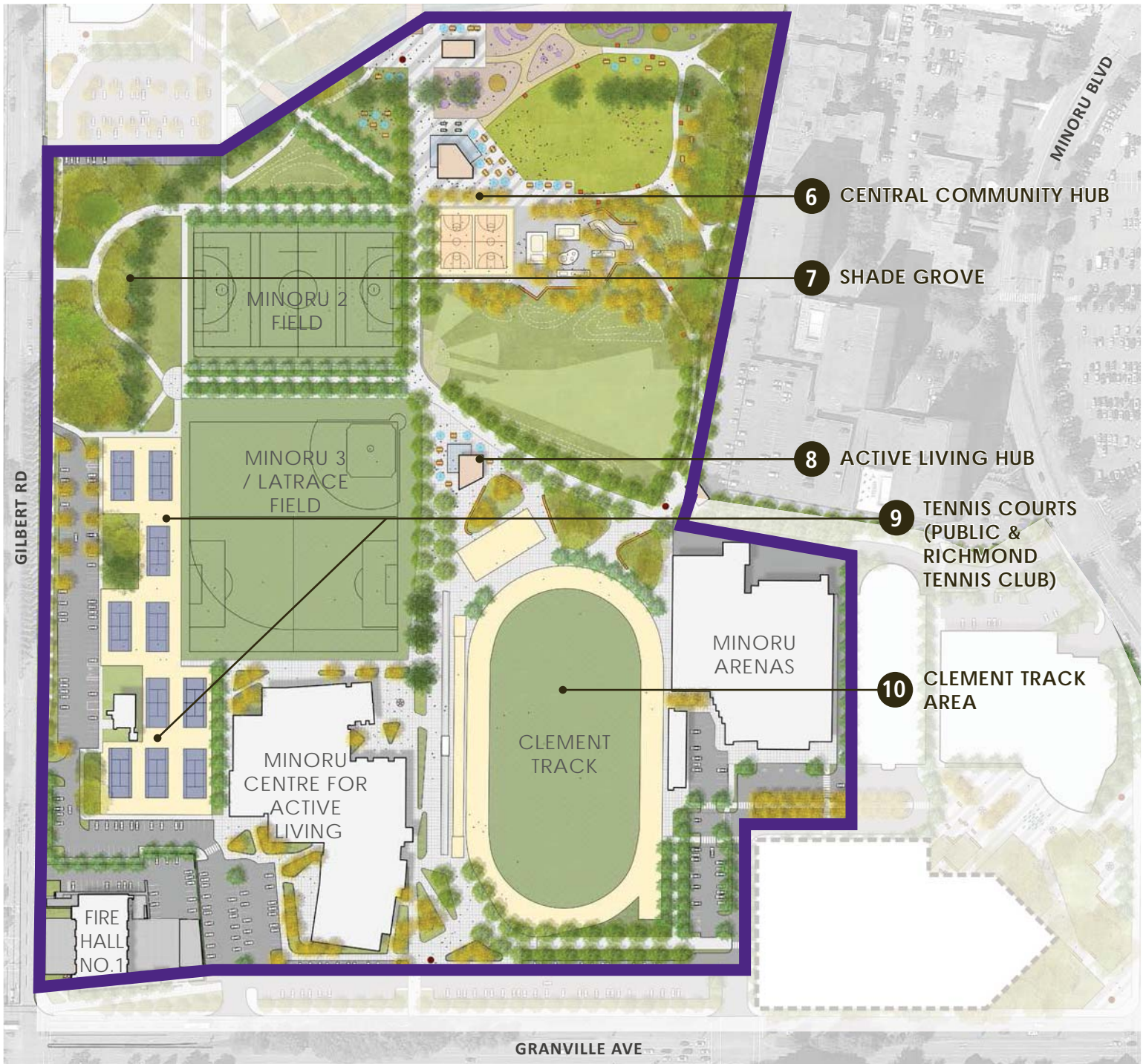
OBJECTIVES

- » Develop spaces that encourage unprogrammed activity and enjoyment by participants of all ages, abilities, and interests.
- » Create spaces for spectators that make it fun and easy to view activities and sporting events.
- » Facilitate both large sporting events and day-to-day activity and enjoyment.
- » Establish a dynamic central plaza that draws people to the heart of the park and encourages social interaction.
- » Expand the tree canopy, creating more green spaces that provide shade and comfort.
- » Provide covered seating spaces that encourage people to enjoy the area through all seasons.
- » Provide clear, strong pathway routes that provide direct access to recreational destinations.
- » Celebrate the heritage oak trees that lined the former Minoru race track.



ILLUSTRATIVE RENDERING: View near the central community hub. The hub will become the heart of Minoru Park, drawing people in to picnic, play, and relax surrounded by both nature and activity.

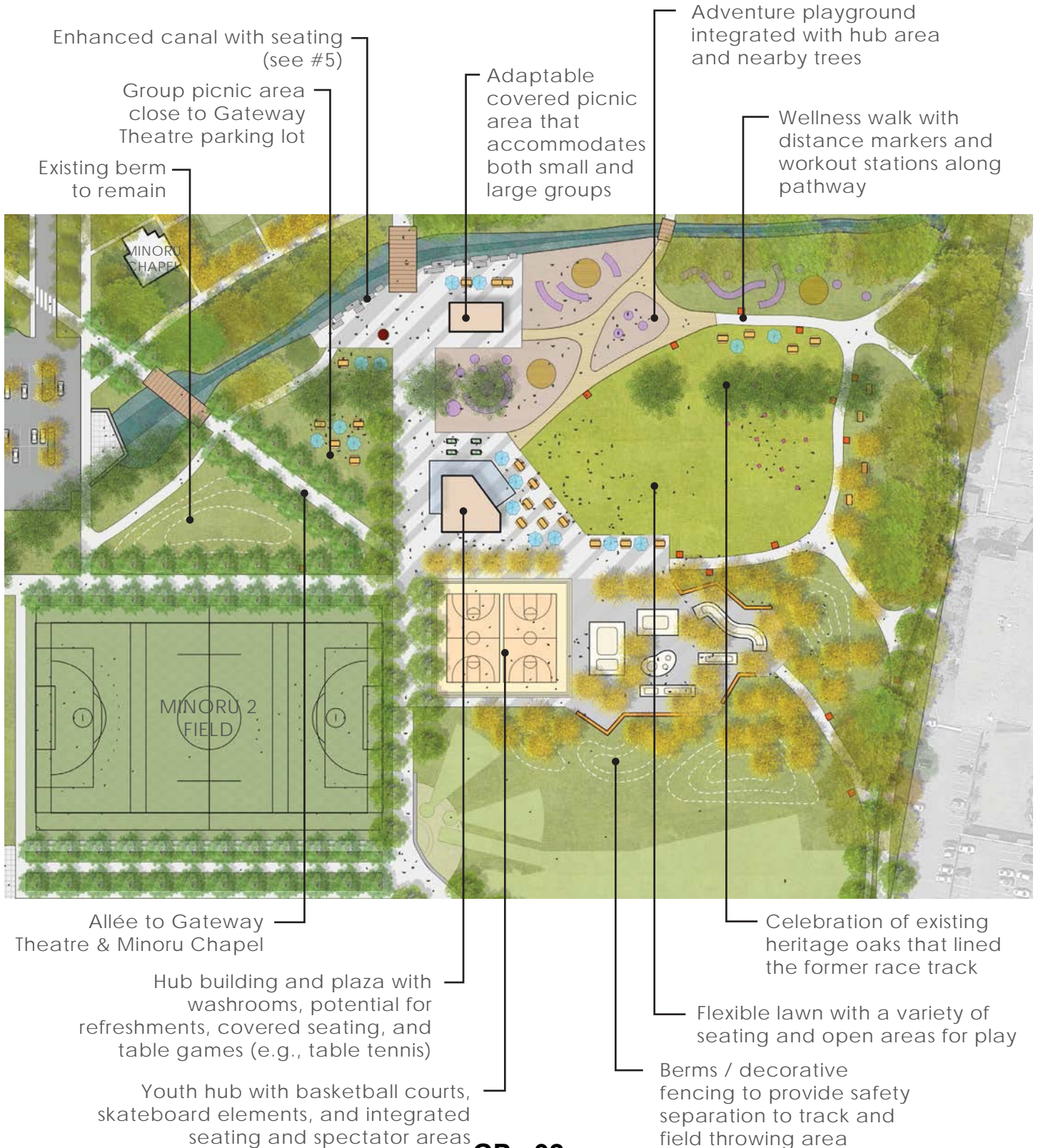
ELEMENTS OF THE ACTIVE LIVING DISTRICT



6 CENTRAL COMMUNITY HUB

▶ MEDIUM-TERM

The Central Community Hub is envisioned as the heart of Minoru Park. Easily accessed from any direction, it will become the site where people come to spend the day – relaxing, picnicking, and playing – enjoying the company of friends and neighbours in an inviting setting.



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INSPIRATION: Central basketball courts with integrated seating will offer new informal activities in the Central Community Hub.



INSPIRATION: Areas for youth activities, like a skateboard plaza, could be considered.



INSPIRATION: A new wellness walk with distance markers and workout stations will provide opportunities for outdoor fitness.



INSPIRATION: The picnic lawn could host community events like movies in the park.



INSPIRATION: The adventure play area should include unique and distinct features.



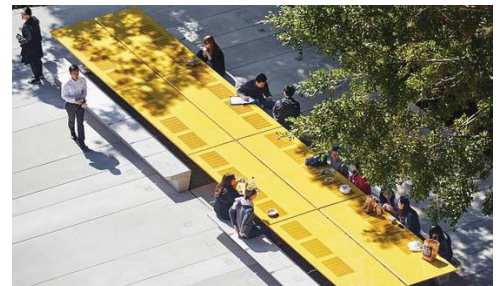
INSPIRATION: Activities for all ages should be included.



INSPIRATION: The canal could incorporate a central seating area with stone block areas for informal relaxation and gathering.



INSPIRATION: Informal seating areas throughout the area should provide opportunities to relax.



INSPIRATION: The picnic area should incorporate a range of unique tables and seating areas that are adaptable to both large groups, as well as smaller groups and individuals.

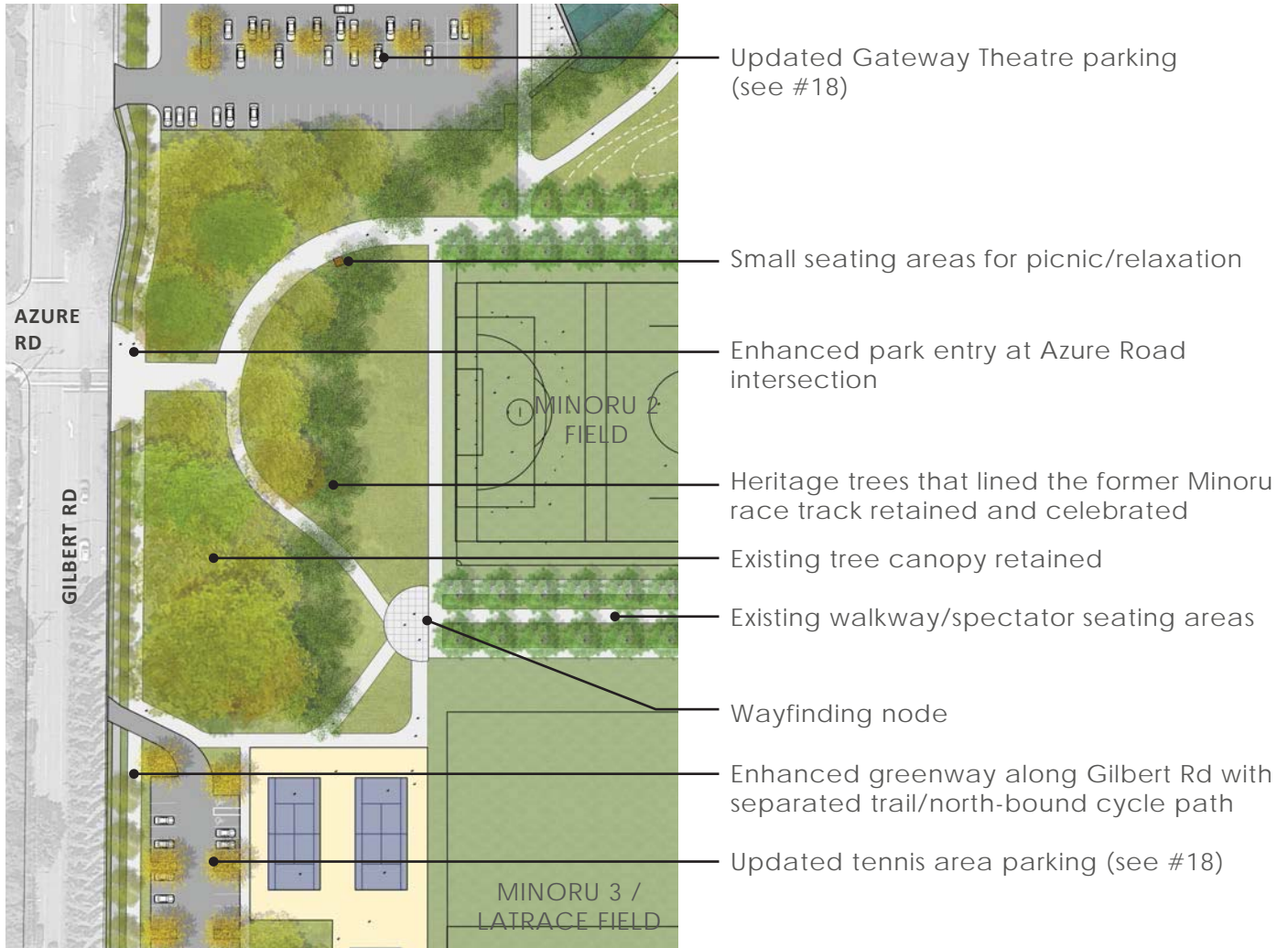


ILLUSTRATIVE RENDERING: View near the adventure play area. The spaces will incorporate play into treed and open areas, with the goal of creating a varied play experience.

7 SHADE GROVE

► MEDIUM-TERM

The shade grove retains existing mature trees and encourages enjoyment through incorporation of small seating areas and heritage interpretation. The existing fitness circuit has been relocated from the shade grove to the wellness walk in the Central Community Hub (see #6).



INSPIRATION: Small scale art elements like unique nesting boxes could be incorporated into the forest to encourage curiosity and exploration.



INSPIRATION: Sculpture or other features may warrant consideration to bring recognition to the heritage trees around the former race track.

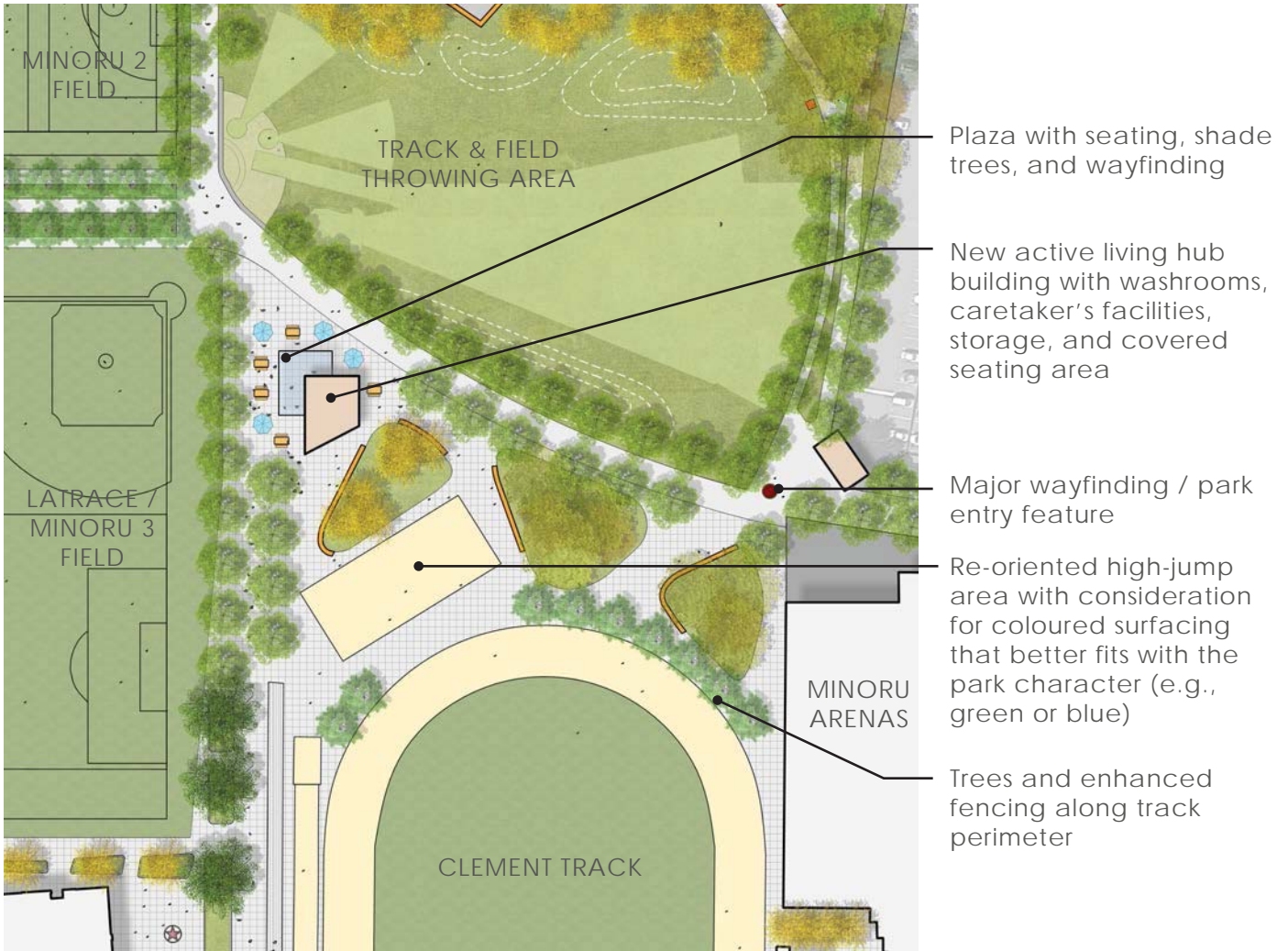


INSPIRATION: Wayfinding could be introduced at key locations.

8 ACTIVE LIVING HUB

▽ LONG-TERM

In the space between the existing fields, Clement Track, and the track and field throwing area, a new hub is envisioned as a gathering and resting area for surrounding active spaces.



INSPIRATION: The areas will welcome spectators and visitors to join in the fun at sporting events.



INSPIRATION: Spaces throughout the area could provide areas for stretching or relaxing between games.



INSPIRATION: Activity areas and trails should be developed to encourage people of all ages, abilities, and interests to be active.

9 TENNIS COURTS

▼ LONG-TERM

Enhancements to the tennis area may include multi-use pickleball and tennis courts will be incorporated when the tennis facilities are upgraded.



INSPIRATION: Minor redevelopment and relining of existing public tennis courts could create a flexible space that includes outdoor pickleball.



INSPIRATION: People of all ages will continue to have opportunity to play tennis in Minoru Park.



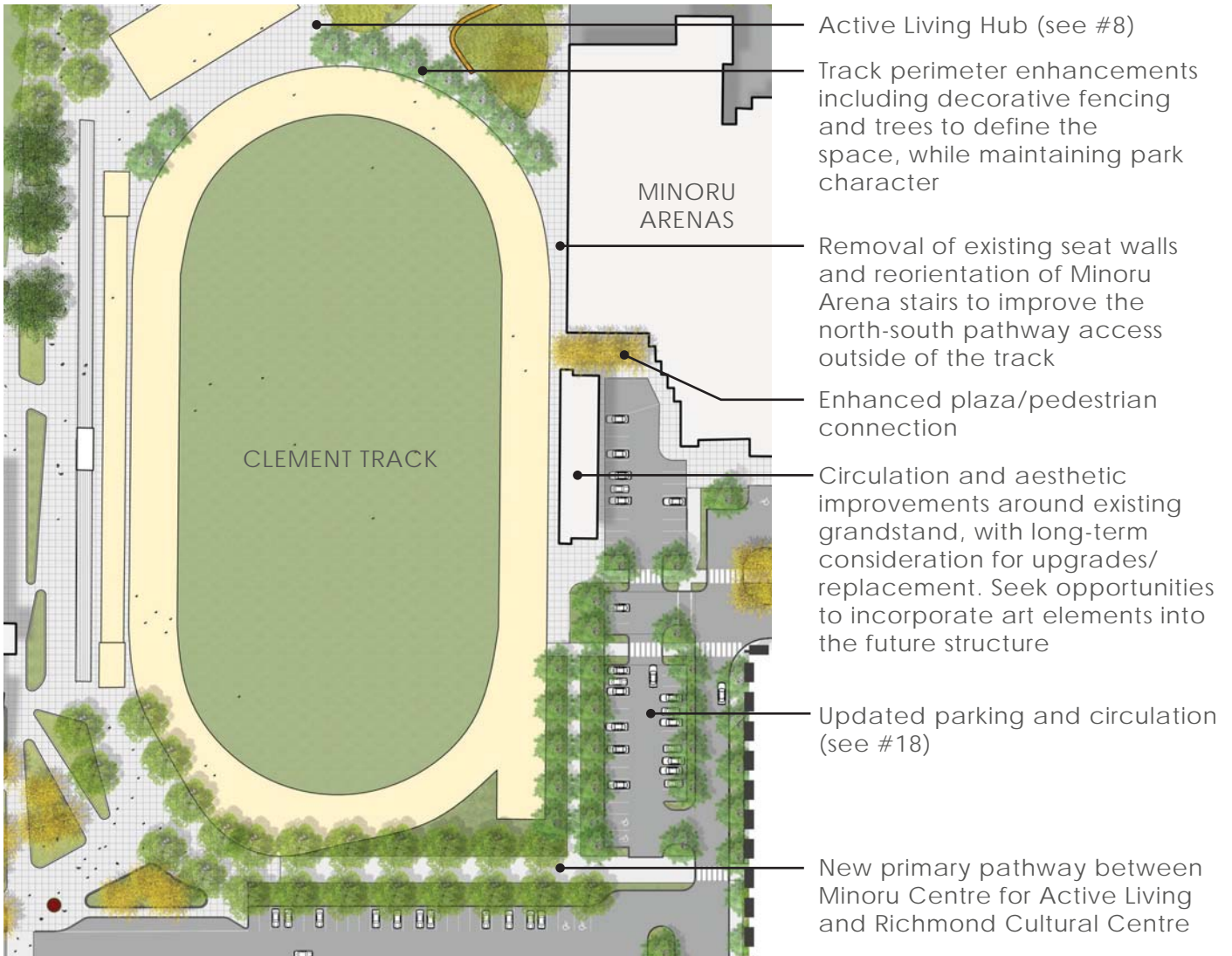
Photo: Marks Postcards from Bel-Riverside Drive bike and Walking Pathway - CC BY 2.0

INSPIRATION: An urban greenway along Gilbert Rd is recommended to provide walk and cycle routes.

10 CLEMENT TRACK AREA

▽ LONG-TERM

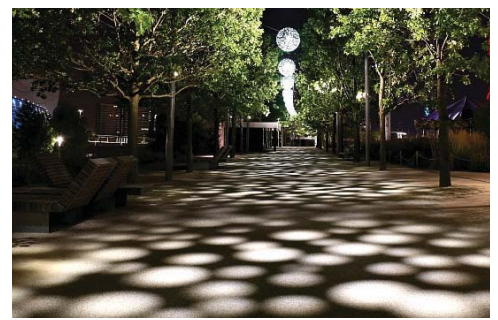
Clement Track will remain an integral part of Minoru Park, with improvements to circulation and park spaces around it to provide direct, continuous pathways helping to manage issues with people cutting across the track, while improving overall circulation. The existing grandstand will remain, with consideration for improvements/replacement in the long-term to enhance the character of the area.



TODAY: The space between Minoru Arenas and Clement Track is a pinch-point, that results in people crossing onto the track to move through the space.



INSPIRATION: In the long-term, the grandstand could be upgraded and better integrated within the park. The structure could become an art or green canvas, interfacing with the Arts & Culture district.



INSPIRATION: Enhanced connections between key destinations such as the Minoru Centre for Active Living and Richmond Cultural Centre.

5.6 ARTS & CULTURE DISTRICT

The future arts and culture district is envisioned as a creative and contemporary space that displays Richmond's artistic side, showcasing community talent and inspiring residents and visitors.

ISSUES

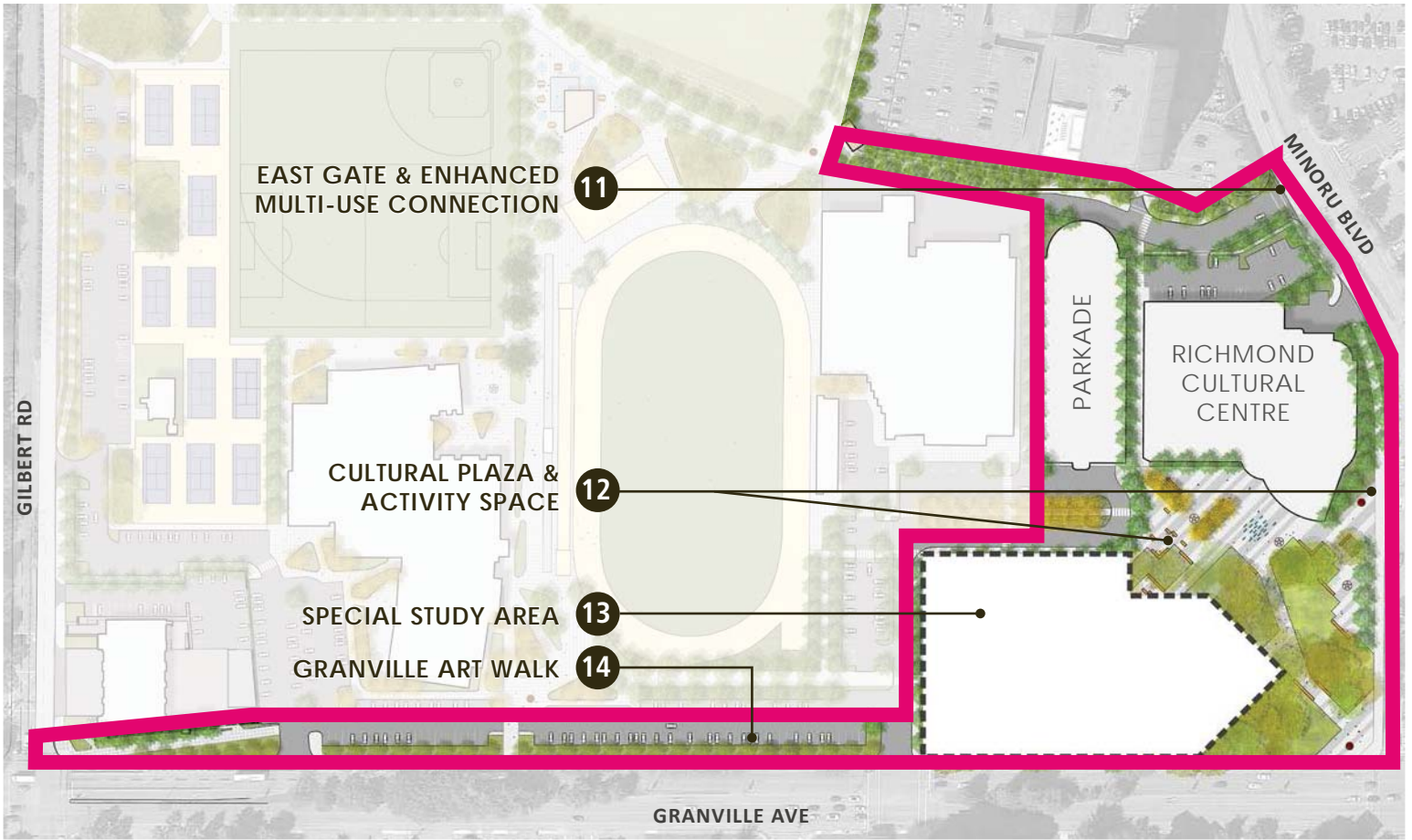
- » The extensive surface parking in this area is a barrier to pedestrians and rollers moving between key park destinations (e.g., Richmond Culture Centre and the Minoru Centre for Active Living).
- » The Cultural Centre plaza could be enhanced to increase function for hosting outdoor events.
- » The Granville Avenue park edge is generally surface parking, which offers limited visual appeal.
- » Park entrances from Minoru Blvd are underdeveloped.
- » The existing Minoru Aquatics Centre does not relate well to the surrounding arts and culture uses.
- » The lay-by / book drop-off impacts pedestrian and cyclist safety as well as the appeal of the Minoru Blvd entrance to the Richmond Cultural Centre.

OBJECTIVES

- » Develop exciting and colourful spaces that encourage art and celebration.
- » Strengthen the park edge along Granville Avenue to provide a strong visual connection to the park.
- » Incorporate both permanent and temporary art displays throughout the area.
- » Support cultural programming with spaces designed to host a wide range of community events, festivals, celebrations, activities, and programs, big or small.
- » Rethink park circulation to increase compatibility between pedestrians, rollers, and vehicle users.
- » Provide amenities like seating, power, and trees that encourage people to be outside.
- » Shift the lay-by / book drop-off functions to support a stronger Minoru Blvd entrance to the Richmond Cultural Centre.



KEY ELEMENTS OF THE ARTS & CULTURE DISTRICT



11 EAST GATE & ENHANCED MULTI-USE CONNECTION

▼ LONG-TERM

In the future, Minoru Park’s east entry will become a primary park entry point, connecting the redeveloped Richmond Centre mall site with the park. Reconfigured transportation modes, removal of parking, gateway features, screening, and a strong pedestrian-focused spine will make this a welcoming park entry.



INSPIRATION: The “street” components of the entry could be reconfigured as a “woonerf” or urban alley, to enhance the park character and help slow vehicle traffic.



INSPIRATION: The park entry sequence should feature trees and interesting features such as unique lighting that guide people into the park.



TODAY: The current east gate entry does not provide a positive entry experience, requiring pedestrians to walk through parking areas and adjacent to high walls.



INSPIRATION: Decorative screening could help separate pedestrian areas from the arena back-of-house.



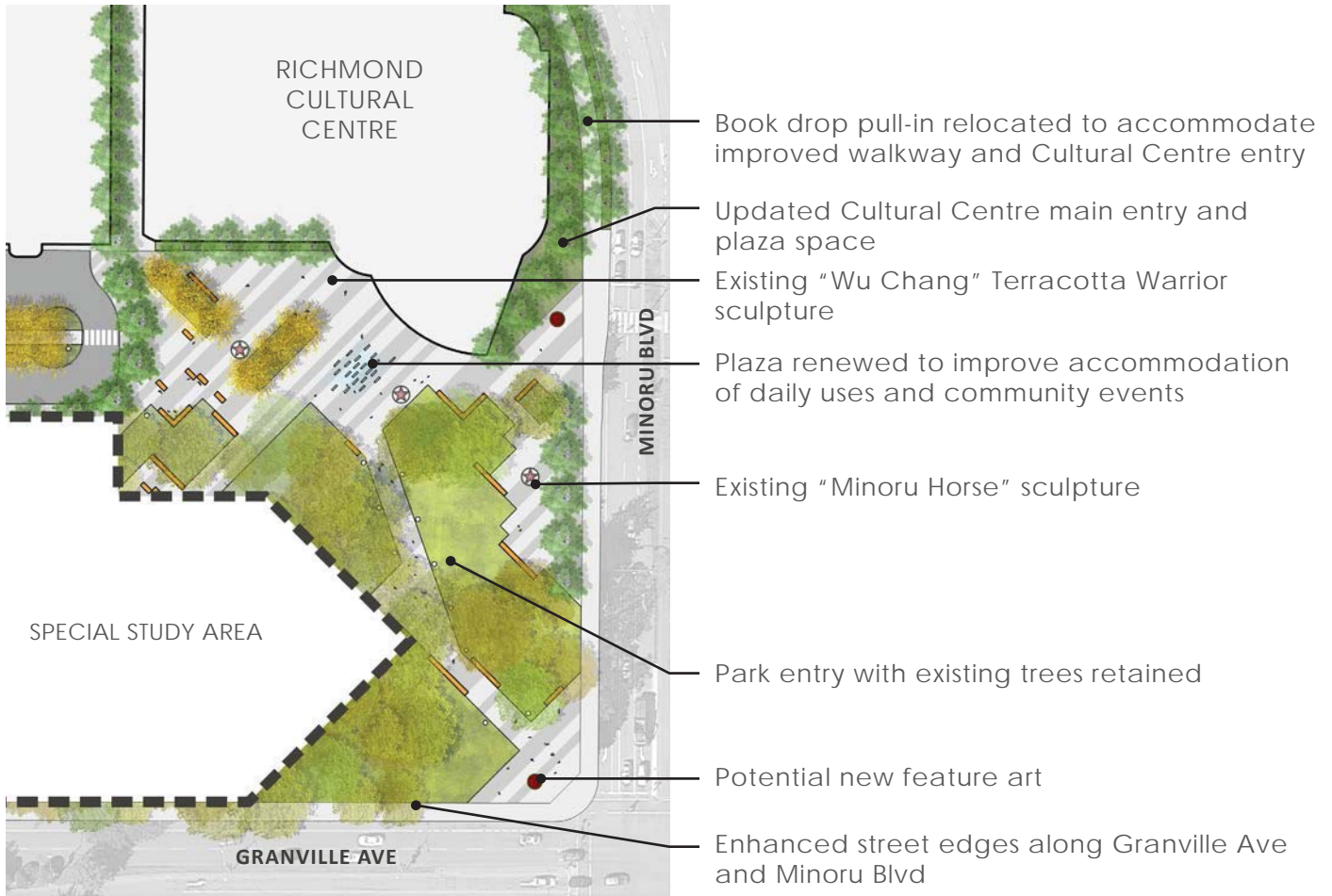
INSPIRATION: A major wayfinding feature could welcome visitors.

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12 CULTURAL PLAZA & ACTIVITY SPACE

▲ NEAR-TERM

The future cultural plaza is envisioned as a highly flexible space that accommodates community events and festivals, group classes and activities, and casual relaxation. It will be an exciting space, with inviting views from Granville Ave and Minoru Blvd and potential to incorporate a wide range of permanent and temporary art displays that inspire visitors.



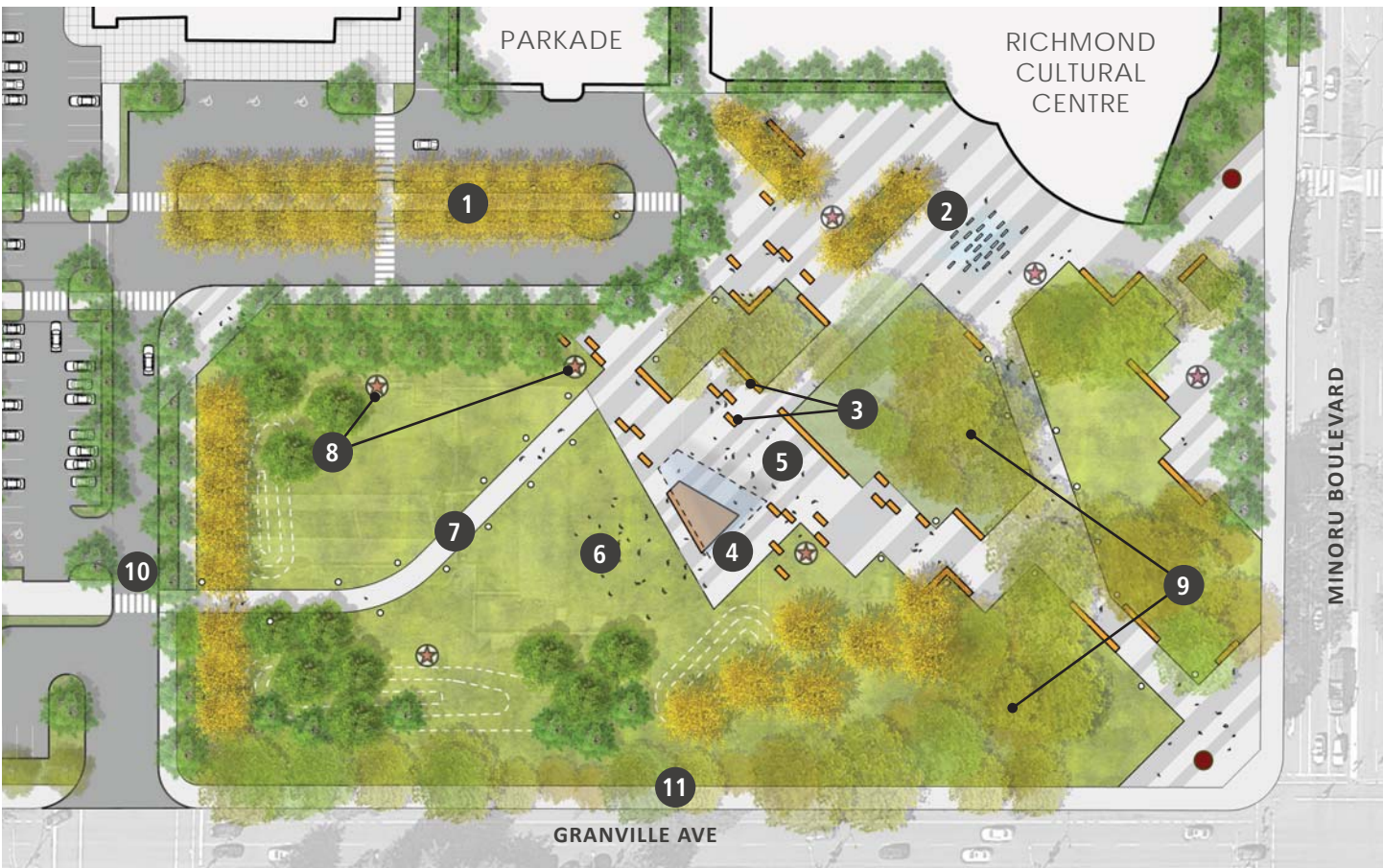
INSPIRATION: The future cultural centre plaza and park entry plaza should incorporate both temporary and permanent art, flexible seating spaces, and features that are inviting and welcoming at all times of year.

13 SPECIAL STUDY AREA

▽ LONG-TERM

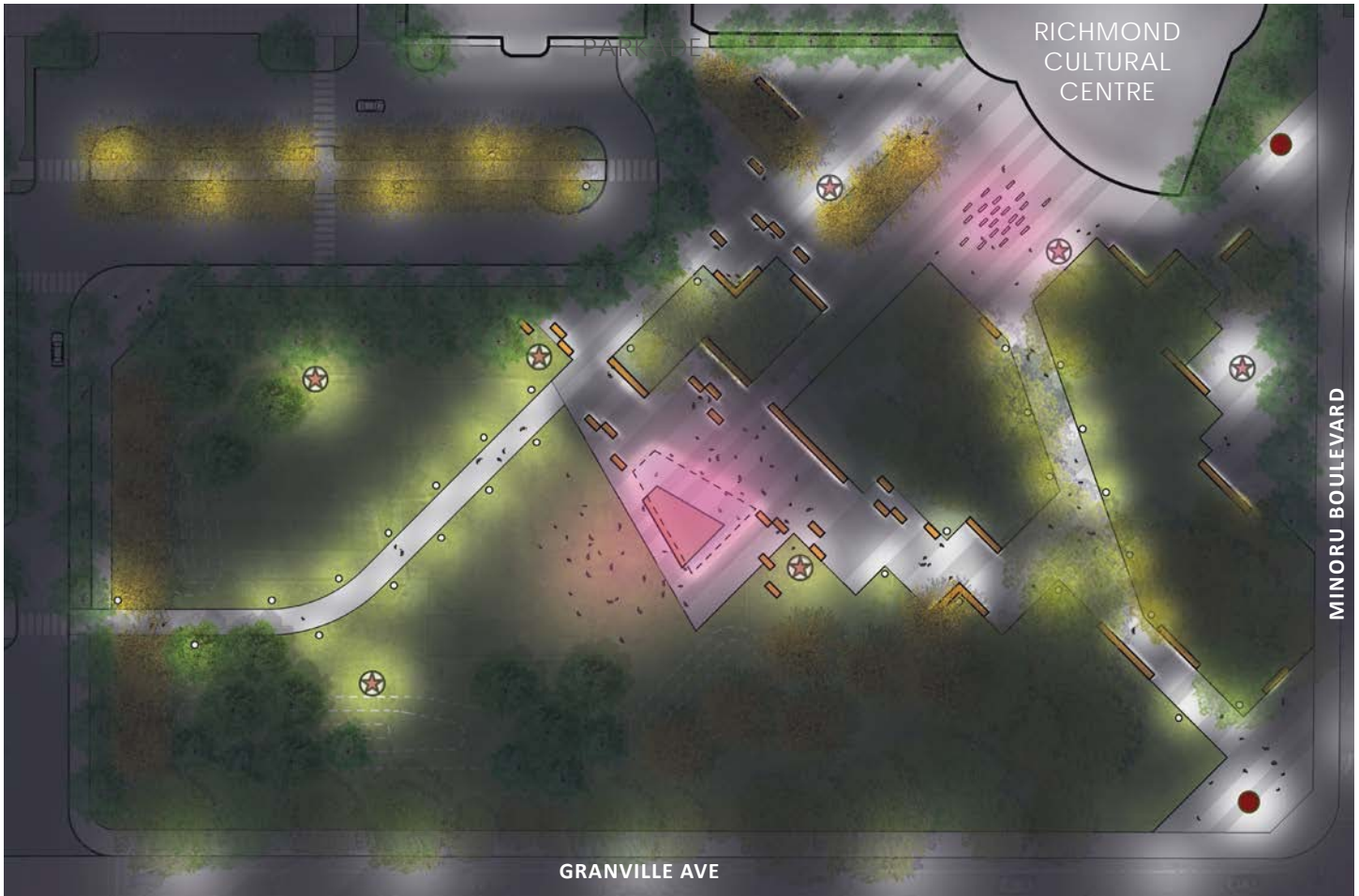
The site that is currently home to the Minoru Aquatic Centre and the Minoru Place Activity Centre is envisioned as evolving in phases. In the near-term, it is anticipated that the Activity Centre building will be re-purposed and the Aquatic Centre building will be demolished. The potential interim condition could include retention of the existing parking along with lawn space and a pathway connection between Richmond Cultural Centre and the Minoru Centre for Active Living. In the long-term, as alternate solutions for parking are developed (e.g., parkade), and as the Activity Centre building nears the end of its functional life, the site could accommodate park space and/or a new facility (with parking beneath). At all times during this evolution, a strong pedestrian linkage will be established and maintained between the Richmond Cultural Centre and the Minoru Centre for Active Living. The following options outline potential long-term concepts for the Special Study Area.

OPTION 1: OPEN GREEN SPACE



- 1 New drop-off/parking loop (see #18)
- 2 Plaza (see #12)
- 3 Integrated and varied seating
- 4 Covered stage
- 5 Event plaza
- 6 Multi-purpose event lawn
- 7 Connection to the Minoru Centre for Active Living
- 8 Permanent and temporary public art pieces and programming integrated throughout
- 9 Existing tree canopy retained
- 10 Crosswalk
- 11 Enhanced street edges along Granville Ave (see #14)

OPTION 1: OPEN GREEN SPACE (EVENING VIEW)

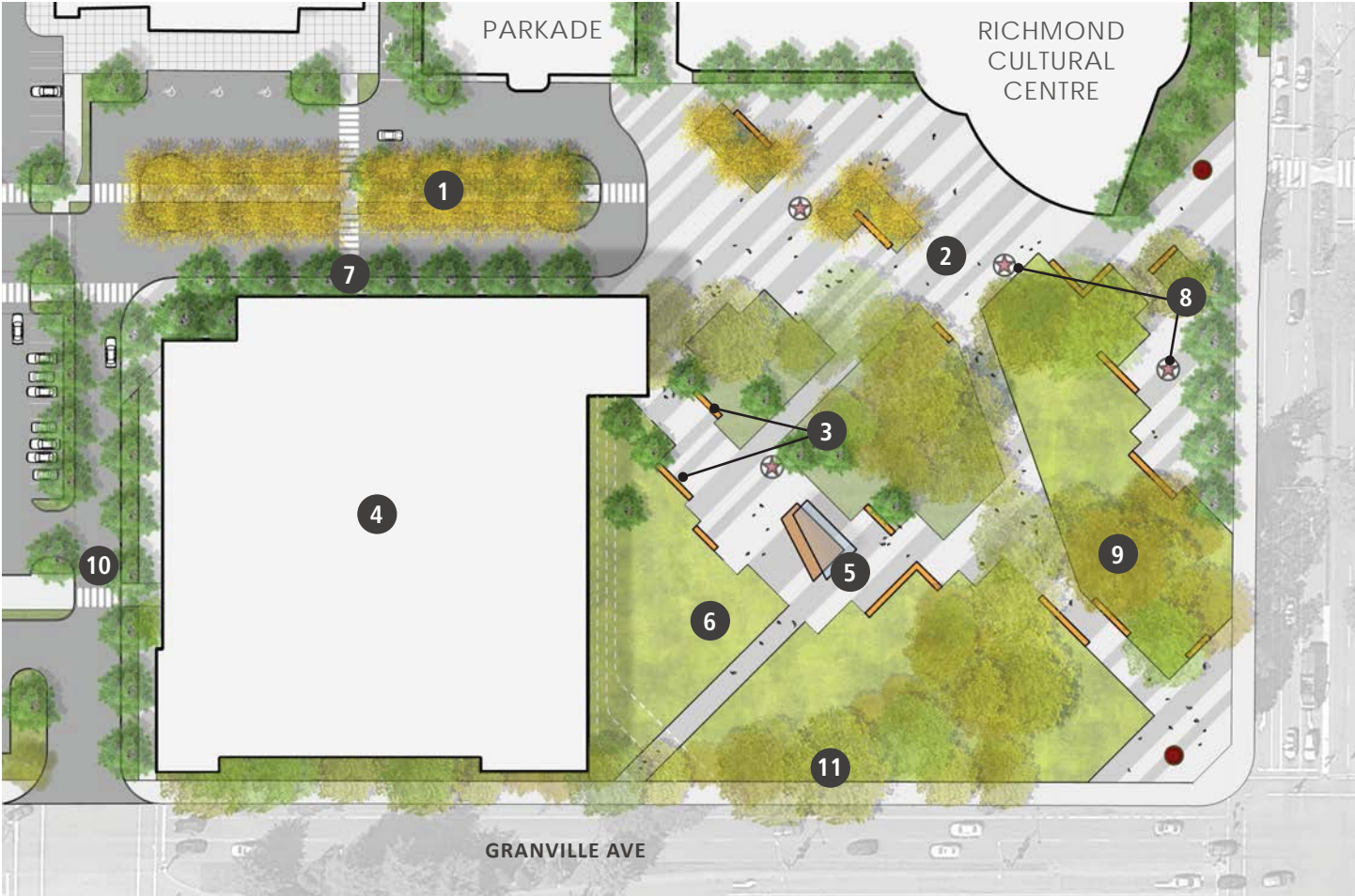


INSPIRATION: A multi-sided stage provides opportunities for events to face either plaza or lawn areas.



INSPIRATION: Flexible spaces provide opportunities for a range of outdoor programs.

OPTION 2: NEW CIVIC FACILITY



- 1 New drop-off/parking loop (see #18)
- 2 Plaza (see #12)
- 3 Integrated and varied seating
- 4 New civic facility with integrated parking
- 5 Covered stage
- 6 Multi-purpose event lawn
- 7 Connection to the Minoru Centre for Active Living
- 8 Permanent and temporary public art pieces and programming integrated throughout
- 9 Existing tree canopy retained
- 10 Crosswalk
- 11 Enhanced street edges along Granville Ave (see #14)



Photo: Discovery Green Park by Erlon Sheha, CC BY 2.0
INSPIRATION: Flexible plaza and open space areas encourage activity and events.



INSPIRATION: Strategic lighting makes spaces friendly and welcoming at all times.

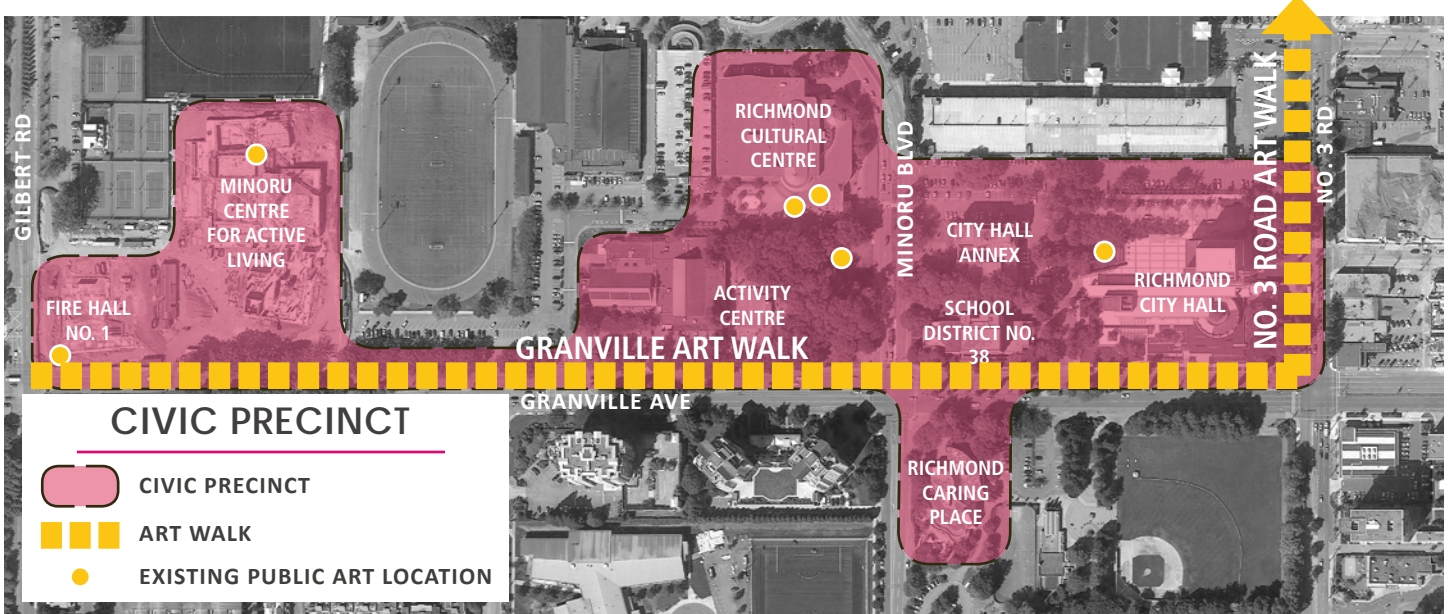


INSPIRATION: Interactive art pieces encourage discovery and playfulness.

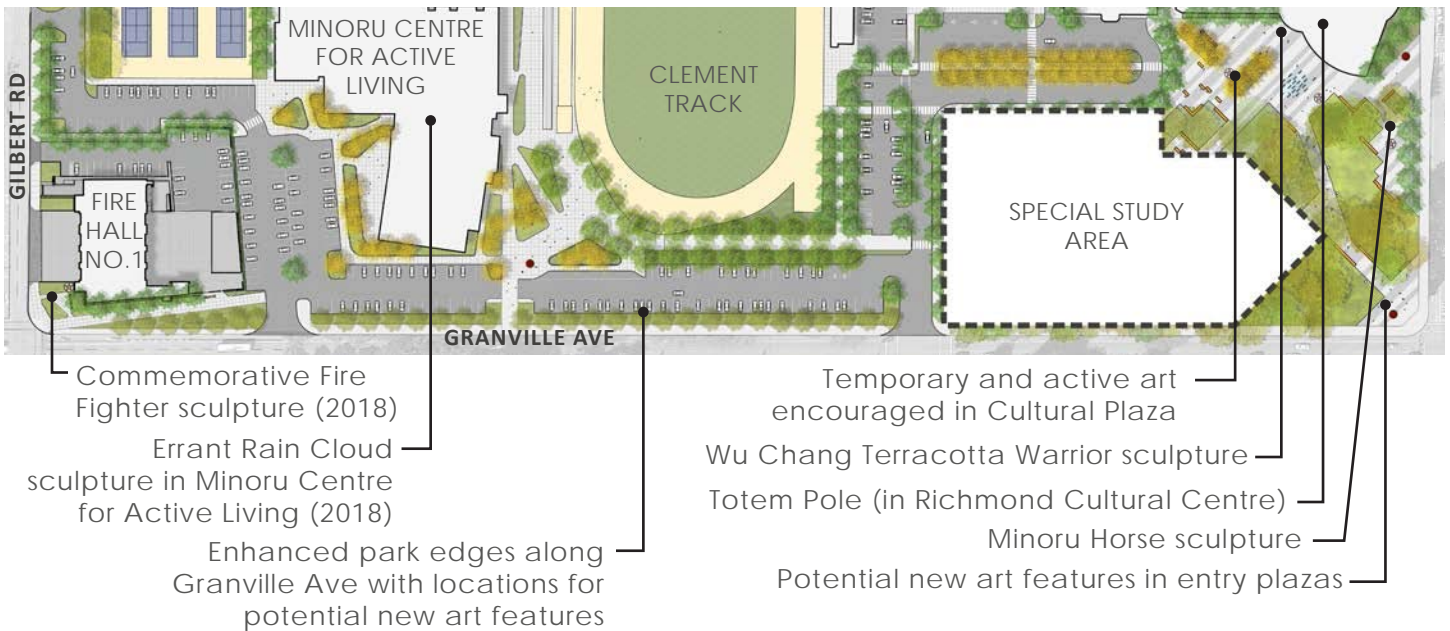
14 GRANVILLE ART WALK

ONGOING

The Granville Art Walk is embedded in the City Centre Public Art Plan and supports the arts character of Richmond’s civic precinct by adding new permanent and temporary features along an enhanced Minoru Park edge.



CONTEXT: Granville Avenue between Gilbert Rd and No. 3 Rd forms a civic spine. The Granville Art Walk is intended to complement this route.



INSPIRATION: The Granville Art Walk and Cultural Plaza should encourage interactive and innovative displays that bring life and character to the area.

5.7 PARK CIRCULATION

Minoru Park’s circulation network is envisioned as becoming easy to navigate, well connected, and inviting. The circulation network will enhance pedestrian and roller safety, and will better define park entrances and edges.

ISSUES

- » The existing network is disconnected and has limited hierarchy.
- » Wayfinding is challenging.
- » There are missing linkages between key park destinations.
- » There is limited lighting.
- » Park entrances are poorly defined and lack visual cues that welcome people into the park.
- » Park areas are not generally visible from surrounding streets, which may make the park seem less welcoming.
- » There are currently no dedicated cycle routes in Minoru Park.
- » There are community concerns that parking will be insufficient to accommodate the demand created by new park facilities (e.g., Minoru Centre for Active Living).
- » There are community concerns that parking is displacing green park space.
- » Existing surface parking does not provide safe, well-defined routes for pedestrians and rollers.

OBJECTIVES

- » Provide clearly defined major routes for north-south and east-west movement through the park for pedestrians and rollers.
- » Develop strong linkages between key park destinations.
- » Refine the pathway network to reduce redundancy.
- » Develop designated walking loops that encourage the entire park to be used for fitness.
- » Improve a sense of safety with enhanced lighting on key routes.
- » Enhance pedestrian and roller safety.
- » Continue to monitor the potential long-term need for parkade expansion.
- » Develop long-term planning for structured parking that reduces green space lost to surface parking.
- » Clearly indicate park entry points and create green, inviting edges where possible.
- » Strengthen the park’s relationship to adjacent land uses, especially as these areas redevelop.
- » Define wayfinding signage.






CIRCULATION

PRIMARY PARK ENTRY POINTS

-  PEDESTRIAN
-  CYCLIST
-  VEHICLE

PRIMARY CIRCULATION

-  PEDESTRIAN
-  CYCLIST
-  SHARED CYCLE ROUTE THROUGH DRIVE AISLES

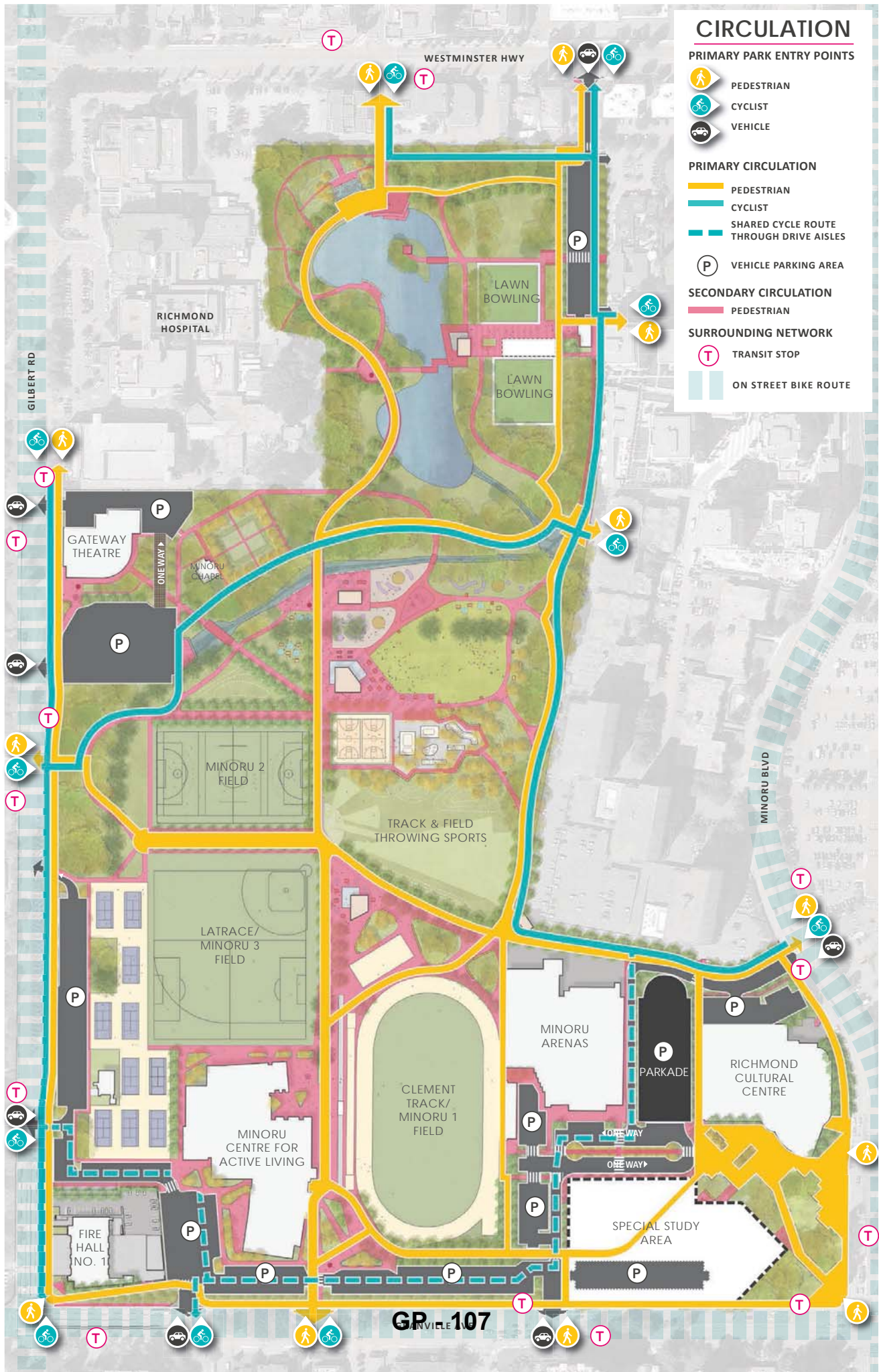
-  VEHICLE PARKING AREA

SECONDARY CIRCULATION

-  PEDESTRIAN

SURROUNDING NETWORK

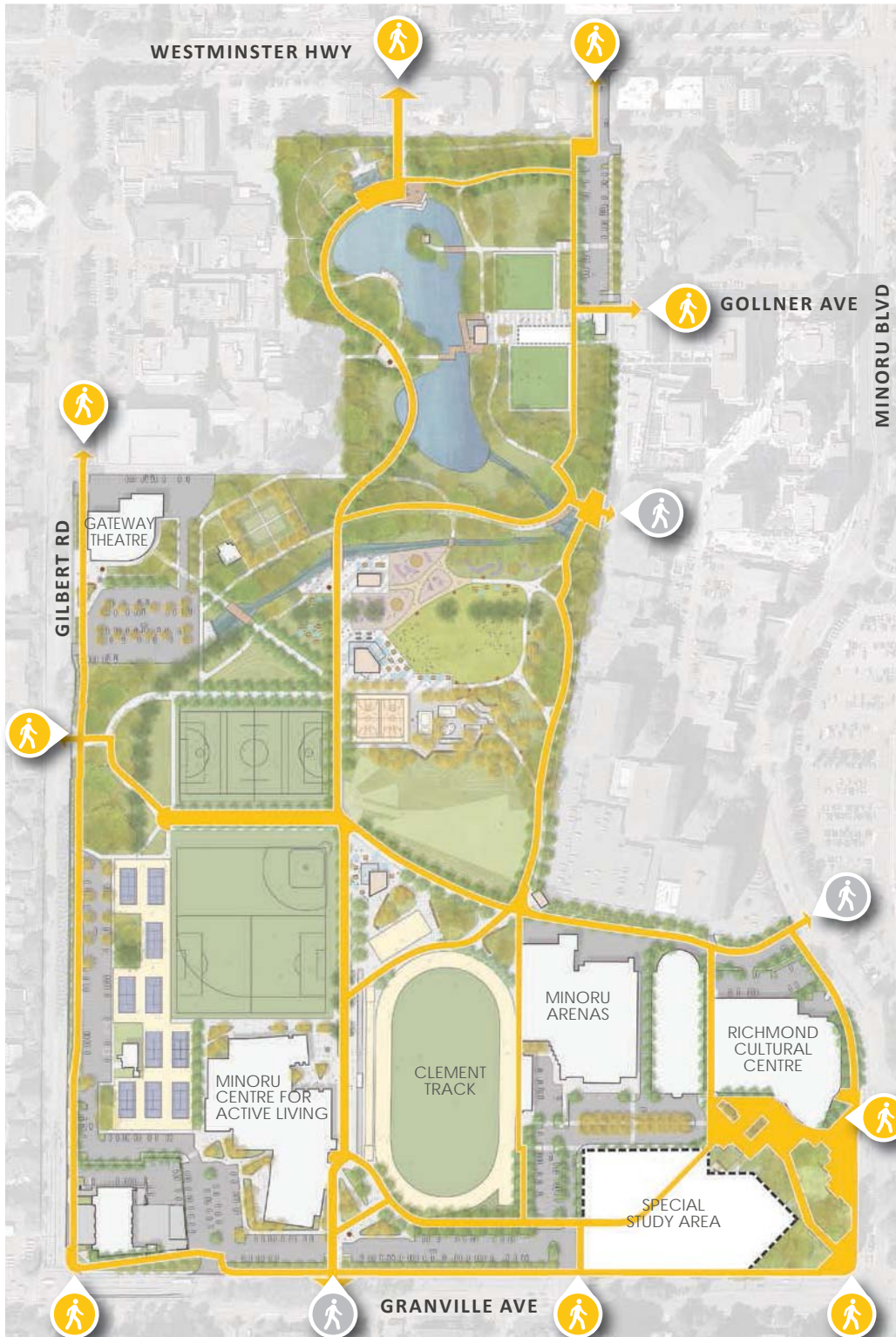
-  TRANSIT STOP
-  ON STREET BIKE ROUTE



15 PRIMARY PEDESTRIAN CIRCULATION ROUTES

▲ NEAR-TERM

The Minoru Park Vision Plan envisions well-defined, continuous routes that provide access both north-south and east-west through the park. These routes would be wide and accessible, incorporating wayfinding, lighting, rest spots, tree allées, and framed views to key park destinations.



- PRIMARY PEDESTRIAN CIRCULATION ROUTE
- PRIMARY PARK ENTRY POINT (EXISTING)
- PRIMARY PARK ENTRY POINT (FUTURE)



INSPIRATION: Primary trails should be smooth and accessible for all ages and abilities.



Photo Credit: Rusty Clark

INSPIRATION: Primary pathways should be designed to allow maintenance vehicle access, including at constrained locations (e.g., bridges).



INSPIRATION: Primary routes could be a focus for art display and celebration.

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16 SECONDARY PEDESTRIAN CIRCULATION

ONGOING

In addition to primary connections, Minoru Park will continue to have a finer network of trails that invite wandering and strolling, especially within the Lakes District and Central Community Hub Areas. These smaller trails will form looping, continuous routes that connect to the primary network at key nodes.



PRIMARY PEDESTRIAN CIRCULATION ROUTE

SECONDARY PEDESTRIAN CIRCULATION ROUTE

WELLNESS WALK



INSPIRATION: Secondary trails should provide spaces to wander and relax.



INSPIRATION: Wellness walk with workout stations and distance markers should be incorporated into the Central Community Hub.

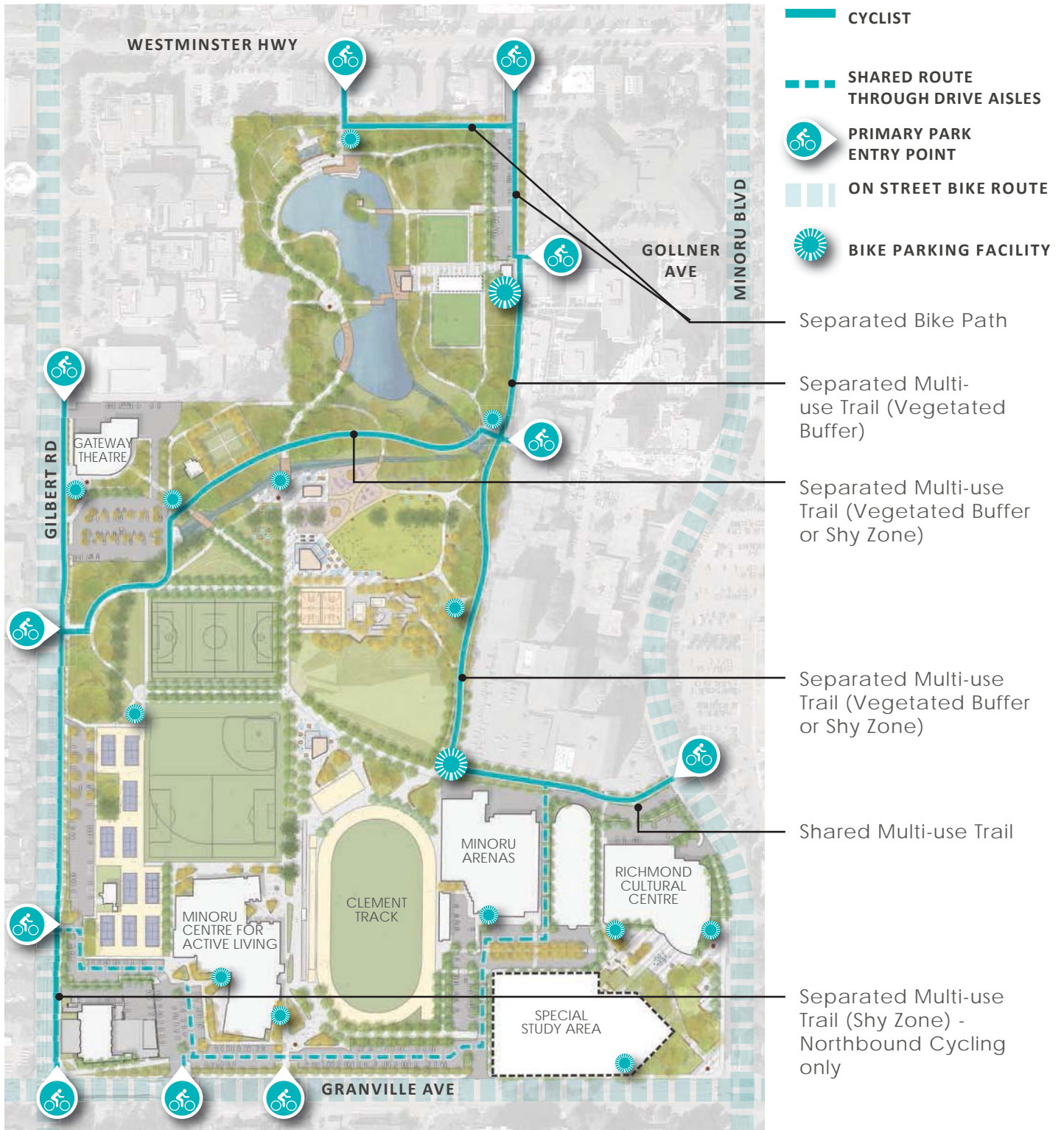


INSPIRATION: Lighting on key pathways will link popular evening destinations, helping increase the feeling of safety for park users.

17 CYCLING ROUTES

□ ONGOING

The Minoru Park Vision Plan recommends consideration for designated bike routes around the edges and through Minoru Park. It is assumed that the primary high-speed cycling routes will remain on the adjacent street network, with the potential connections within the park being low-speed linkages to help cyclists reach park destinations.



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The cycling network will be separated from the primary pathway network wherever possible using separated multi-use trails. In locations where the networks cross or join, signage and physical indicators should be used to mitigate potential conflicts. The following sections describe the potential trail types shown in Options 1 and 2 above.

SEPARATED MULTI-USE TRAIL (VEGETATED BUFFER)



NOTES:

- » Vegetated buffer physically separates cyclists and pedestrians.
- » Provides opportunities to incorporate shade trees and landscaping for an enhanced pedestrian and cycling experience.
- » Signage, pathway markings, and speed control devices (e.g., bollards and/or baffle gates) required where paths converge.



INSPIRATION: Cycling and pedestrian uses separated by a vegetated barrier.

SEPARATED MULTI-USE TRAIL (SHY ZONE)



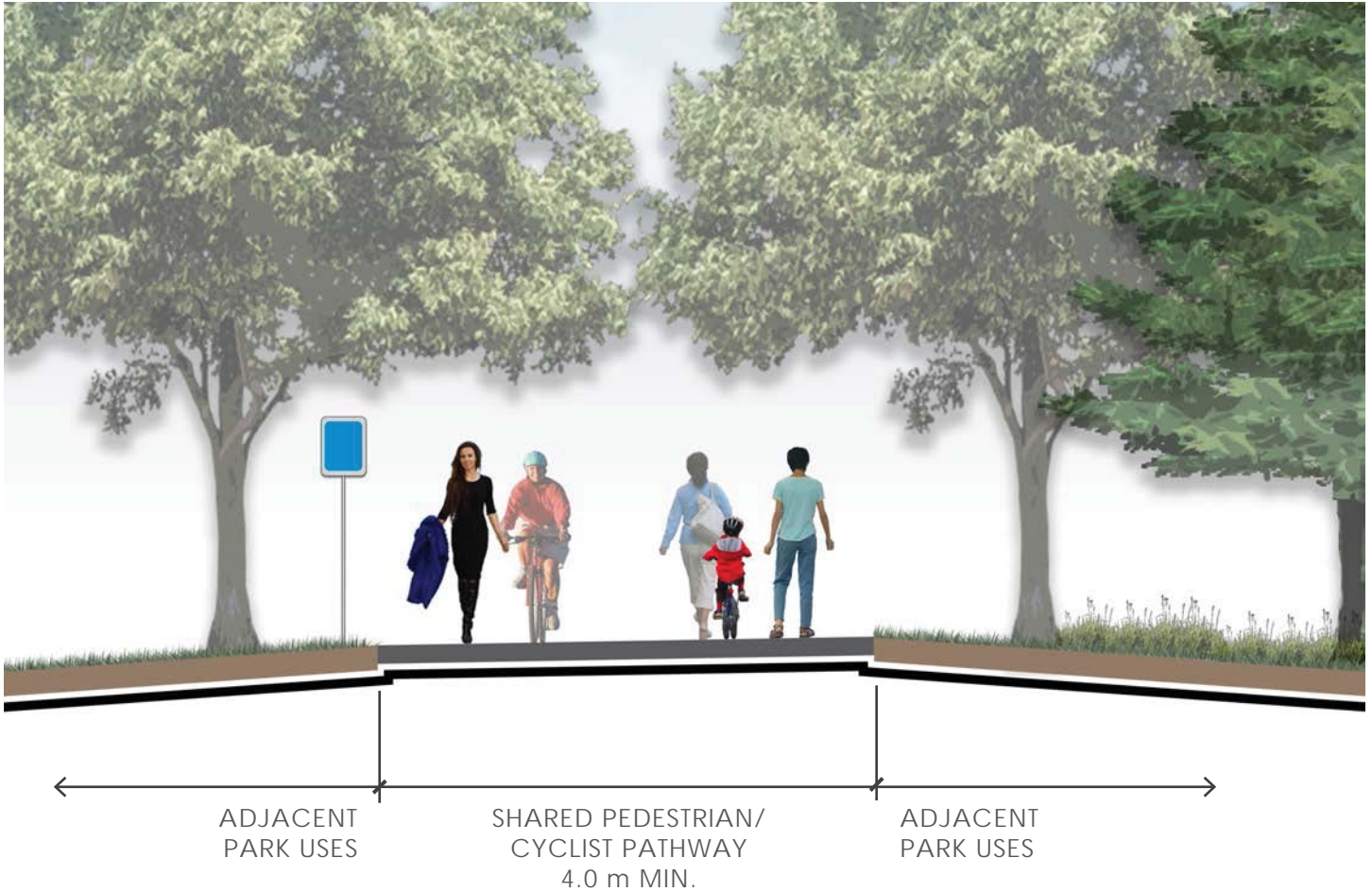
INSPIRATION: A painted line and symbols can be used to define uses where space is limited.



INSPIRATION: A tactile strip indicates separation between a bike lane and pedestrian route.

- NOTES:**
- » Provides separation between cyclists and pedestrians.
 - » Shy zone should have a wider strip of tactile paving where space is available or a painted line where space is limited.
 - » Shy zone could accommodate signage, bollards, lighting, or art.

SHARED MULTI-USE TRAIL



NOTES:

- » Painted centreline separates direction of travel.
- » To be used where space is limited due to existing park features.



INSPIRATION: Creative paint markings indicating direction of travel.

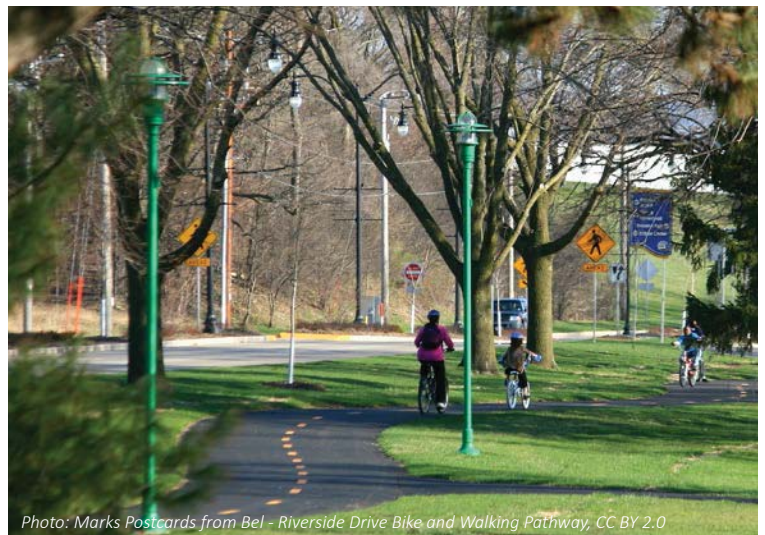


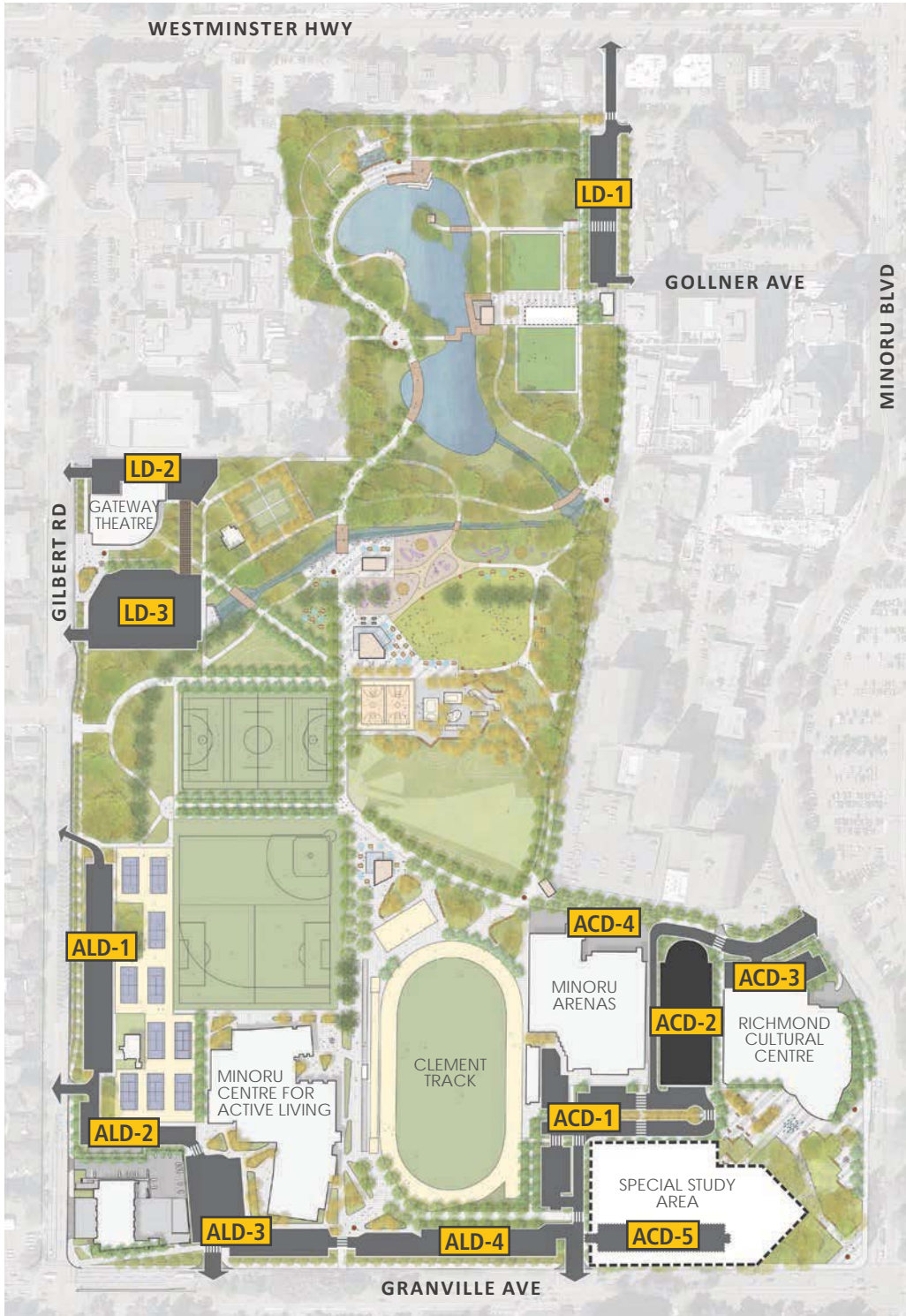
Photo: Marks Postcards from Bel - Riverside Drive Bike and Walking Pathway, CC BY 2.0

INSPIRATION: A multi-use pathway with a painted centreline.

18 PARKING & VEHICLE CIRCULATION

▲ NEAR-TERM / ▼ LONG-TERM

Proposed parking lot enhancements in the Minoru Park Vision Plan include near-term and long-term priorities to accommodate estimated parking demands for new facilities. In the long-term, some surface parking is envisioned as being amalgamated into a parkade, as required, to ensure Minoru Park remains able to provide valuable green space for the growing community. Parking and traffic circulation has been analyzed and future proposed changes are aimed at increased efficiency, flow, and safety, while sustaining a sufficient parking supply.



- LD-1** PARKING LOT LOCATION
- SURFACE PARKING
- PARKADE



INSPIRATION: Surface parking areas should incorporate trees, paving enhancements, and decorative lighting to complement the overall park character.



INSPIRATION: Primary pedestrian routes should be continuous through vehicle circulation areas, considering marked and raised crosswalks where these uses intersect.



INSPIRATION: If new structured parking is developed in the park, the exterior design should complement the park setting.

LAKES DISTRICT

- LD-1 Lakes District Lot 1 (Bowling Green)**
- **Near-term:** as existing
 - **Long-term:** (shown on plan) minor improvements to improve pedestrian and cycling connections. Potential future connection to Gollner Ave (shown)

- LD-2 Lakes District Lot 2 (Gateway Theatre)**
- **Near-term:** (shown on plan) reorganization to improve park space and strengthen pedestrian connections; provision of limo parking and lane enhancements between LD-2 and LD-3 to calm traffic and enhance character
 - **Long-term:** per near-term

- LD-3 Lakes District Lot 3 (Gateway Theatre/ Minoru Chapel)**
- **Near-term:** (shown on plan) expansion to relocate spots from LD-2 and increase parking; provision of drop-off area on the north side
 - **Long-term:** per near-term

ACTIVE LIVING DISTRICT

- ALD-1 Active Living District Lot 1 (West of Tennis Courts)**
- **Near-term:** (shown on plan) addition of a right-out egress and turnaround at north end
 - **Long-term:** minor improvements to increase stalls if needed

- ALD-2 Active Living District Lot 2 (South of Tennis Courts)**
- **Near-term:** existing parking retained
 - **Long-term:** (shown on plan) removal of south bank of surface parking stalls to provide pedestrian/cyclist access to Minoru Centre for Active Living

- ALD-3 Active Living District Lot 3 (Minoru Centre for Active Living)**
- **Near-term:** (shown on plan) to remain
 - **Long-term:** per near-term

- ALD-4 Active Living District Lot 4 (Clement Track)**
- **Near-term:** as existing
 - **Long-term:** (shown on plan) removal of north bank of angle stalls to facilitate pedestrian/cyclist connection and addition of bus drop-off

ARTS & CULTURE DISTRICT

- ACD-1 Arts & Culture District Lot 1 (Grandstand Area)**
- **Near-term:** minor improvements to improve pedestrian connections
 - **Long-term:** (shown on plan) removal of existing parking to develop one-way loop with parallel parking, bus drop-off/parking, and pick-up/drop-off stalls

- ACD-2 Arts & Culture District Lot 2 (Parkade)**
- **Near-term/Long-term:** (shown on plan) parkade as existing with potential to increase capacity in the long-term

- ACD-3 Arts & Culture District Lot 3 (Richmond Cultural Centre)**
- **Near-term:** parking entry relocated to be direct from road (not through parkade)
 - **Long-term:** (shown on plan) entry road improvements to incorporate multi-modal park entry

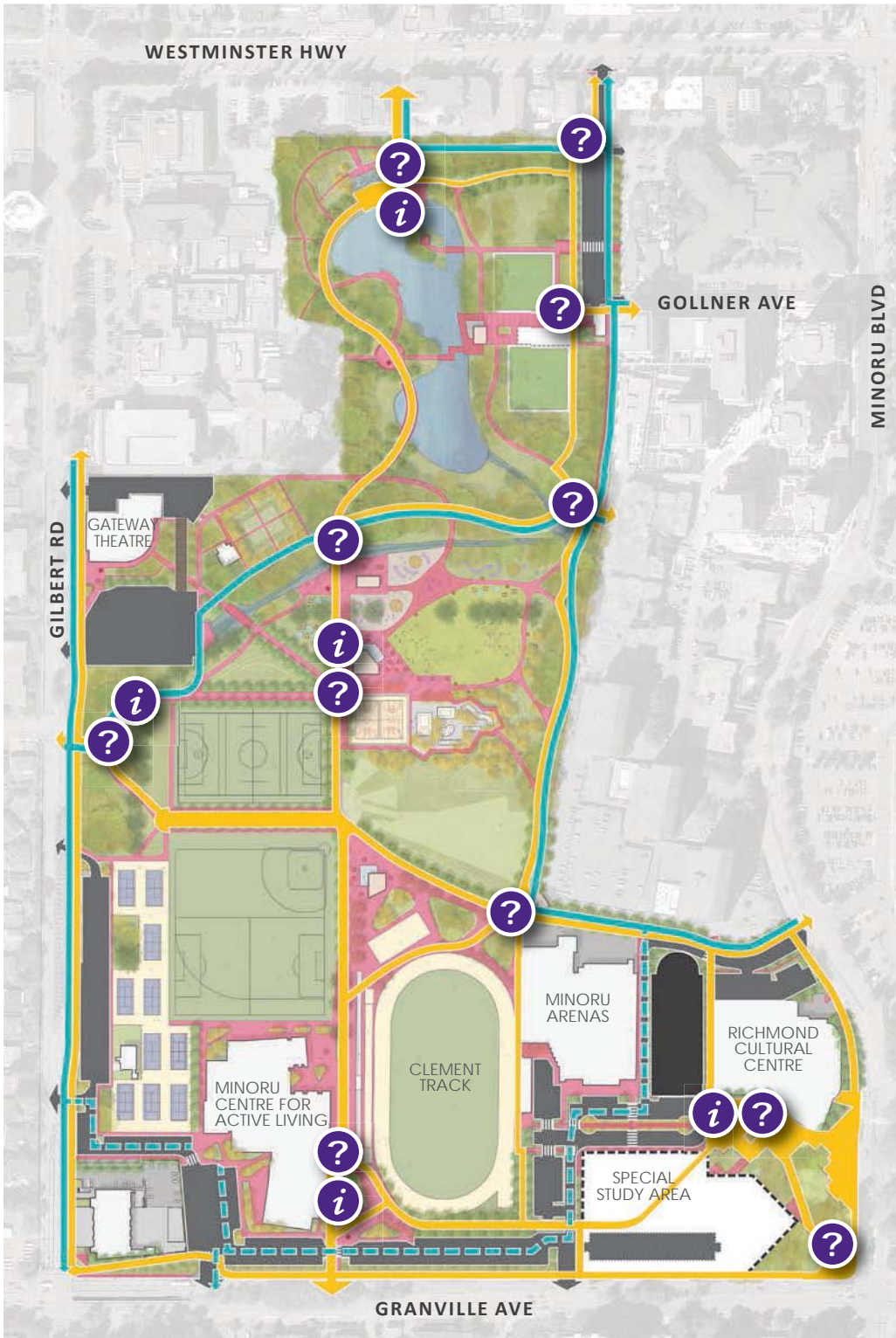
- ACD-4 Arts & Culture District Lot 4 (Minoru Arenas)**
- **Near-term:** as existing
 - **Long-term:** (shown on plan) parking behind arenas and parkade removed to incorporate major multi-modal park entry; maintenance access to arenas retained and screened

- ACD-5 Arts & Culture District Lot 5 (former Minoru Aquatic Centre site)**
- **Near-term:** (shown on plan) existing south parking lot retained
 - **Long-term:** to be determined based on future long-term plans for the site

19 SIGNAGE & WAYFINDING

▲ NEAR-TERM

A comprehensive signage and wayfinding strategy is envisioned for the future that makes Minoru Park easier to navigate. Future signage should be consistent, attractive, and complementary to the character of the different Minoru Park districts.





-  POTENTIAL MAJOR WAYFINDING POINT
-  POTENTIAL INFORMATION OR INTERPRETIVE KIOSK



Photo Credit: Napkn Tatapctaha

INSPIRATION: Consistent park maps and directions should be developed through a comprehensive wayfinding strategy for Minoru Park.



Photo Credit: Ceridwen

INSPIRATION: Information kiosks can incorporate shelter and lighting to be inviting.



INSPIRATION: Small wayfinding signals can be incorporated throughout the park in unique ways.

20 LIGHTING

ONGOING

Lighting can bring warmth and interest to key park connections, spaces, and features. Future lighting in Minoru Park should complement the overall character and design of the park. The Minoru Park Vision Plan proposes enhancement and expansion of existing park lighting that is aimed at improved night-time visibility along key routes, especially those linking to destinations open in the evening.



INSPIRATION: Lighting should be integrated into park elements to help guide visitors.



INSPIRATION: Lighting key park pathways could help increase opportunities for people to cross Minoru Park during the evening.



INSPIRATION: Innovative lighting could highlight key park elements, such as heritage trees.



INSPIRATION: Small-scale decorative lighting can help create a warm and welcoming atmosphere.



06

IMPLEMENTATION

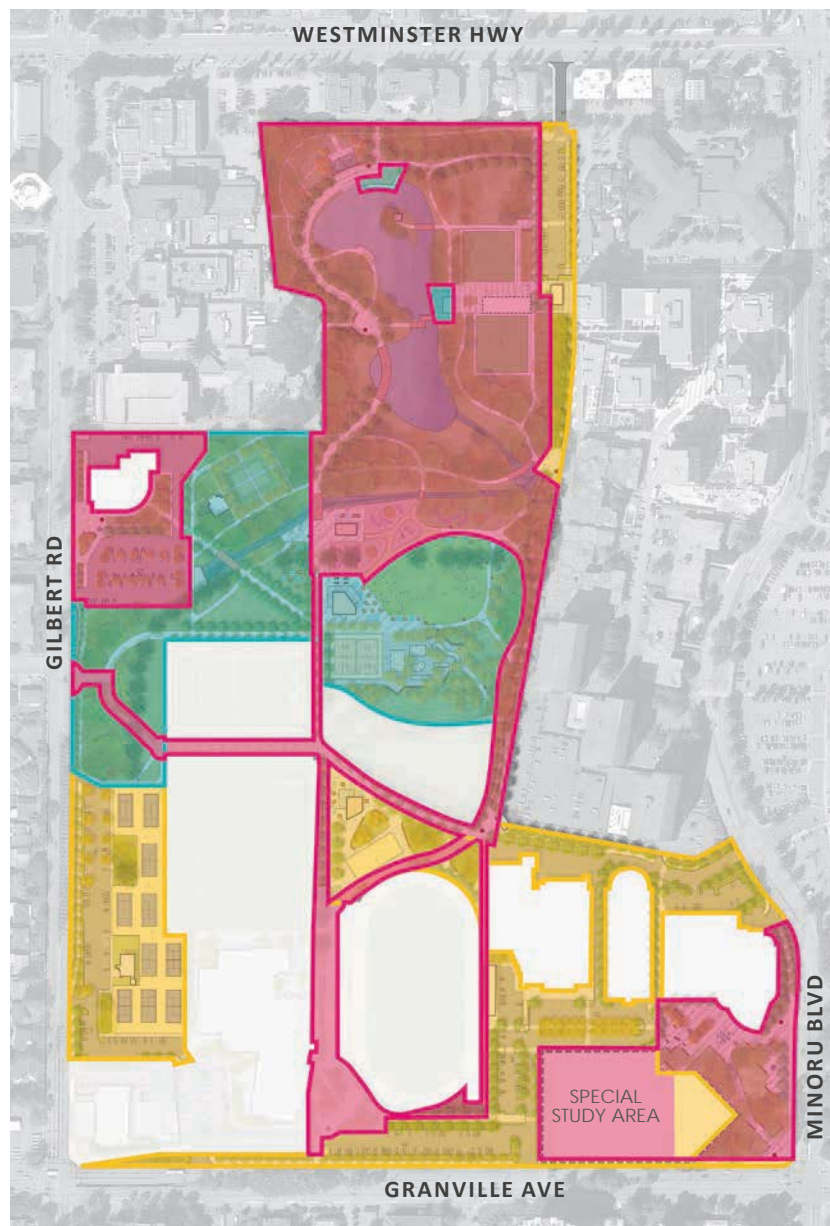
6.1 INTRODUCTION

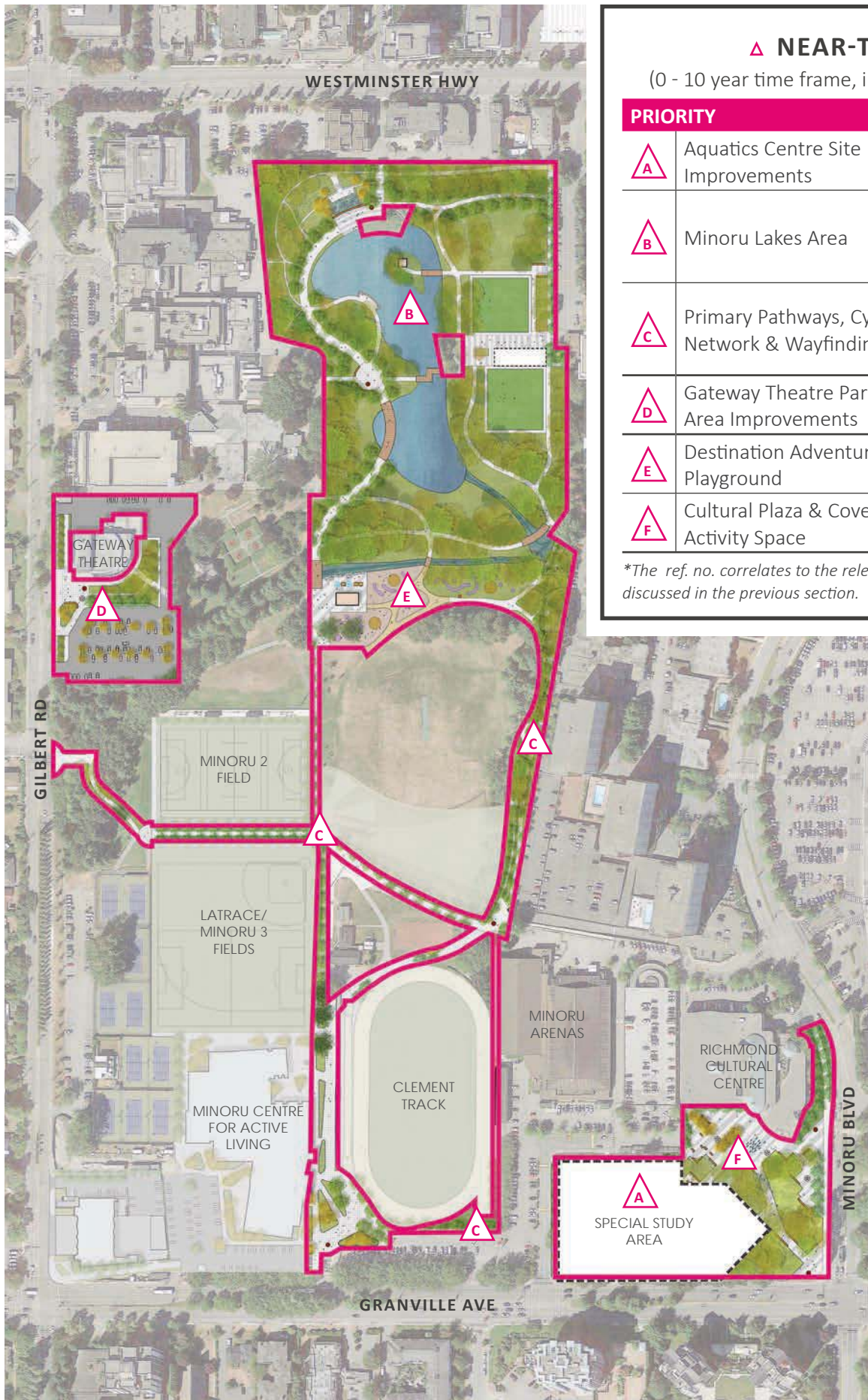
The Minoru Park Vision Plan establishes a framework for improving Minoru Park over the next 25 years. The Vision Plan is a long-term outlook and the park and surrounding area will continue to evolve, so it will be necessary to adapt to new opportunities and challenges that arise. As each park improvement is further designed, it will be important to reflect on the Vision and Guiding Principles to ensure changes support the long-term Vision for Minoru Park.

Each of the planning directions described in the previous section has been designated with a time frame for consideration. The following diagrams and tables summarize projects to be phased over the near-term, medium-term, and long-term.

PHASING OVERVIEW

- NEAR-TERM** 0- 10 years
- MEDIUM-TERM** 10- 15 years
- LONG-TERM** 15- 24 years
- NO CHANGE** within time frame of Minoru Park Vision Plan



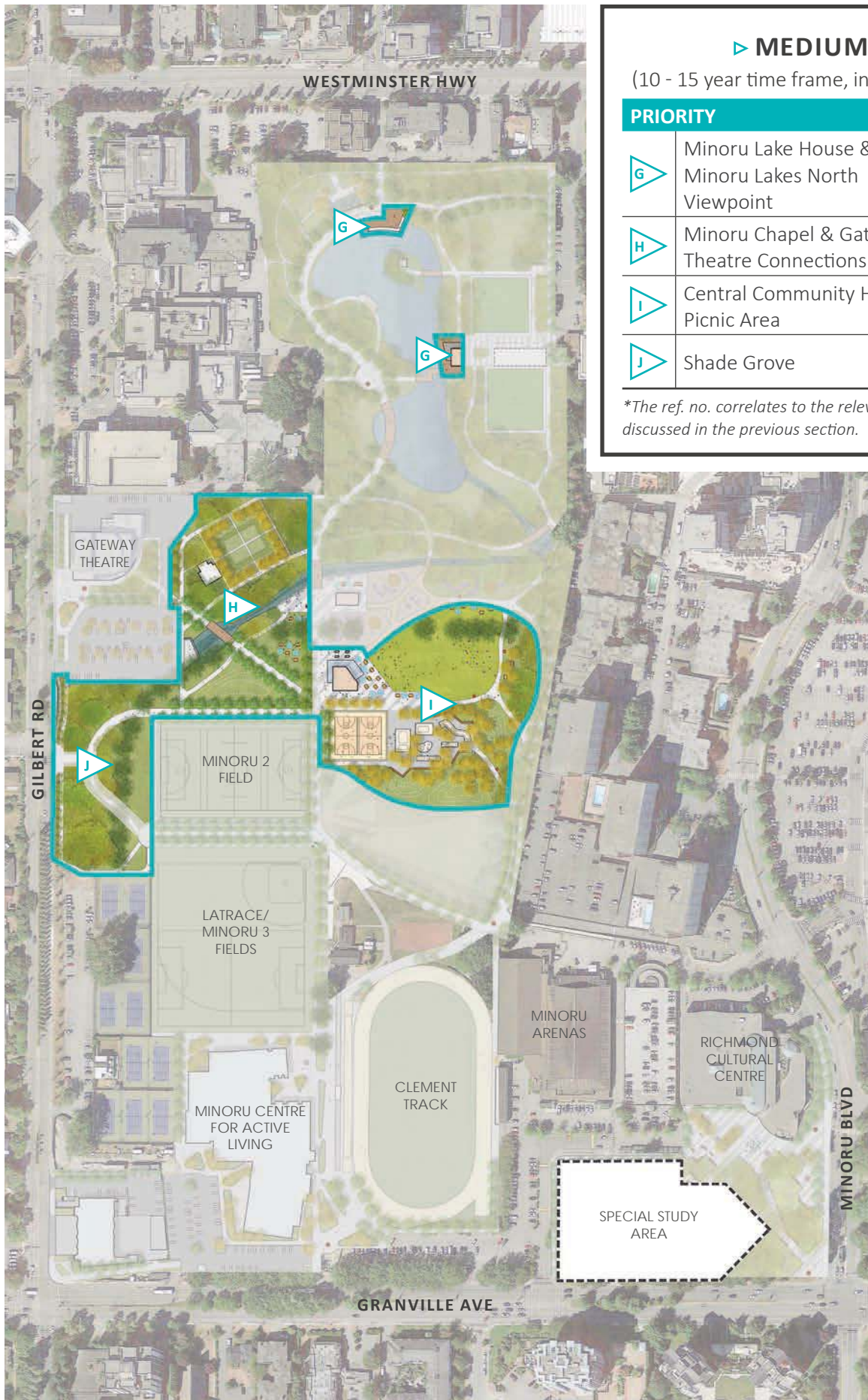


△ NEAR-TERM

(0 - 10 year time frame, in order of priority)





PRIORITY	REF. NO.*
A Aquatics Centre Site Improvements	13
B Minoru Lakes Area	1 2 3 5
C Primary Pathways, Cycling Network & Wayfinding	15 17 19 20
D Gateway Theatre Parking Area Improvements	18
E Destination Adventure Playground	6
F Cultural Plaza & Covered Activity Space	12

**The ref. no. correlates to the relevant planning directions discussed in the previous section.*

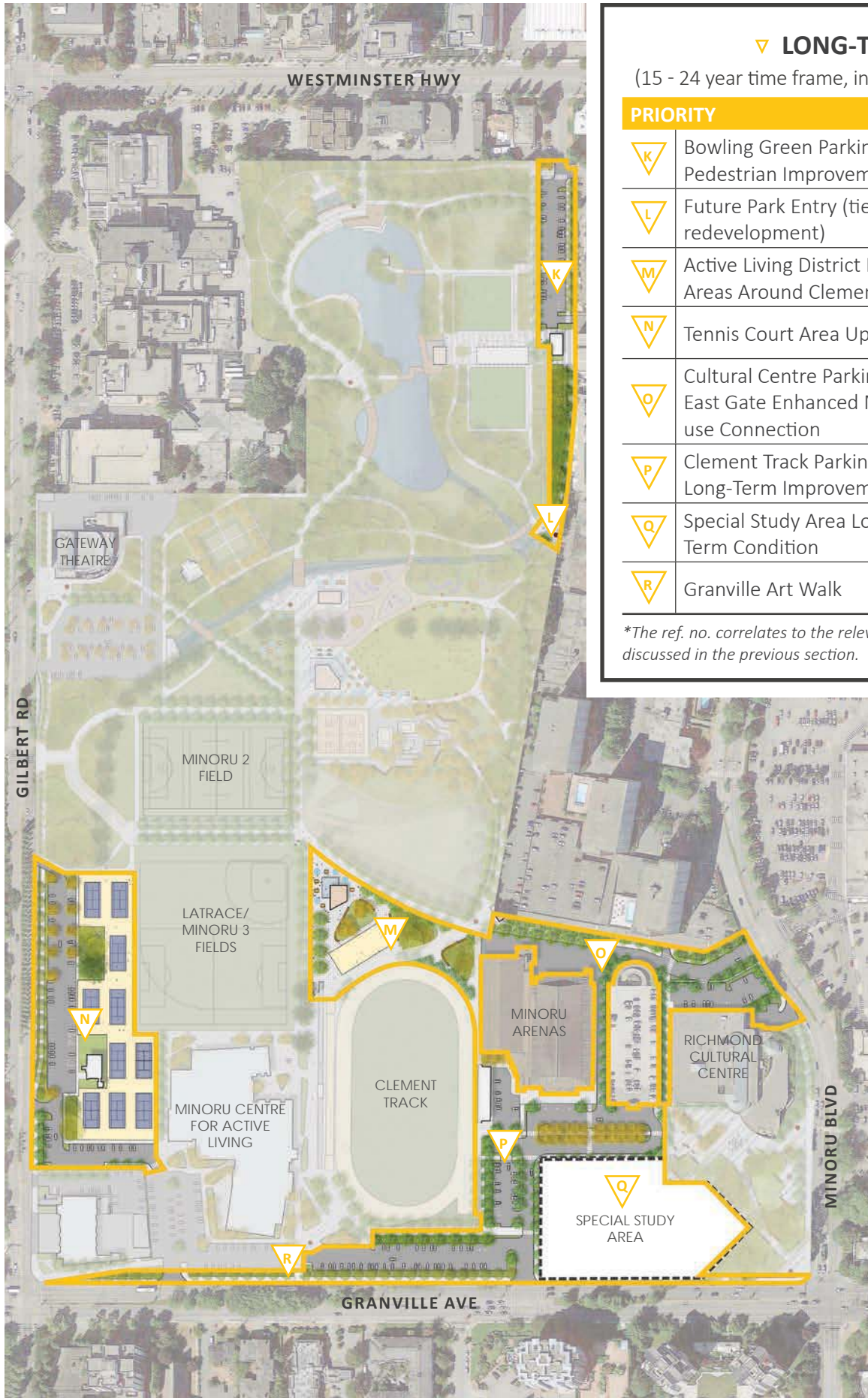


▷ **MEDIUM-TERM**

(10 - 15 year time frame, in no order of priority)

PRIORITY	REF. NO.*
 Minoru Lake House & Minoru Lakes North Viewpoint	3
 Minoru Chapel & Gateway Theatre Connections	4 18
 Central Community Hub & Picnic Area	6
 Shade Grove	7

**The ref. no. correlates to the relevant planning directions discussed in the previous section.*



▽ **LONG-TERM**




(15 - 24 year time frame, in no order of priority)

PRIORITY	REF. NO.*
▽ K	Bowling Green Parking & Pedestrian Improvements 18
▽ L	Future Park Entry (tied to redevelopment) 5
▽ M	Active Living District Hub & Areas Around Clement Track 8 10
▽ N	Tennis Court Area Updates 9 18
▽ O	Cultural Centre Parking & East Gate Enhanced Multi-use Connection 11 18
▽ P	Clement Track Parking Area Long-Term Improvements 18
▽ Q	Special Study Area Long-Term Condition 13 18
▽ R	Granville Art Walk 14




**The ref. no. correlates to the relevant planning directions discussed in the previous section.*

6.2 MEDIUM- & LONG-TERM PLANNING

Some of the changes proposed in the Vision Plan represent significant shifts in use and function and may also require significant capital investment.

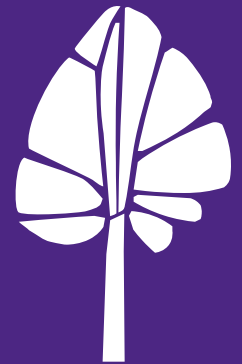
PRIORITY		KEY CONSIDERATIONS
	Central Community Hub & Picnic Area	Development of the Central Community Hub (including the destination playground, youth zone and group picnic zone) is dependent on relocation of the existing cricket pitch to another location. Further consultation with the relevant stakeholders (e.g., cricket players, the neighbourhood surrounding the proposed new location) will be required to assure the success of this shift before the hub development can move forward.
	Cultural Centre Parking & East Gate Enhanced Multi-use Connection	The parking, drop-off, and circulation routes in the Arts and Culture District are connected to other initiatives proposed in the plan. Improving drop-off and bus circulation on the west side of the Richmond Culture Centre along with relocation of the lay-by and book drop-off functions that are on Minoru Boulevard can be achieved independently. The timing of the proposed East Gate entrance from Minoru Boulevard north of the Culture Centre could be coordinated with the of Richmond Centre Mall redevelopment that includes the extension of Park Road. It may also need to be coordinated with the construction of a proposed future parkade or alternate parking strategy (location TBD) to compensate for displaced parking stalls.
	Special Study Area Long-Term Condition	The Special Study Area in the Arts and Culture District has a broad range of potential options from the expansion of programmable outdoor space and the creation of a greener, more park-like environment to locating a new, major civic facility there. As future civic facility planning advances, priorities for this area will become more clear and long-term planning can occur with certainty.

Some of the proposed enhancements can occur at any time and will be prioritized along with the rest of the City's capital projects or according to community need and Council direction.

PRIORITY		KEY CONSIDERATIONS
	Minoru Chapel & Gateway Theatre Connections	The priority of the Minoru Chapel and Gateway Theatre area improvements has not yet been defined but can be achieved independently from other initiatives.
	Active Living District Hub & Areas Around Clement Track	Improvements and additions to the Active Living District Hub will address some of the needed upgrades (e.g., pedestrian circulation, washroom) and can be implemented as budgets and other priorities allow.
	Granville Art Walk	The Granville Art Walk will be implemented incrementally and according to a forthcoming plan.



active living



APPENDICES

APPENDIX A:
LIST OF STAKEHOLDERS

APPENDIX B:
PHASE 2 STAKEHOLDER AGENDA

APPENDIX C:
PHASE 2 SURVEY

APPENDIX D:
MINORU PARK LAKES DISTRICT



APPENDIX A

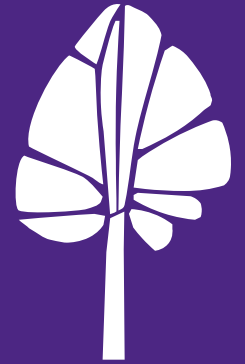
LIST OF STAKEHOLDERS



*Note: the contact information for the stakeholders was removed from the list to respect their privacy

Title	Name
Outdoor Sports	
Staff Liaison: Gregg Wheeler	
Richmond Lawn Bowling President	Kion Wong
Richmond Cricket Club President	Channa Karunaratne
Richmond Tennis Club	Tanya Donaldson
Richmond Kajaks Track and Field Club	Karen Fisher-Hagel
Richmond Sports Council Chair	Jim Lamond
Richmond Field Lacrosse	Glen Jensen
Richmond Field Hockey	Kathleen Wong
Youth Soccer - Girls	Mandhir Punia
Youth Soccer - Boys	Rein Weber
Adult Soccer	Steve Valenzuela (RASA)
Chinese Soccer / 'Soccer Link'	Frankie Lam
Richmond City Baseball	John Braaten
Richmond Senior Soccer	Steve Alenzuela
School District No. 38	Jonathan Acob
Richmond Minor Football League	Ravi Parmar
Men's Baseball	Cory Carpenter
Indoor Sports	
Staff Liaison: John Woolgar	
Aquatic Services Board Chair	Ian McLeod
Richmond Arenas Community Association Chair (public member)	Frank Claassen

Mobility and Wellness	
Staff Liaison: Heather Muter / Melanie Burner	
Richmond Kinsmen Adult Day Centre Executive Director	Joan Garrity
Richmond Kiwanis President	Teri Buxton
Minoru Seniors Society President	Kathleen Holmes
Richmond Centre for Disability Executive Director	Ella Huang
Richmond Centre for Disability Board Member	Tom Parker
Richmond Centre for Disability Board Member	George Pope
Richmond Fitness and Wellness Association Co-Chairs	Anne Dauphine and Ilario Galano
Rick Hansen Foundation Inclusive Design Specialist	Stan Leyenhorst
Richmond Museum Society Promotion Committee	John Roston
Walk Richmond	Sharon Meredith
Garden City Coalition	Sharon McGregan
Arts and Culture	
Staff Liaison: Liesl Jauk / Donna Lee	
Richmond Intercultural Advisory Committee	Joan Page
Richmond Chinese Community Society	Henry Beh
SUCCESS	Francis Li
Richmond Arts Coalition	Linda Barnes
Richmond Multicultural Community Services	Parm Grewal, Executive Director
Immigrant Services Society	Katie Graham + Francis Li
Richmond Family Place	Maria Robinson, Chair
Richmond Public Library Board	Susan Koch, Chair
Richmond Gateway Theatre Society	Camilla Tibbs
Cinevolution Media Arts Society	Contacted via general e-mail
Richmond Museum Society	Greg Walker



APPENDIX B
PHASE 2 STAKEHOLDER
AGENDA

MINORU PARK VISION PLAN

VISION PLAN OPTIONS // MOBILITY AND WELLNESS WORKSHOP



MEETING DETAILS

MEETING:	Minoru Park Vision Plan Options
DATE / TIME:	Monday, June 19, 2017 5:30 pm to 7:00 pm
LOCATION:	City Hall, Room M1002
ATTENDEES:	Richmond Centre for Disability, Richmond Fitness and Wellness Association, Richmond Museum Promotion Society, Minoru Seniors Society, Richmond Kiwanis Senior Citizens Housing Society, Richmond Kinsmen Adult Day Centre

PURPOSE

We are in the next steps of the future planning for Minoru Park. The first phase concluded in May, 2017 with the Minoru Park Vision and Guiding Principles being adopted by Council. We are now in phase two and seeking feedback on Minoru Park vision plan options. Input received will inform the development of a long term Minoru Park Vision Plan that will help guide future renewal in the park. The Minoru Park Vision Plan will be presented to Council Fall, 2017.

MEETING OBJECTIVES

- » Provide an update on the process
- » Provide an overview of the Minoru Park Vision and Guiding Principles
- » Introduce the Minoru Park vision plan options
- » Explore options for key features of the Minoru Park vision plan options and receive feedback
- » Get inspired and have fun!

AGENDA

#	Agenda Item	Approx. Time
1	Welcome and Introductions	5 min
2	Summary of Phase One Outreach Process and Results	10 min
3	Overview of Minoru Park Vision and Guiding Principles	10 min
4	Introduction to the Minoru Park vision plan options	15 min
5	Break out session - Minoru Park Vision Plan Collage Activity	35 min
6	Regroup to Present Break Out Session Results	10 min
7	Wrap Up and Next Steps	5 min

THANK YOU FOR MEETING WITH US!

MINORU PARK VISION

Minoru Park will be a great place for people, **alive** with programming. It will be a place that **people love** to be in; where they can **play, meet** friends and neighbours and **enjoy** participating in community life. It will be a place with a **diverse** mix of activity; where a wide **variety** of **places** and **destinations** are **interconnected**. It will be distinct because of the exciting diversity of **social, recreational, and cultural** programming while simultaneously being known as a place to find **beauty, peace, and tranquility**. The transformation of Minoru Park will include **renewal** of the parks aspects that people love and value; it will be a **collaborative** process to reimagine the role that the park plays in the city centre and within the whole parks and open space system.

MINORU PARK GUIDING PRINCIPLES

The intent is that the guiding principles be used to build on the park's existing strengths, direct future development in Minoru Park and ensure that it continues to meet the growing and diversifying needs of Richmond residents.

MINORU PARK WILL BE: AN URBAN GATEWAY TO NATURE



A PLACE WHERE:

- » People have the opportunity to connect with nature.
- » Richmond's ecological heritage and natural processes are made visible and celebrated.
- » The site's existing natural features such as the lakes and canals are enhanced and showcased.
- » Richmond's Ecological Network Strategy is applied and brought to life.

DESIGN AND PROGRAMMING PRIORITIES

- » Include a range of green spaces that support physical, social and spiritual renewal.
- » Protect the site's heritage and significant trees.
- » Develop a tree renewal plan and ensure that the park continues to have a mature tree canopy.
- » Celebrate native plants and environmental best practices.
- » Maximize the park's green edges.
- » Reconstruct the lakes and canal and seek opportunities for them to provide ecological functions.
- » Maximize the park's positive contribution to Richmond's overall ecological health, adaptability and resilience through carbon sequestering, habitat creation and stormwater capture.
- » Develop resource management strategies for maintenance and operations.

WELCOMING AND INCLUSIVE



A PLACE WHERE:

- » People can gather, play, pursue active living and feel connected to their community.
- » People can just be.
- » Exciting and diverse year-round programming is promoted.
- » People of all ages and abilities are welcomed and feel comfortable.
- » A general sense of "please walk on the grass" is invoked and people feel invited to use all areas.
- » Multi-cultural and multi-generational interaction is facilitated and encouraged.

DESIGN AND PROGRAMMING PRIORITIES

- » Establish more informal, “no-matter-the-weather” gathering and seating areas for socialization.
- » Employ age-friendly design practices such as rest stops at regular intervals along pathways and benches with backs and arm rests.
- » Create a destination playground that offers a range of play opportunities.
- » Support programs and opportunities for “pick-up” recreation.
- » As redevelopment occurs at the park’s edges, seek opportunities to improve interfaces and linkages particularly to Minoru Boulevard and Westminster Highway.
- » Dedicate space for outdoor programming with appropriate infrastructure.
- » Make the cricket pitch more multi-functional and allow alternative uses outside of cricket season.
- » Explore the potential for locating affordable housing in Minoru Park.

ENRICHED WITH ARTS, CULTURE, AND HERITAGE



A PLACE WHERE:

- » A memorable, unique place in the city where history and culture are celebrated.
- » A place where lively arts and cultural programming is supported and promoted in the park, engaging and inspiring people.
- » A place where memories are shared and stories are told.

DESIGN AND PROGRAMMING PRIORITIES

- » Celebrate the history of the site and features such as its former use as a race horse track and develop an interpretation strategy.
- » Develop a public art program that celebrates and strengthens the park’s identity and character.
- » Support Richmond Cultural Centre events and programs through creation of highly functional, flexible outdoor spaces (e.g. a covered plaza that can accommodate outdoor classes and performances)
- » Link together arts, culture and heritage facilities and explore the potential to create themed walking routes (e.g. Minoru Park Art Walk, Minoru Memories, Heritage Stroll).
- » Enliven the park with seasonal/annual artistic display garden installations.
- » Make Minoru Park **the** storytelling place in the city.

ALIVE WITH EVENTS AND SPORTS



A PLACE WHERE:

- » Major sports and community-based events add to the vibrancy of the park and city centre.
- » People of all abilities are supported and motivated to get outside and move.
- » Activities and events make people want to participate and linger.
- » Athletes are inspired to achieve their personal best.

DESIGN AND PROGRAMMING PRIORITIES

- » Retain and protect the existing premier sports facilities as a destination sports complex.
- » Add appropriately scaled event infrastructure in key locations (e.g. electrical kiosks, water hook-ups and multi-purpose, all-season surfaces)
- » Retain and improve the track to serve daily, casual use as well as major track and field events.

INTEGRATED AND CONNECTED

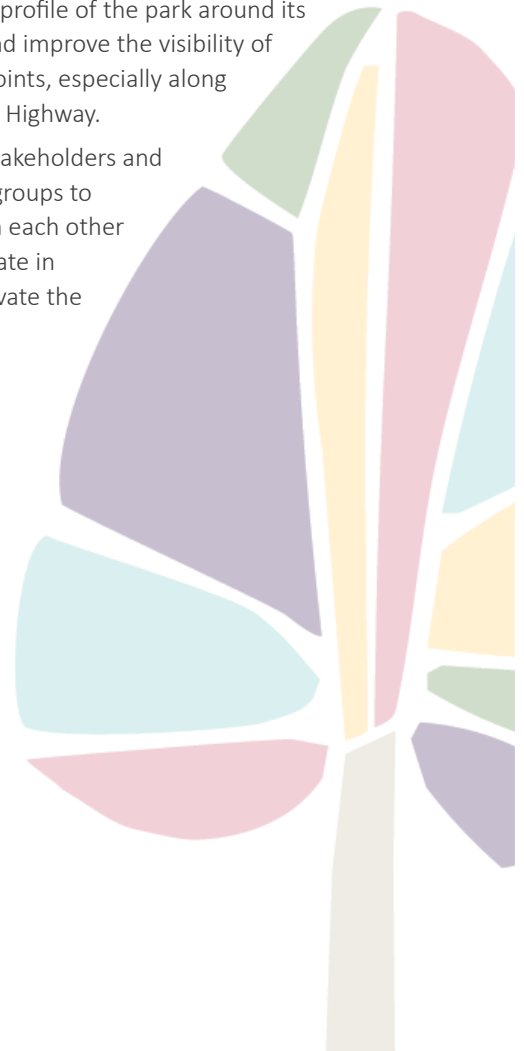


A PLACE THAT:

- » Will be a signature park in Richmond's City Centre that is distinctive from, yet complementary to, other parks within the system.
- » Is easy to access by all modes of transportation.
- » People can navigate safely, comfortably and intuitively.

DESIGN AND PROGRAMMING PRIORITIES

- » Strengthen pedestrian connections to the park from the city centre and adjacent neighbourhoods.
- » Promote programming that compliments other nearby parks.
- » Physically link parks within the city centre towards an integrated green and recreation network.
- » Develop a clear hierarchy of pathways that prioritize pedestrian safety particularly through parking areas around the park perimeter.
- » Create walking loops with distance markers.
- » Provide interesting and functional linkages between park facilities and features.
- » Establish protocols for cyclists including designated bike paths while also prescribing pedestrian-only routes.
- » Improve the interface and connections with Richmond Hospital.
- » Develop a comprehensive wayfinding system that clearly identifies entry points and circulation routes (e.g. arrival features, orientation maps and directional signage).
- » Employ consistent site furnishings and paving materials that are reflective of the park's context, character, features and high usage.
- » Improve the profile of the park around its perimeter and improve the visibility of park entry points, especially along Westminster Highway.
- » Encourage stakeholders and community groups to connect with each other and collaborate in order to activate the park.



THREE DISTRICTS IN ONE PARK

From **Minoru Lakes** to **Minoru 3 Latrace Fields** to the **Richmond Cultural Centre**, Minoru Park contains a broad range of features, facilities and programming. For the most part, there is a concentration of **Arts and Culture** facilities in the southeast area of the park; a concentration of **Active Living** and sports facilities in the centre of the park; and more informal uses around **the Lakes** area to the north. Both of the Minoru Park vision plan options formalize these areas into distinct districts, each with its own central hub which could contain washrooms, a concession/food service, and/or covered outdoor space.

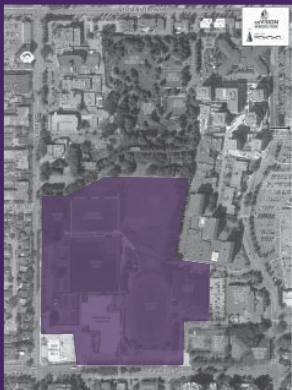
» THE LAKES DISTRICT: SPIRIT

Key ideas: respite, nature, magical, invitation to wander, storytelling



» THE ACTIVE LIVING DISTRICT: BODY

Key ideas: play, wellness, performance, accomplishment



» THE ARTS AND CULTURE DISTRICT: MIND

Key ideas: eventful, arty, engaged, intergenerational, adaptable, urban, colourful, exciting



GP - 135

MINORU PARK VISION PLAN OPTIONS: BIG MOVES AND DEFINING FEATURES

The two Minoru Park vision plan options: “Urban Oasis” and “Nature in the City” build off of the vision and guiding principles. They include forward-thinking, long-term and bold strategies to balance all of the diverse elements and programming in the park as the surrounding Brighthouse neighbourhood continues to grow and Minoru Park receives increased usage. Remember that this is a long term vision that will be implemented over time. Please review the big moves and defining features as illustrated in the following diagrams then take a few minutes to answer the survey questions.

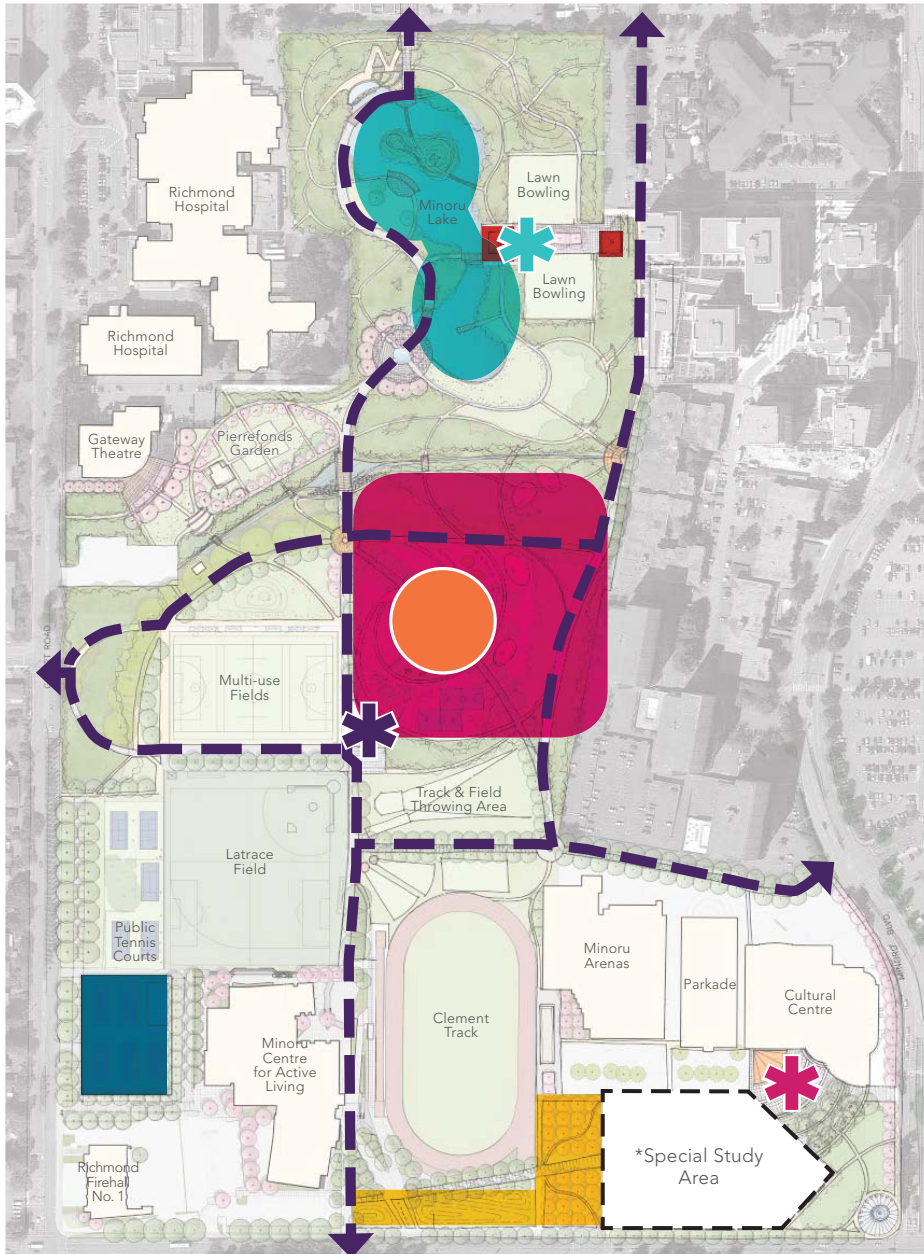
NATURE IN THE CITY

Big Moves (common to both concepts)

- » Development of a parkade on the west side of the Minoru Centre for Active Living and placement of the tennis courts and related facilities on the parkade roof (long-term)
- » Introduction of major east-west and north-south cycling and pedestrian paths (short/medium-term)

Nature in the City Defining Features

- » Larger lakes to remain more similar to existing
- » Minoru Lake House and Richmond Lawn Bowling Clubhouse kept separated on west side of lake
- » Cricket Pitch relocated to another site outside Minoru Park
- » Informal uses (play, picnic, youth activities, fitness loop) in the Active Living District
- » Destination playground in the Active Living District (former cricket pitch site)
- » Active Living Hub adjacent to the destination playground
- » Surface parking on the south and east side of Clement Track retained
- » Special study area suggested use: park space with a destination playground

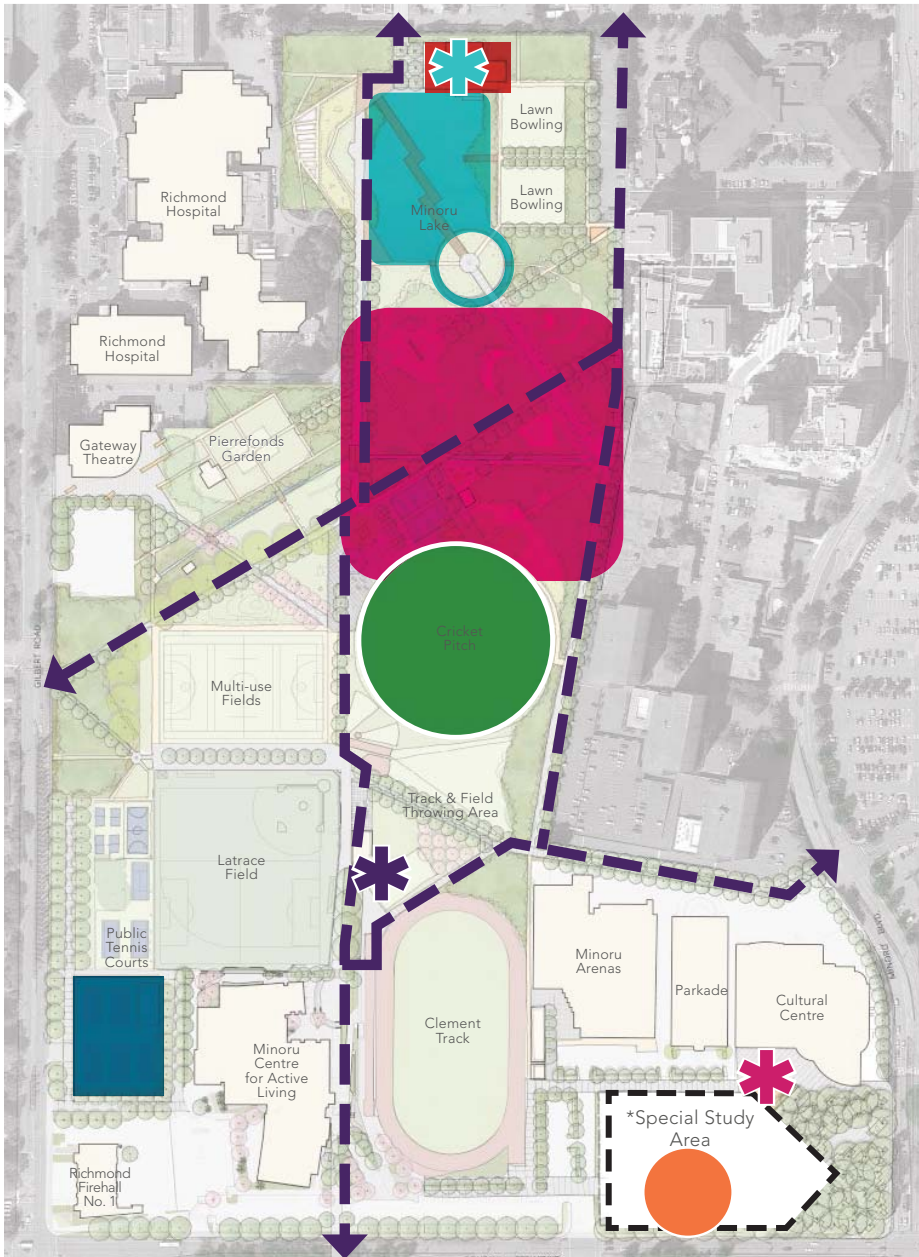


***Special Study Area:** The future uses for the existing Minoru Aquatics Centre and Minoru Place Activity Centre sites are currently going through a separate but concurrent process. The outcomes of that study will be incorporated into the final Minoru Park Vision Plan.

Legend:

	Minoru Lakes		Surface Parking Converted to Park Space (Nature in the City only)		Lakes Hub
	Minoru Lake House		Additional Informal Uses: basketball and youth hub, picnic areas, walking loop with fitness stations and expanded playground		Active Living Hub
	Destination Playground		Parkade with tennis courts and associated facilities on the roof		Arts & Culture Hub
	Cricket Pitch (Urban Oasis only)		Separated Cycling & Pedestrian Route		

URBAN OASIS



Big Moves (common to both concepts)







- » Development of a parkade on the west side of the Minoru Centre for Active Living and placement of the tennis courts and related facilities on the parkade roof (long-term)
- » Introduction of major east-west and north-south cycling and pedestrian paths (short/medium-term)

Urban Oasis Defining Features

- » Smaller lakes to create more space for woodlands, activity areas, and pathways
- » Minoru Lake House and Richmond Lawn Bowling Clubhouse combined at north end of lake
- » Cricket Pitch retained
- » Informal uses (play, picnic, youth activities, fitness loop) in the Lakes District
- » Destination playground in the Arts & Culture District (Special Study Area)
- » Active Living Hub adjacent to the Track and Field area
- » Surface parking retained on the south and east sides of Clement Track
- » Special study area suggested use: building (use TBD) with underground parking

***Special Study Area:** The future uses for the existing Minoru Aquatics Centre and Minoru Place Activity Centre sites are currently going through a separate but concurrent process. The outcomes of that study will be incorporated into the final Minoru Park Vision Plan.

Legend:

 Minoru Lakes	 Surface Parking Converted to Park Space (Nature in the City only)	 Lakes Hub
 Minoru Lake House	 Additional Informal Uses: basketball and youth hub, picnic areas, walking loop with fitness stations and expanded playground	 Active Living Hub
 Destination Playground	 Parkade with tennis courts and associated facilities on the roof	 Arts & Culture Hub
 Cricket Pitch (Urban Oasis only)	 Separated Cycling & Pedestrian Route	

SURVEY QUESTIONS

The following survey questions are centered around the big moves and defining features of the Minoru Park vision plan options: “Urban Oasis” and “Nature in the City”. Please review the background information and preceding diagrams then take a few moments to complete the survey.

ADDITIONAL AND NEW INFORMAL PARK USES

During the Minoru Park phase one public consultation process, we heard that the community would like to see more informal uses such as pick-up basketball, an expanded playground, walking loops with fitness stations and picnic areas at Minoru Park. We would like to hear what additional and new informal uses you would like to see in Minoru Park in the future.

I would like to see the following informal uses added at Minoru Park (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Picnic areas | <input type="checkbox"/> A new large playground |
| <input type="checkbox"/> Pickle ball | <input type="checkbox"/> A walking loop(s) with fitness stations |
| <input type="checkbox"/> Pick-up basketball | <input type="checkbox"/> Table tennis |

DID WE MISS ANYTHING? WHAT OTHER INFORMAL USES WOULD YOU LIKE TO SEE ADDED AT MINORU PARK?

ADDITIONAL AND NEW INFORMAL PARK USES: VIA RELOCATION OF CRICKET PITCH OR REDUCTION IN THE SIZE OF MINORU LAKES

As mentioned above, we heard that the community would like to see more informal uses at Minoru Park. Given the limited available unprogrammed space at Minoru Park, there are two options being explored to accommodate additional informal park uses:

Option Urban Oasis: shows the existing cricket pitch being retained, but the lakes being reduced in size in order to accommodate additional informal park uses.

Option Nature in the City: shows the cricket pitch being relocated to another park site and the lakes staying similar in size to how they are today in order to accommodate additional informal park uses.

- I prefer retention of the cricket pitch and reduction in the size of the lakes in order to accommodate additional informal park uses. (Option Urban Oasis)
- I prefer relocation of the cricket pitch to another park site and that the size of the lakes remain similar to how they are today in order to accommodate additional informal park uses. (Option Nature in the City)

COMMENTS

INTRODUCTION OF MAJOR EAST-WEST AND NORTH-SOUTH SEPARATED CYCLING AND PEDESTRIAN PATHS

During the Minoru Park phase one public consultation process, we heard concerns from the community about potential conflicts between cyclists and pedestrians in the park. Given the large size of Minoru Park and high number of destinations/facilities within it, cycling is an efficient way for park visitors to connect to different areas of the park. In order to address concerns about potential conflicts between pedestrians and cyclists in the park while still allowing visitors to bike between facilities/areas in the park, both vision plan options show major east-west and north south separated cycling and pedestrian routes:

- I strongly support the introduction of separated cycling and pedestrian routes in Minoru Park
- I do not have an opinion about the introduction of separated cycling and pedestrian routes in Minoru Park
- I strongly disagree with the introduction of separated cycling and pedestrian routes in Minoru Park

COMMENTS

ADDITIONAL PARKING: VIA ADDITION OF A PARKADE ON THE WEST SIDE OF MINORU PLACE FOR ACTIVE LIVING AND PLACEMENT OF TENNIS CLUB COURTS AND RELATED FACILITIES ON THE ROOF

During the Minoru Park phase one public consultation process, we heard that the majority of park users arrive by vehicle and that there are concerns about the amount of available parking, especially in light of potential future increased park usage and resulting parking demands. Given the limited available unprogrammed space at Minoru Park, both vision plan options, as a long term strategy, show a parkade on the west side of the Minoru Place for Active Living and the placement of tennis courts and related facilities on the roof :

- I strongly support this long term strategy for adding parking to Minoru Park
- I do not have an opinion about this long term strategy for adding parking to Minoru Park
- I strongly disagree about this long term strategy for adding parking to Minoru Park

COMMENTS

HUB FACILITIES

A hub is the combination of a small building with public amenities such as washrooms and/or food services that supports a cluster of basic park services such as a playground and/or covered outdoor space. During the Minoru Park phase one public consultation process, we heard that the community would like to see additional facilities provided throughout the park such as washrooms and concessions especially in light of the large size of the park. Both Minoru Park vision plan options show the park organized into three districts, each with its own central hub. We want to hear what facilities you would like to see in those hubs.

I would like to see the following facilities included in and around the hubs at Minoru Park (check all that apply):

- Washrooms
- A concession or cafe
- Covered outdoor space
- A plaza space
- Seating
- Picnic tables
- A playground/play area

COMMENTS

LAKES DISTRICT: LOCATION AND CONFIGURATION OF MINORU LAKE HOUSE (AKA LAKES DISTRICT HUB)

During the Minoru Park phase one public consultation process, we heard that the community would like to see washrooms and other amenities in the lakes area. The lawn bowling clubhouse, which is located near Minoru Lakes requires renewal. There is potential to combine or co-locate public amenities with the new clubhouse. There are two options being explored for the Minoru Lake House (aka Lakes District Hub):

Option Urban Oasis: shows the lawn bowling clubhouse and Minoru lake house being combined into a larger facility located on the north side of the lakes.

Option Nature in the City: shows the lawn bowling club house and Minoru lake house as two separate buildings located on the east side of the lakes.

- I prefer combining the lawn bowling club house and Minoru lake house into one larger facility and locating it on the north side of the lakes. (Option Urban Oasis)
- I prefer separation between the lawn bowling club house and Minoru lake house and locating them on the east side of the lakes. (Option Nature in the City)

COMMENTS

ACTIVE LIVING DISTRICT: LOCATION OF SPORTS HUB

During the Minoru Park phase one public consultation process, we heard that the community would like to see a sports hub which could include an updated caretaker’s suite, public washrooms, field outlook and storage for sports equipment. There are currently two locations being explored for the location of the sports hub:

Option Urban Oasis: shows the sports hub located adjacent to the track and field.

Option Nature in the City: shows the sports hub located adjacent to the destination playground.

- I prefer the sports hub being located adjacent to the track and field (Option Urban Oasis)
- I prefer the sports hub being located adjacent to the destination playground. (Option Nature in the City)

COMMENTS

LOCATION OF A NEW LARGE PLAYGROUND

During the Minoru Park phase one public consultation process, we heard that the community would like to see a new large (aka destination) playground, especially in light of the large number of nearby families living in high density buildings. There are two options being explored for the location of the new large playground:

Option Urban Oasis: shows the new large playground located in the southeast area of the park in close proximity to the Richmond Cultural Centre.

Option Nature in the City: shows the new large playground located in the centre of the park in and around where the cricket pitch is currently located.

- I prefer that the new large playground be located in the southeast area of the park. (Option Urban Oasis)
- I prefer that the new large playground be located in the centre of the park. (Option Nature in the City)

COMMENTS

MINORU PARK CHARACTER

In addition to the major differences between “Urban Oasis” and “Nature in the City” previously outlined, each Minoru Park Vision Plan option has a different character.

Option Urban Oasis: is more urban in character with straight, direct pathways and more geometric shapes.

Option Nature in the City: is more organic or natural in character with winding pathways.

- Overall, I prefer the urban character of Option Urban Oasis.
- Overall, I prefer the organic, natural character of Option Nature in the City.

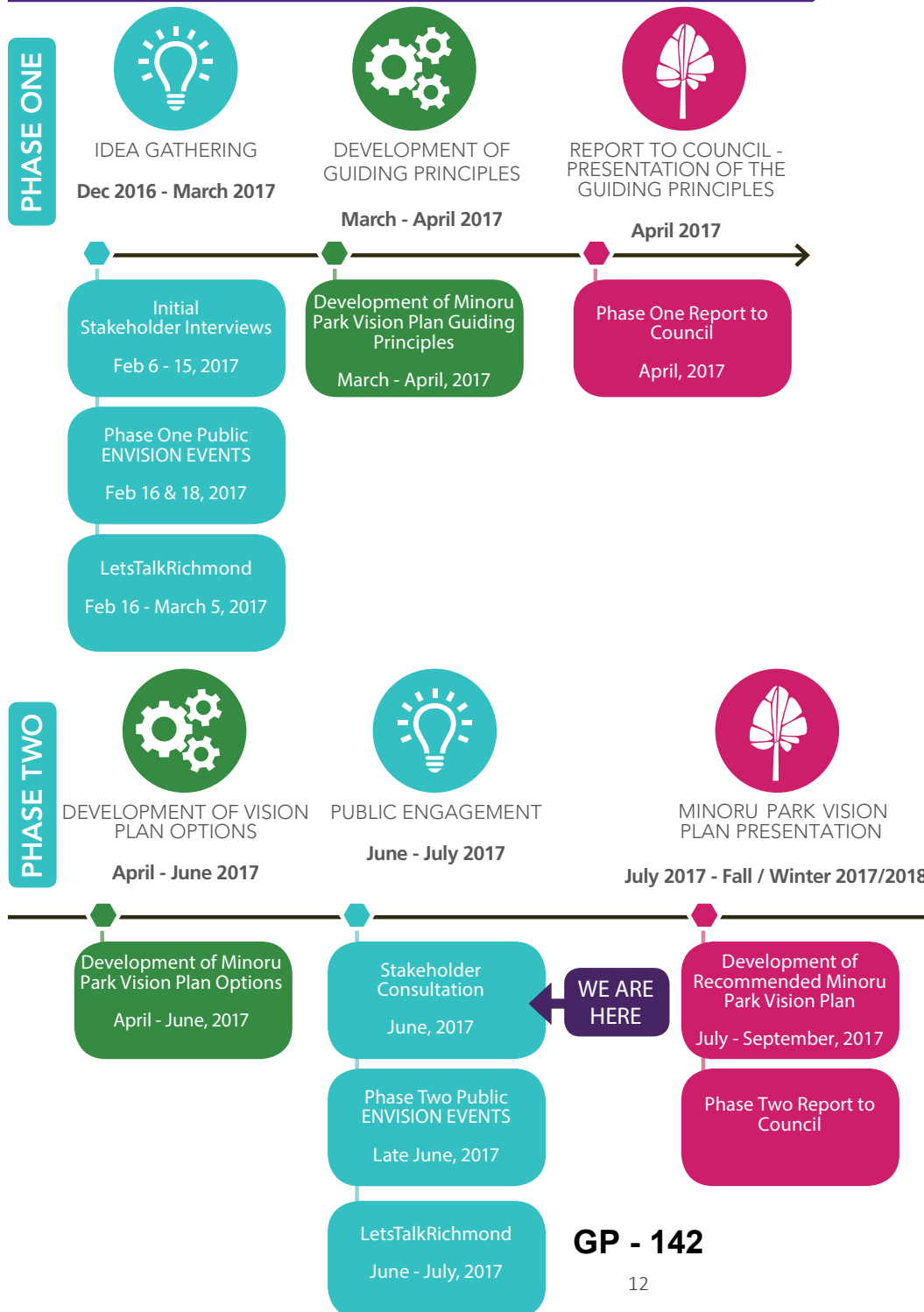
COMMENTS

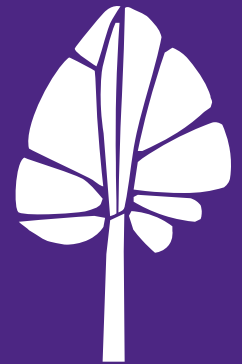
GENERAL COMMENTS

OTHER IDEAS OR THOUGHTS I WOULD LIKE TO SHARE ABOUT THE MINORU PARK VISION PLAN OPTIONS ARE:

Thank you for your time and feedback.

PROJECT SCHEDULE





APPENDIX C
PHASE 2 SURVEY

MINORU PARK VISION PLAN: PHASE TWO

PUBLIC OPEN HOUSE SURVEY



We are in the next steps of the future planning for Minoru Park and we want to hear from you.

City of Richmond is creating an updated overall vision for Minoru Park and is seeking community feedback. Due to recent significant changes in and around Minoru Park, an overall vision is required to reorganize and unite the park. Public input received on the vision plan options will be used to develop a long term Minoru Park Vision Plan for Council approval. Once approved, the vision plan will guide future development in Minoru Park as priorities are identified and funding becomes available.

Please review the display boards, including the two Minoru Park Vision plan options, then take a few minutes to complete this survey. All responses **must be received by Sunday, July 16, 2017 at 11:59 p.m.** The open house display boards and this survey are also available online at:

www.LetsTalkRichmond.ca

THANK YOU FOR PROVIDING YOUR INPUT ON MINORU PARK

The following survey questions are centered around the big moves and defining features of the Minoru Park vision plan options: **Urban Oasis** and **Nature in the City**. Please review the background information, vision plan options and diagrams then take a few moments to complete the survey.

1. ADDITIONAL AND NEW INFORMAL PARK USES

During the Minoru Park phase one public consultation process, we heard that the community would like to see more informal uses such as pick-up basketball, an expanded playground, walking loops with fitness stations and picnic areas at Minoru Park. We would like to hear what additional and new informal uses you would like to see in Minoru Park in the future.

I would like to see the following informal uses added at Minoru Park (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Picnic areas | <input type="checkbox"/> New large playground |
| <input type="checkbox"/> Pickleball | <input type="checkbox"/> Walking loop(s) with fitness stations |
| <input type="checkbox"/> Pick-up basketball | <input type="checkbox"/> Table tennis |

DID WE MISS ANYTHING? WHAT OTHER INFORMAL USES WOULD YOU LIKE TO SEE ADDED AT MINORU PARK?

2. ADDITIONAL AND NEW INFORMAL PARK USES: VIA RELOCATION OF CRICKET PITCH OR REDUCTION IN THE SIZE OF MINORU LAKES

As mentioned above, we heard that the community would like to see more informal uses at Minoru Park. Given the limited available unprogrammed space at Minoru Park, there are two options being explored to accommodate additional informal park uses:

Option Urban Oasis: shows the existing cricket pitch being retained, but the lakes being reduced in size in order to accommodate additional informal park uses.

Option Nature in the City: shows the cricket pitch being relocated to another park site and the lakes staying similar in size to how they are today in order to accommodate additional informal park uses.

- I prefer retention of the cricket pitch and reduction in the size of the lakes in order to accommodate additional informal park uses. (Option Urban Oasis)
- I prefer relocation of the cricket pitch to another park site and that the size of the lakes remain similar to how they are today in order to accommodate additional informal park uses. (Option Nature in the City)
- I prefer that the existing cricket pitch be retained AND the lakes stay similar in size to how they are today understanding there will be less space available for other information activities.
- I do not have a preference.

COMMENTS

3. INTRODUCTION OF MAJOR EAST-WEST AND NORTH-SOUTH SEPARATED CYCLING AND PEDESTRIAN PATHS

During the Minoru Park phase one public consultation process, we heard concerns from the community about potential conflicts between cyclists and pedestrians in the park. Given the large size of Minoru Park and high number of destinations/facilities within it, cycling is an efficient way for park visitors to connect to different areas of the park. In order to address concerns about potential conflicts between pedestrians and cyclists in the park while still allowing visitors to bike between facilities/areas in the park, both vision plan options show major east-west and north south separated cycling and pedestrian routes:

- I support the introduction of separated cycling and pedestrian routes in Minoru Park
- I prefer cycling paths on the perimeter of Minoru Park only.
- I do not have an opinion about the introduction of separated cycling and pedestrian routes in Minoru Park
- I disagree with the introduction of separated cycling and pedestrian routes in Minoru Park

COMMENTS

4. ADDITIONAL PARKING: VIA ADDITION OF A PARKADE ON THE WEST SIDE OF MINORU PLACE FOR ACTIVE LIVING AND PLACEMENT OF TENNIS AND RELATED FACILITIES ON THE ROOF

During the Minoru Park phase one public consultation process, we heard that many park users arrive by vehicle and that there are concerns about the amount of available parking, especially in light of potential future increased park usage and resulting parking demands. Given the limited available unprogrammed space at Minoru Park, both vision plan options, as a long term strategy, show a parkade on the west side of the Minoru Place for Active Living and the placement of tennis courts and related facilities on the roof :

- I support this long term strategy for adding parking to Minoru Park
- I do not have an opinion about this long term strategy for adding parking to Minoru Park
- I disagree with this long term strategy for adding parking to Minoru Park

COMMENTS

5. THREE MINORU PARK PRECINCTS EACH WITH A CENTRAL HUB

Both Minoru Park vision plan options show the park organized into three precincts, each with a central hub that contains indoor and outdoor public amenities such as washrooms, food services, covered outdoor space and/or seating. We want to hear what facilities you would like to see in each of the hubs.

**I would like to see the following facilities included in and around the hubs at Minoru Park
(check all that apply):**

- | | | |
|--|--|---|
| <input type="checkbox"/> Washrooms | <input type="checkbox"/> Plaza space | <input type="checkbox"/> Playground/play area |
| <input type="checkbox"/> Concession or cafe | <input type="checkbox"/> Seating | |
| <input type="checkbox"/> Covered outdoor space | <input type="checkbox"/> Picnic tables | |

COMMENTS

6. LAKES DISTRICT: LOCATION AND CONFIGURATION OF MINORU LAKE HOUSE (AKA LAKES DISTRICT HUB)

During the Minoru Park phase one public consultation process, we heard that the community would like to see washrooms and other amenities in the lakes area. The lawn bowling clubhouse, which is located near Minoru Lakes requires renewal. There is potential to combine or co-locate public amenities with the new clubhouse. There are two options being explored for the Minoru Lake House (aka Lakes District Hub):

Option Urban Oasis: shows the lawn bowling clubhouse and Minoru lake house being combined into a larger facility located on the north side of the lakes.

Option Nature in the City: shows the lawn bowling club house and Minoru lake house as two separate buildings located on the east side of the lakes.

- I prefer combining the lawn bowling club house and Minoru lake house into one larger facility and locating it on the north side of the lakes. (Option Urban Oasis)
- I prefer separation between the lawn bowling club house and Minoru lake house and locating them on the east side of the lakes. (Option Nature in the City)
- I do not have a preference.

COMMENTS

7. ACTIVE LIVING DISTRICT: LOCATION OF SPORTS HUB

During the Minoru Park phase one public consultation process, we heard that the community would like to see a sports hub which could include an updated caretaker's suite, public washrooms, field outlook and storage for sports equipment. There are currently two locations being explored for the location of the sports hub:

Option Urban Oasis: shows the sports hub located adjacent to the track and field.

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- I prefer the sports hub being located adjacent to the track and field (Option Urban Oasis)
- I prefer the sports hub being located adjacent to the destination playground. (Option Nature in the City)
- I do not have a preference.

COMMENTS

8. LOCATION OF A NEW LARGE PLAYGROUND

During the Minoru Park phase one public consultation process, we heard that the community would like to see a new large (aka destination) playground, especially in light of the large number of nearby families living in high density buildings. There are two options being explored for the location of the new large playground:

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Option Nature in the City: shows the new large playground located in the centre of the park in and around where the cricket pitch is currently located.

- I prefer that the new large playground be located in the southeast area of the park. (Option Urban Oasis)
- I prefer that the new large playground be located in the centre of the park. (Option Nature in the City)
- I do not have a preference.

COMMENTS

9. FAVOURITE ELEMENTS FROM EACH VISION PLAN OPTION

The feedback received on the current vision plan options, as part of this public engagement process, will inform the development of a final Minoru Park Vision Plan that will guide future development in the park. Let us know which elements or features from each vision plan option you would like to see incorporated into the final Minoru Park Vision Plan.

The top 2 elements or features that I like most about Option **Nature in the City** are:

1. _____
2. _____

The top 2 elements or features that I like most about Option **Urban Oasis** are:

1. _____
2. _____

10. MINORU PARK CHARACTER

In addition to the major differences between “Urban Oasis” and “Nature in the City” previously outlined, each Minoru Park Vision Plan option has a different character.

Option Urban Oasis: is more urban in character with straight, direct pathways and more geometric shapes.

Option Nature in the City: is more organic or natural in character with winding pathways.

- Overall, I prefer the urban character of Option Urban Oasis.
- Overall, I prefer the organic, natural character of Option Nature in the City.
- I do not have a preference.

COMMENTS

11. GENERAL COMMENTS

OTHER IDEAS OR THOUGHTS I WOULD LIKE TO SHARE ABOUT THE MINORU PARK VISION PLAN OPTIONS ARE:

PLEASE TELL US ABOUT YOURSELF

My postal code is (optional): _____

My name is (optional): _____

My email address is (optional): _____

I heard about this public consultation process via (check all that apply):

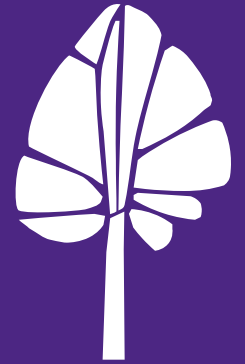
- | | |
|---|---|
| <input type="checkbox"/> Newspaper story | <input type="checkbox"/> Email from LetsTalkRichmond.ca |
| <input type="checkbox"/> Newspaper advertisement: Richmond News | <input type="checkbox"/> Facebook |
| <input type="checkbox"/> Newspaper advertisement: Ming Pao | <input type="checkbox"/> Twitter |
| <input type="checkbox"/> City of Richmond website: richmond.ca | <input type="checkbox"/> Word of mouth |
| <input type="checkbox"/> LetsTalkRichmond.ca website | <input type="checkbox"/> Saw poster in City facility |

Thank you for your time and feedback.

Please return completed survey by Sunday, July 16 at 11:59 p.m.:

Deliver to: City of Richmond Parks Department
enVision Minoru Park Phase 2 Survey
5599 Lynas Lane,
Richmond BC Canada
V7C 5B2

Email to: parks@richmond.ca



APPENDIX D
MINORU PARK LAKES DISTRICT

MINORU PARK LAKES DISTRICT

The Minoru Park Vision Plan process explored potential options for the future of this area. Public feedback illustrated strong support for the natural character and peacefulness of the existing lakes area and support for redevelopment of the lakes to be similar to existing. Residents feel the lakes are a unique feature in the community, providing a space of respite and calm from the surrounding urban environment.

Over the past several years the Minoru Lakes have rapidly declined. The lakes infrastructure (for example, the pump, overflow, liner, and banks) have reached the end of their life cycle; the water quality has deteriorated (from both an aesthetic and a health and safety perspective); and required allocation of resources (for example, staff time, operating budget, and use of municipal water) has increased.

Minoru Lakes Key Issues

Below is a list of issues that have contributed to the decline of Minoru Lakes:

- » Bank erosion, which has caused:
 - Sedimentation and bio mass accumulation;
 - Enlargement of the lakes;
 - Shrinking of the islands;
 - Decrease in water depth; and
 - Poor water clarity and quality.
- » Algae growth, created by poor circulation, shallow water, warm temperatures, prolonged light exposure, and high nutrient levels from runoff, introduced fish, and waterfowl, which has caused:
 - Large summer algae blooms;
 - Unpleasant odours; and
 - Poor water clarity.
- » High fecal coliform levels, which are likely due to waterfowl use, which has caused:
 - E.coli counts that are too high for human contact;
 - Public health concerns; and
 - Resulting challenges for City operations staff to effectively maintain the lakes.
- » Invasive species including, Common Carp, Bamboo, Himalayan Blackberry, English Ivy, and Cattails, which have caused:
 - Poor water circulation; and
 - Compromised water quality.
- » Infrastructure deterioration, including failure of the clay liner, repeated failure of the recirculation pump, and blockage of the overflow to the canal, which has caused:
 - Poor water circulation;
 - Constant water loss and increased potable water input; and
 - Compromised water quality.



TODAY: Water quality issues affect clarity.



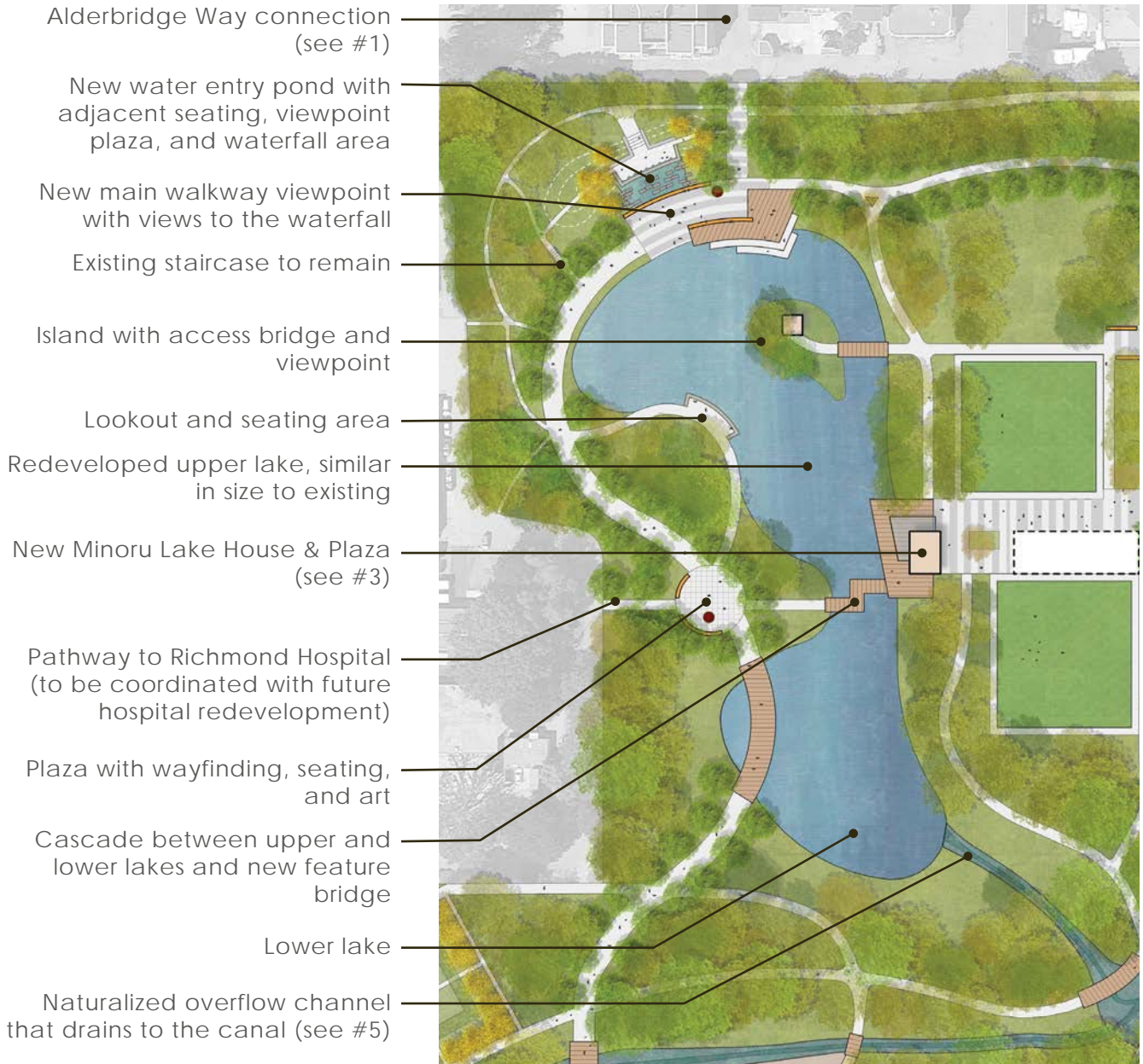
TODAY: Waterfowl contribute to the high fecal coliform levels in the lake.



TODAY: Invasive species like cattails are heavy in the lake which affect water circulation and subsequent quality.

Minoru Lakes Renewal

Based on community feedback, the Minoru Park Vision Plan shows the lakes being renewed but retained as a central park feature similar in size and character as they are today, while providing increased opportunities for people to be close to the water's edge, improving function and environmental benefits, and reducing maintenance requirements.



Minoru Lakes Water Supply

It is important to recognize that the existing Minoru Lakes are not a natural system. They are connected to the City's potable water supply and have no naturally-occurring water source (beyond rain that falls in or directly adjacent to the lakes).

With no potential for connection to a natural water supply, the redeveloped lakes will continue to require a supplemental water source, although opportunities may exist to connect to sources other than municipal potable water supply such as:

- » **Stormwater runoff from surrounding streets and buildings:** Future redevelopment of surrounding land uses or future park improvements could provide some opportunity for direction of stormwater run-off through the lakes system. Lake design could include vegetative filtration to help remove sediments and clean water before it enters the lakes. However, this supply will be limited, especially in the dry season when water loss to evaporation is highest.
- » **Clean waste water from adjacent land uses:** An alternate water source that could provide a reliable, ongoing supply of water could be considered in the future. As an example, some hospitals find it necessary to flush significant volumes of potable identified through kidney dialysis procedures. As future hospital renovations are planned, partnerships could be considered. Clean waste water from park facilities or other adjacent land uses could also be considered to provide an supply through all months of the year, while also decreasing clean water sent to the sanitary system. The greatest challenge to this approach would be securing a clean water supply as grey water could have potential health risks.
- » **Groundwater:** On other projects, groundwater sources have been used to supplement water supplies through a well pumping system. A challenge for groundwater is that it is iron-rich, often leading to discoloration of concrete or stone lake edges. Depending on the water quality and applicable regulations, use of groundwater may require treatment and/or a water use license. It is recommended that groundwater testing be conducted during detailed design phases to determine whether use of groundwater is a viable option.

Suggested Approaches for Reconstruction of Minoru Lakes

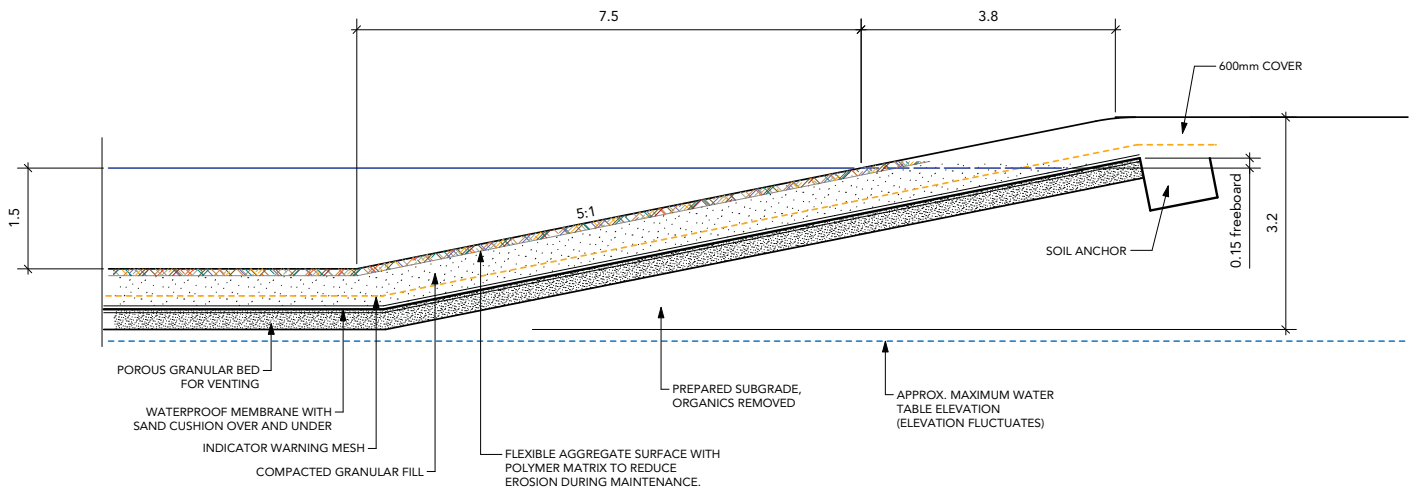
The following approaches for Minoru Lakes are aimed at addressing the issues that have challenged the health and aesthetic values of the lakes. Sketches and images provide conceptual illustration of key concepts outlined.

EXCAVATE & RE-CONTOUR LAKES

Approach	Empty and excavate the lake basins to a depth greater than one metre (pending analysis of water table levels), including removal of the damaged liner and lakes infrastructure.
Benefits	<ul style="list-style-type: none"> » Removal of accumulated sedimentation and vegetation contributes to the water quality issues » Reduced water temperatures » Improved water circulation » Decreased algae growth
Key Considerations	<ul style="list-style-type: none"> » Removal of some existing trees along the edges of the lakes will be required as their roots extend into the lake area. These trees are mainly non-native species planted at the time of original lake construction and are approximately 30 to 40 years old. Strategies to minimize tree loss (for example, a small reduction in the lake perimeter or grading limitations), along with a tree replacement strategy will need to be developed. » Limitations to lake depth will require careful study due to high water table, which may fluctuate seasonally and annually. Sea level rise impacts on the water table may also need to be considered for the life of the new installation. Rising water could affect operations and maintenance (for example, the lake may not be able to be emptied if the water table is higher than the liner elevation due to potential for liner deformation from uplift pressure. Scheduling of maintenance during low water periods or without emptying may be required.) » Deeper lakes will require more gentle edge conditions or clear physical barriers to minimize risk to the public. » Refer to Sketches A through C for an overview of the conceptual basic assembly of the lakes. The concept would be refined through detailed design and engineering.

SKETCH A: BASIC LAKE ASSEMBLY CONCEPT

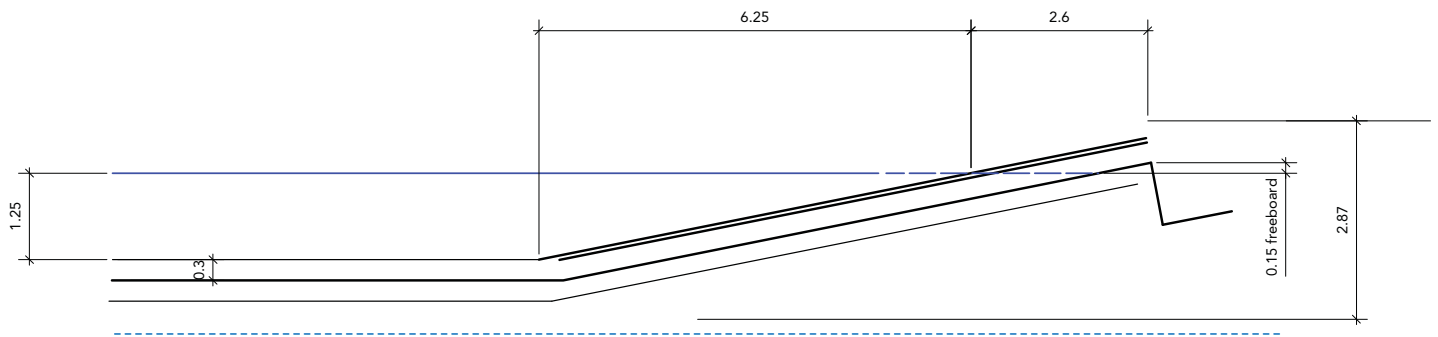
Sloping Bank with 1.5m Water Depth



BASIC ASSEMBLY WITH DEEPER WATER AND 600MM COVER RESULTS IN MORE FILL AND HIGHER FINISHED ADJACENT GRADE ELEVATION

SKETCH B: BASIC LAKE ASSEMBLY CONCEPT

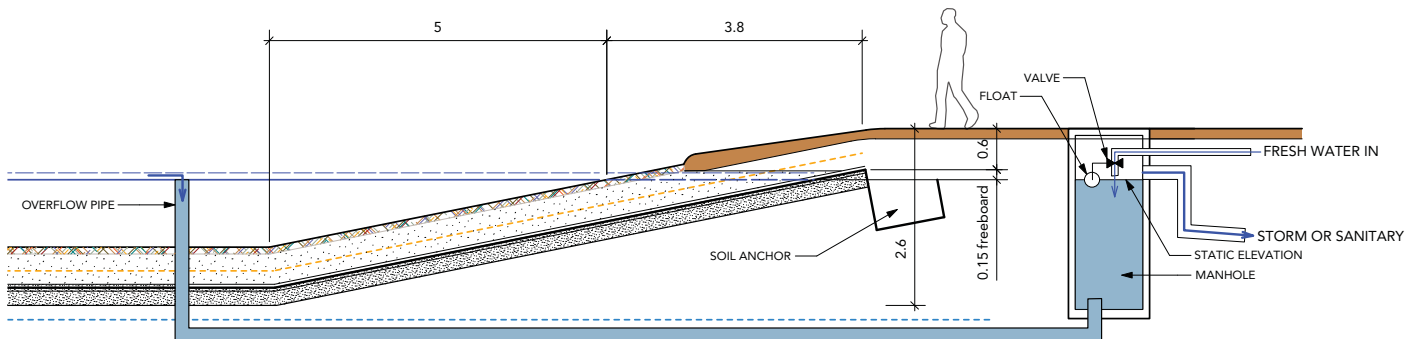
Sloping Bank with 1.25m Water Depth



BASIC ASSEMBLY WITH SHALLOWER WATER DEPTH AND REDUCED COVER DEPTH RESULTS IN LESS FILL OVER FLUCTUATING WATER TABLE

SKETCH C: BASIC LAKE ASSEMBLY CONCEPT

Sloping Bank: Overflow and Make-up Schematic

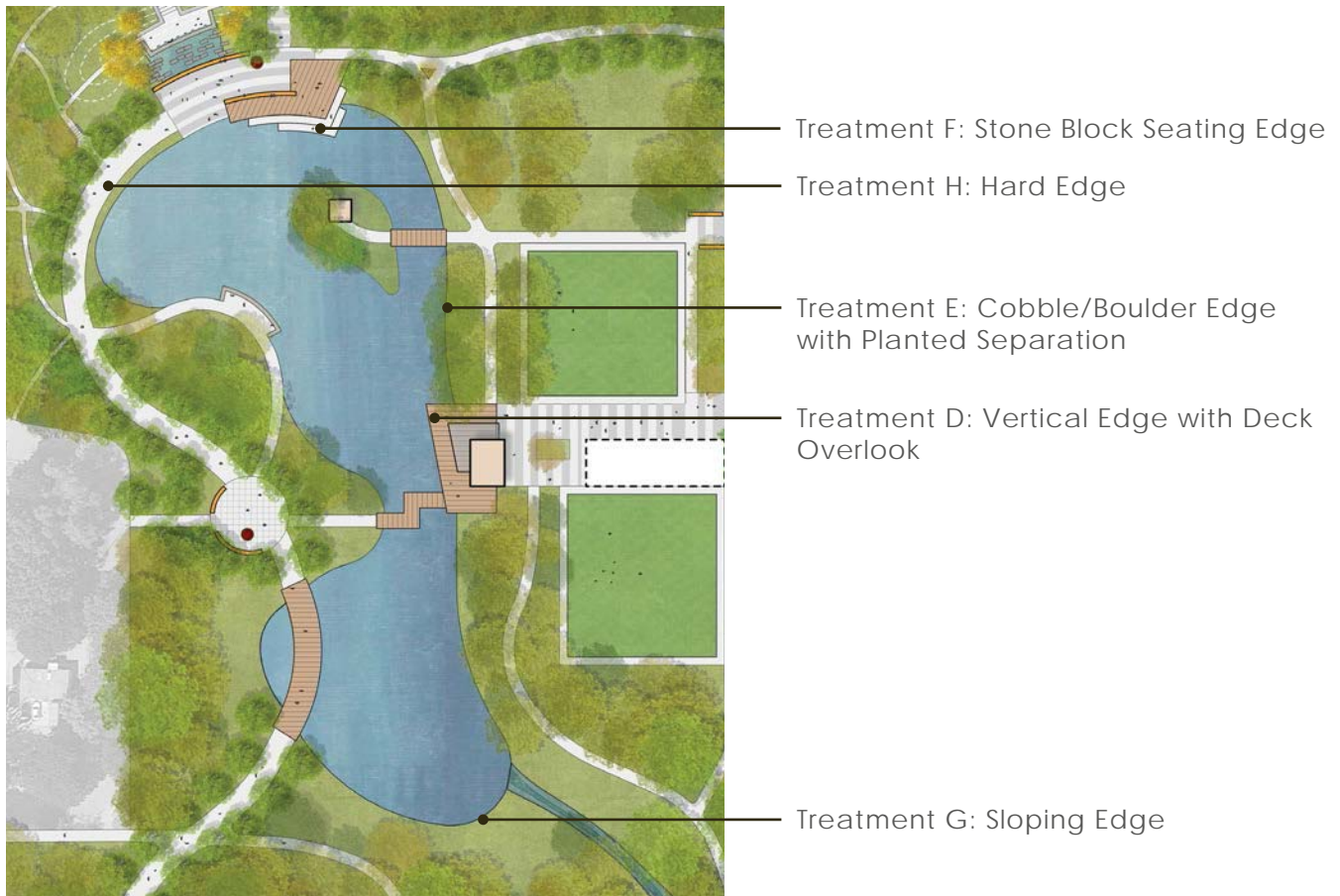


GP - 157

REDEVELOP LAKE EDGES

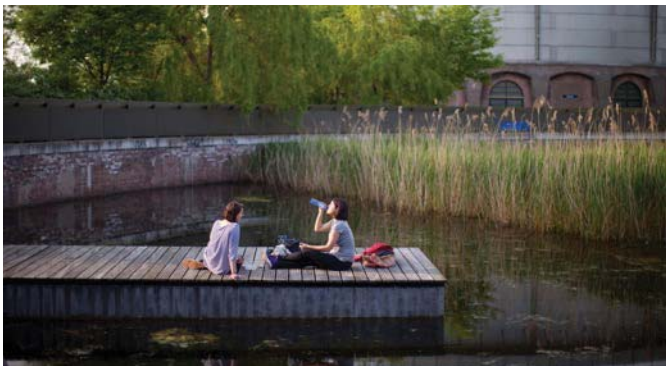
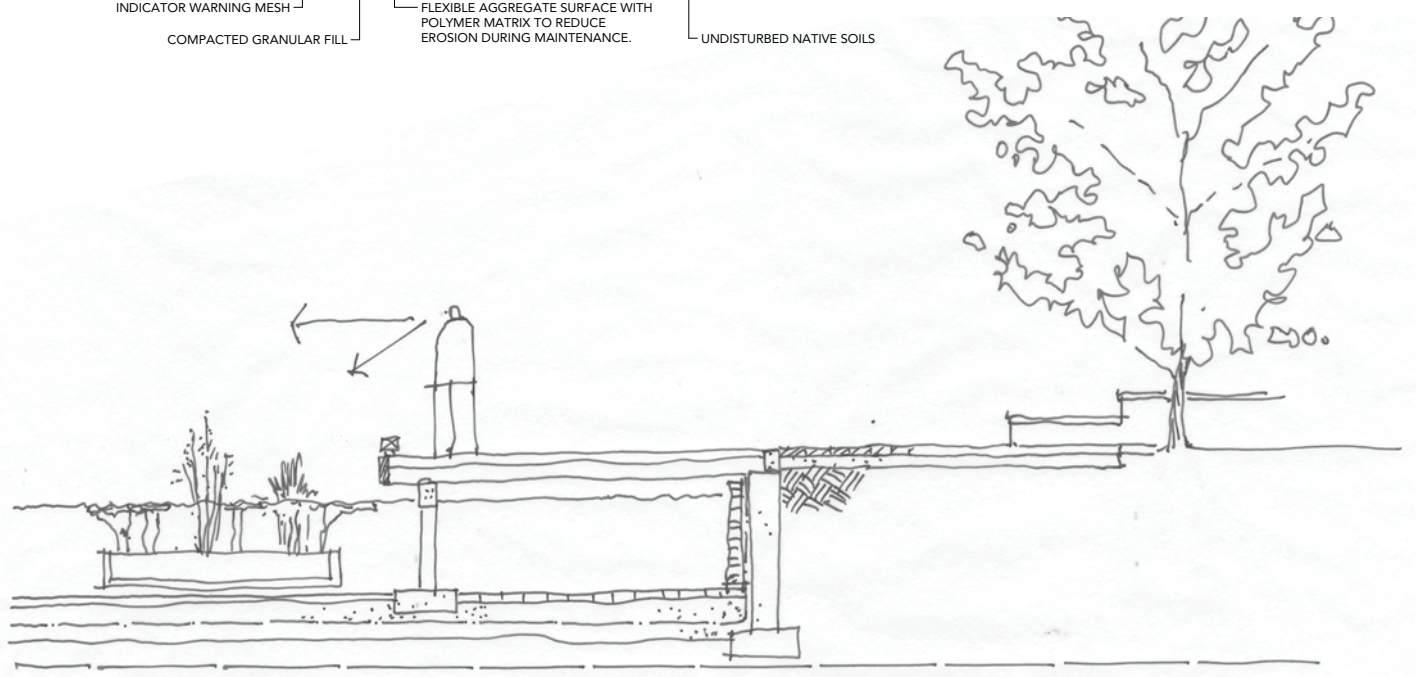
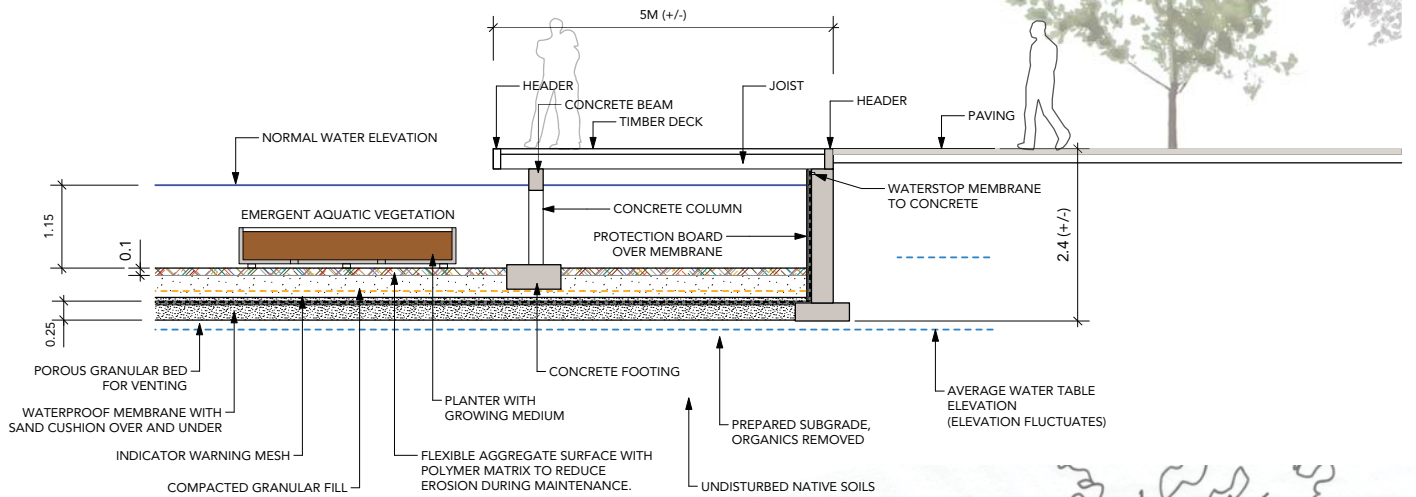
Approach	Redevelop lake edges and bank reinforcement, creating a variety of edge conditions that respond to adjacent park uses and effectively manage bank erosion.
Benefits	<ul style="list-style-type: none"> » Prevent further bank erosion » Maintain water depth over time » Increase variety in edge conditions around the lake » Help manage waterfowl activity
Key Considerations	<ul style="list-style-type: none"> » It is anticipated that a variety of edge details will be applied around the lakes. Refer to Sketches D through H for an overview of conceptual edge treatments. These concepts would be refined through detailed design and engineering. » To increase water depth and support cover of the liner to limit potential damage, opportunities may need to be considered to raise the finished lake edges above existing grade. Regrading impacts will need to be balanced carefully with potential tree impacts or losses and the effects of a more “diked” appearance where lake edges are higher than adjacent grades. Visual mitigation such as steps, planting beds, integrated structures, seating, etc. may be considered.

EXAMPLES OF POSSIBLE LAKE EDGE TREATMENTS



SKETCH D: VERTICAL EDGE

With Deck Overlook



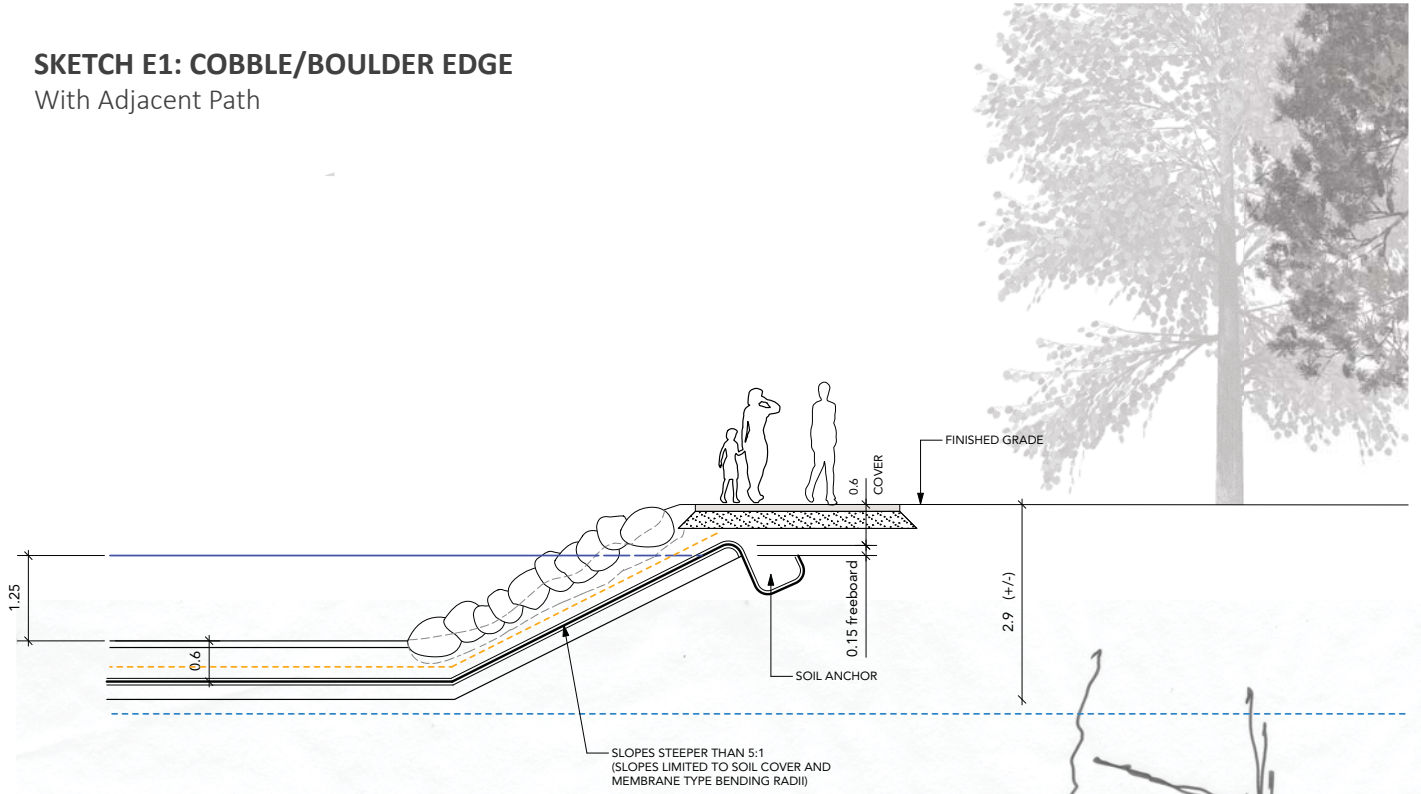
INSPIRATION: A below surface edge contains planted material within a given area of the lake.
122 | January 2019



INSPIRATION: A deck overhang allows visitors to be closer to the water's edge.

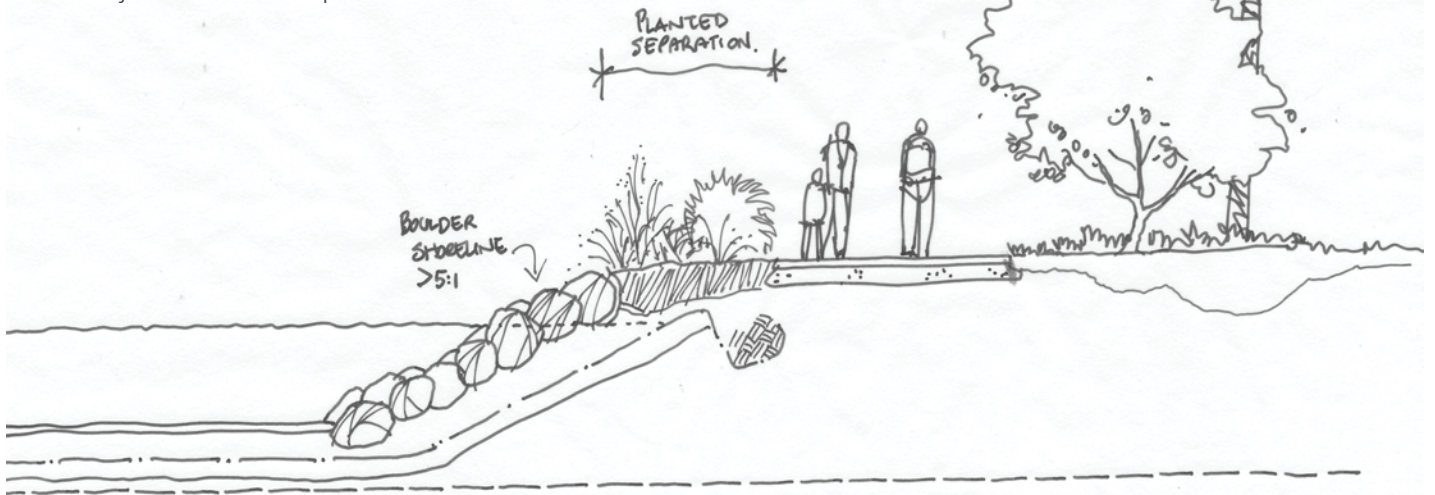
SKETCH E1: COBBLE/BOULDER EDGE

With Adjacent Path



SKETCH E2: COBBLE/BOULDER EDGE

With Adjacent Planted Separation



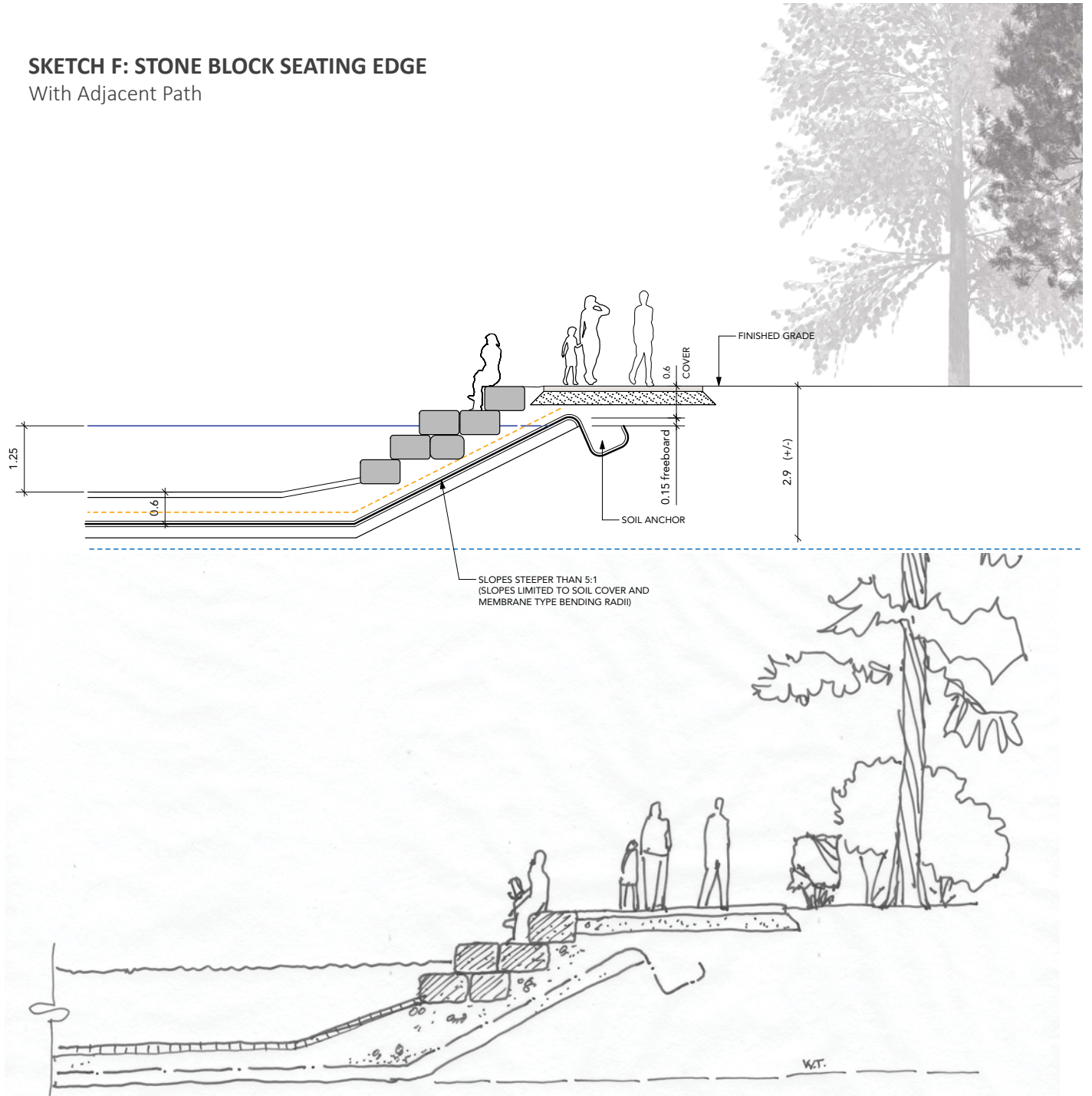
INSPIRATION: Boulder edge under construction



INSPIRATION: Boulder lake edge.

SKETCH F: STONE BLOCK SEATING EDGE

With Adjacent Path



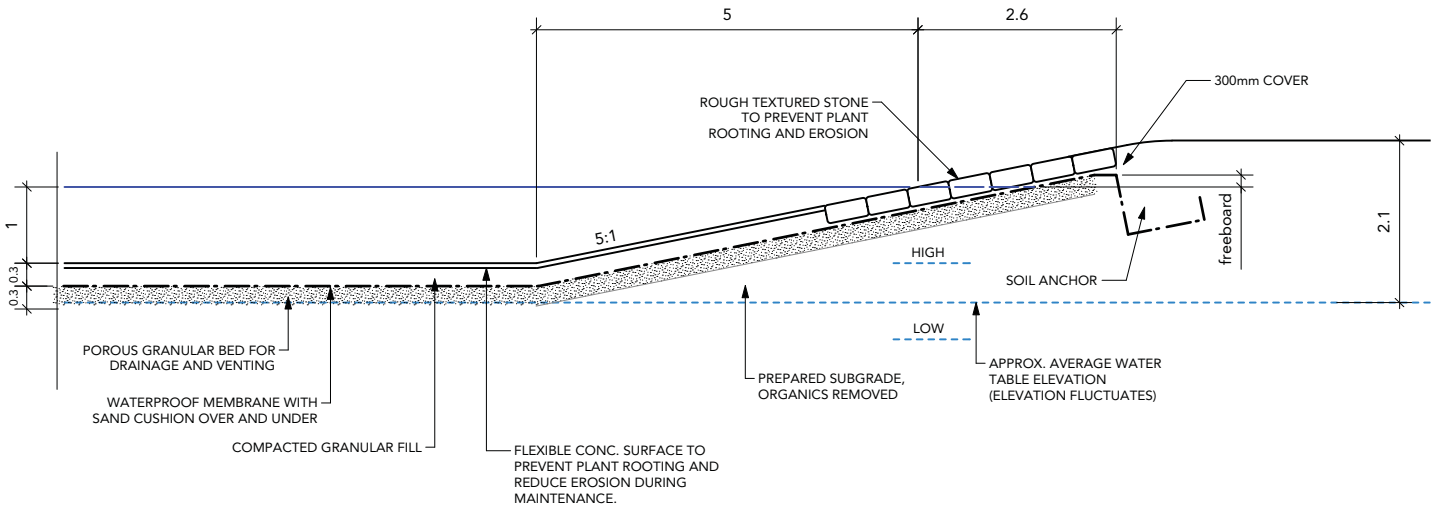
INSPIRATION: Rough granite block seating area.



INSPIRATION: Smooth granite block seating area.

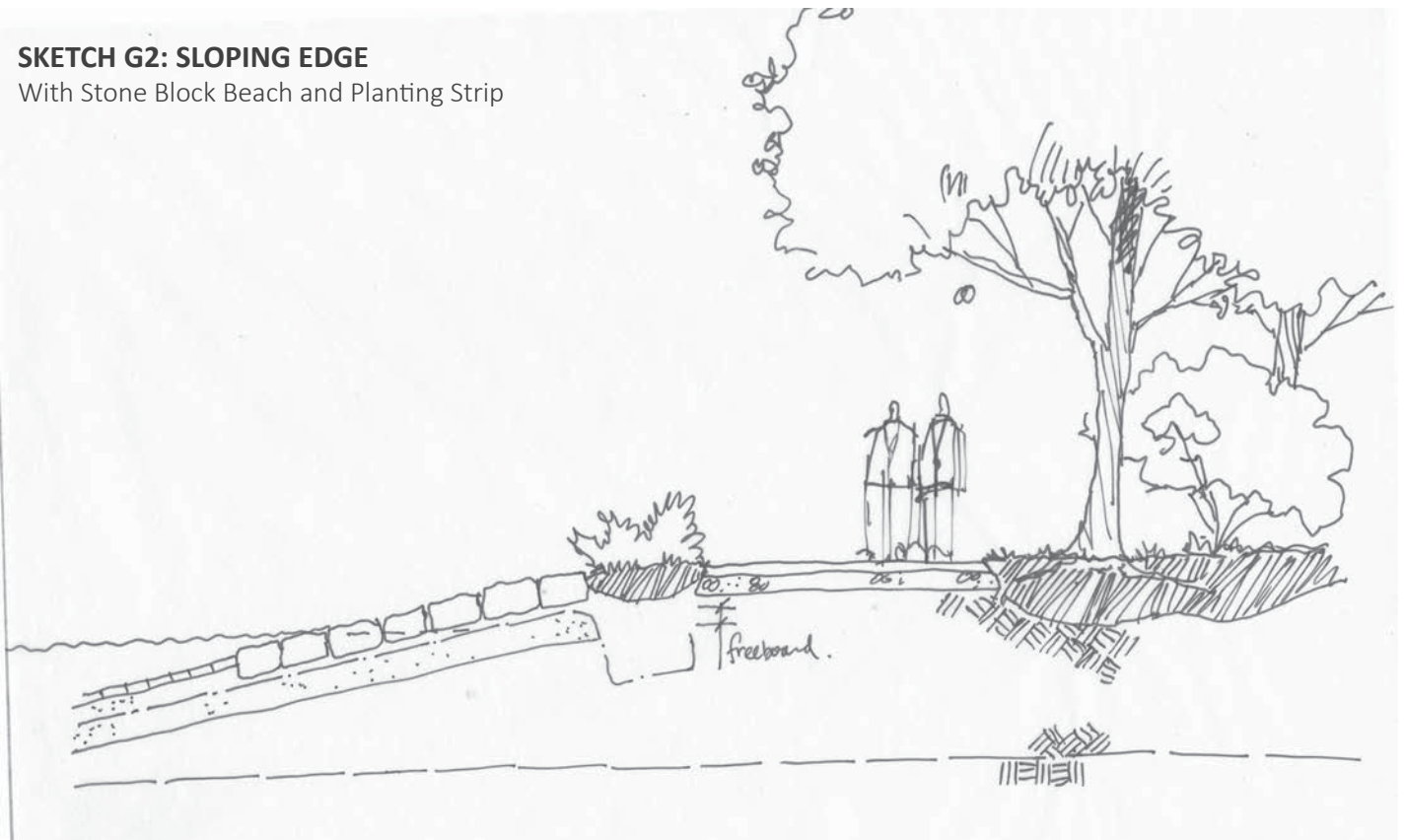
SKETCH G1: SLOPING EDGE

With Stone Block Beach



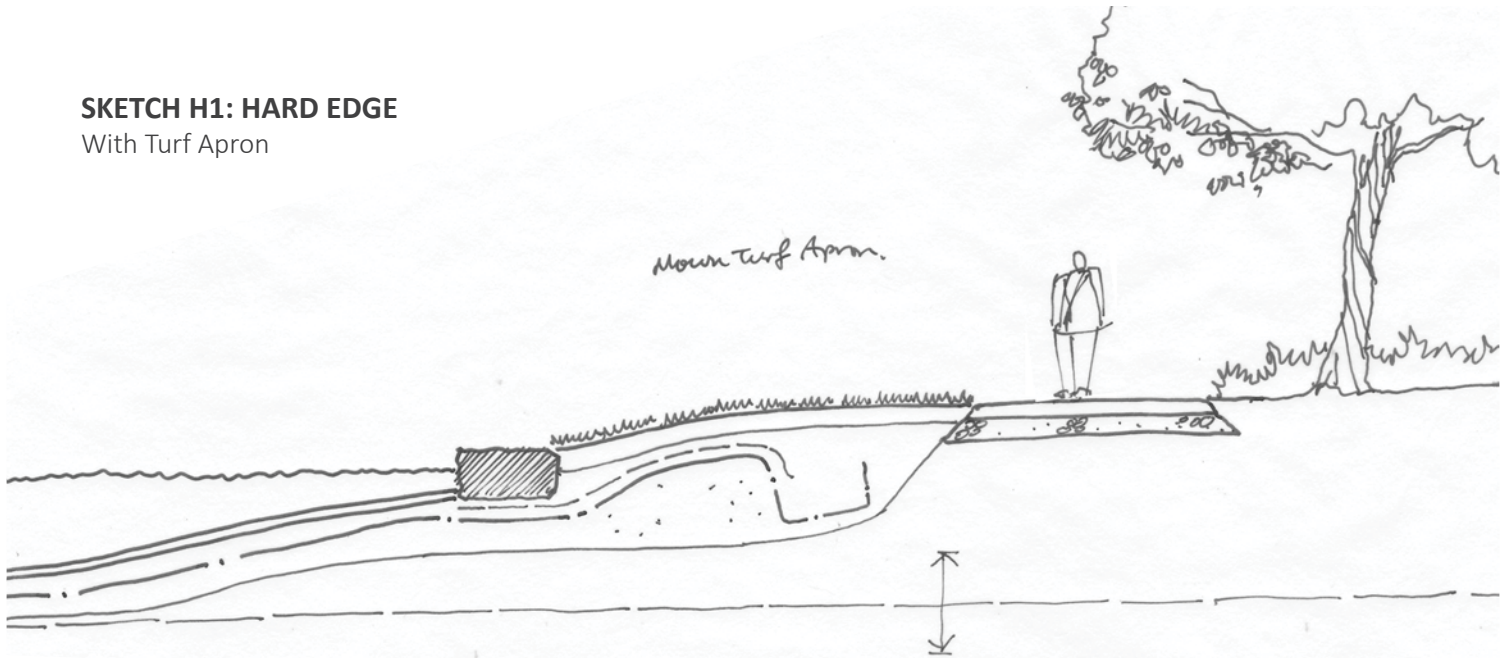
SKETCH G2: SLOPING EDGE

With Stone Block Beach and Planting Strip



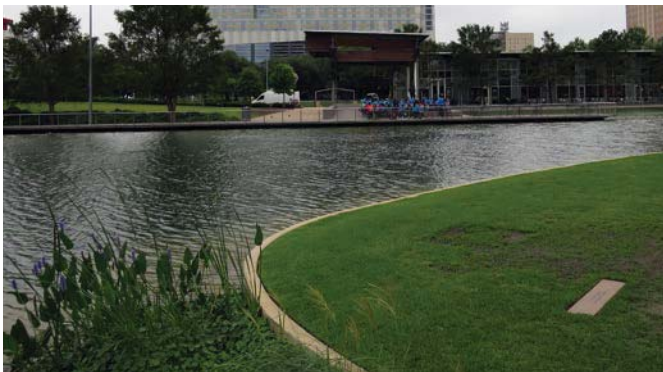
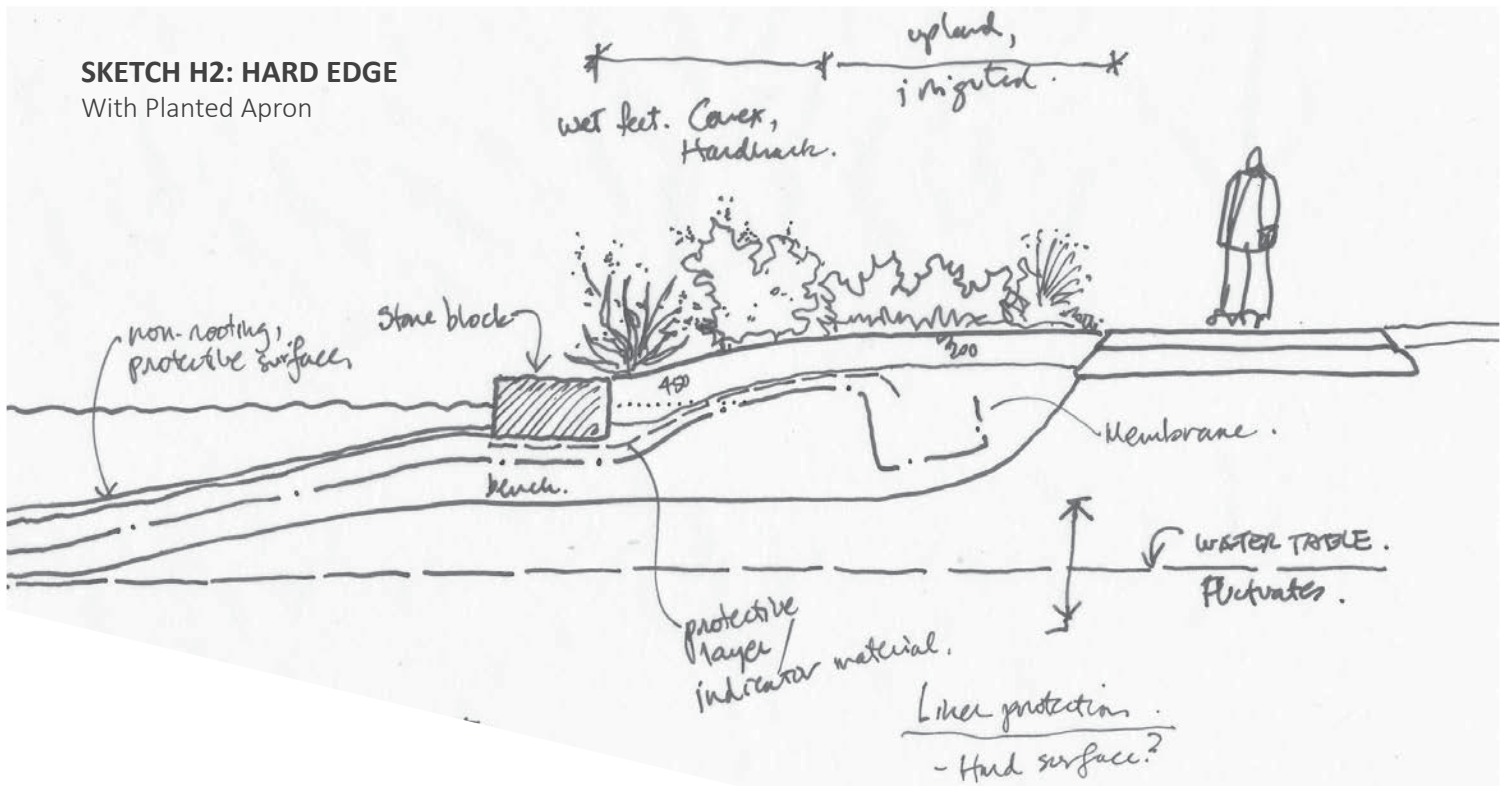
SKETCH H1: HARD EDGE

With Turf Apron



SKETCH H2: HARD EDGE

With Planted Apron



INSPIRATION: Concrete edge with turf apron.



INSPIRATION: Planted apron separating walkway and water.




LAKE LINER UPGRADES

Approach	Replace the damaged bentonite clay liner with a new HDPE, LDPE, or improved bentonite liner (liner material to be selected through detailed design).
Benefits	<ul style="list-style-type: none"> » Stop water loss through leakage » Improve water quality and clarity » Increase the durability of the lakes through use of current technology
Key Considerations	<ul style="list-style-type: none"> » It may be desirable to place the liner over a porous granular layer that serves as a cushion and as a method to vent potential methane buildup due to organic decomposition below the liner. » Enhanced liner protection measures should be incorporated, such as placement of protection board or indicator mesh to alert operations crews of liner location, to help reduce risk of liner puncture. » The liner cover material should be a surface that suppresses vegetation rooting and resists erosion from maintenance practices. For example, this could be a lean mix concrete, interlocking concrete unit paver, or polymer/admixture into the upper liner cover. This material would be easy to maintain while providing additional protection for the liner.

LAKE LINER OPTIONS

Three different types of liners could be viable for the new Minoru Lakes – HDPE, LDPE, or Bentonite Clay. The liners described on the adjacent page are provided for general reference only. Liner selection and construction method will require detailed design and engineering that considers the following design drivers:

- » Effects of fluctuating water table,
- » Compressible soils and potential for settlement,
- » Residual soil organics and methane generation,
- » Potential tree root impacts,
- » Material tensile and hydraulic conductivity,
- » Capital and life cycle costs,
- » Operations and maintenance practices,
- » Soil cover and base preparation,
- » Installation season and construction schedule,
- » Potential for stormwater and pollutants,
- » Other drivers identified.

LINER TYPE	PRODUCT LINE EXAMPLE	ADVANTAGES	CHALLENGES
HDPE: High Density Polyethylene	 <p>HDPE Textured GSE HDPE textured geomembranes are available with either single- or double-sided textured surface which have superior shear strength</p>	<ul style="list-style-type: none"> » Very durable, difficult to puncture » Flexible » Roots will not penetrate 	<ul style="list-style-type: none"> » Difficult to work with, seams need to be ‘welded’ on site by specialized trades with specialized equipment » Potential for seam failure » Bending and folding can be problematic » Does not self heal
LDPE: Low Density Polyethylene	 <p>GSE Ultra FrictionFlex is a single-sided or double-sided textured black, high quality, linear low-density polyethylene (LLDPE) geomembrane produced from specially formulated polyethylene resin with outstanding flexibility. The resin is designed specifically for flexible geomembrane applications.</p>	<ul style="list-style-type: none"> » Easier to work than HDPE, stretches and is flexible » Roots will not penetrate » Lower capital and installation costs than HDPE 	<ul style="list-style-type: none"> » More easily punctured than HDPE » Seams need to be ‘welded’ on site with specialized equipment » Does not self heal
Bentonite Clay with Mesh	 <p>BENTOMAT® CL is a Composite Laminate reinforced GCL consisting of a layer of sodium bentonite between two geotextiles, which are needlepunched together and laminated to a smooth flexible membrane</p>	<ul style="list-style-type: none"> » Durable and long lasting » Easier to work than HDPE and LDPE, flexible » Mesh provides tensile strength » Simpler to install and lap joints self seal » Lower installation costs » Punctures can self heal 	<ul style="list-style-type: none"> » Unprotected liner may be vulnerable to tree root penetration over time (anecdotal)

HDPE LINER INSTALLATION



EXAMPLE: Installation of HDPE liner in creek channel.



EXAMPLE: Weir structure for pond transition.



EXAMPLE: Completed channel.

BENTONITE CLAY LINTER INSTALLATION



EXAMPLE: Bentonite liner being rolled out.



EXAMPLE: Bentonite applied to seal lap joints.



EXAMPLE: Clay set between geotextile layers installed over protective sand cushion.



EXAMPLE: Indicator mesh installed on top of second sand cushion over liner. Additional sand cover installed over mesh.



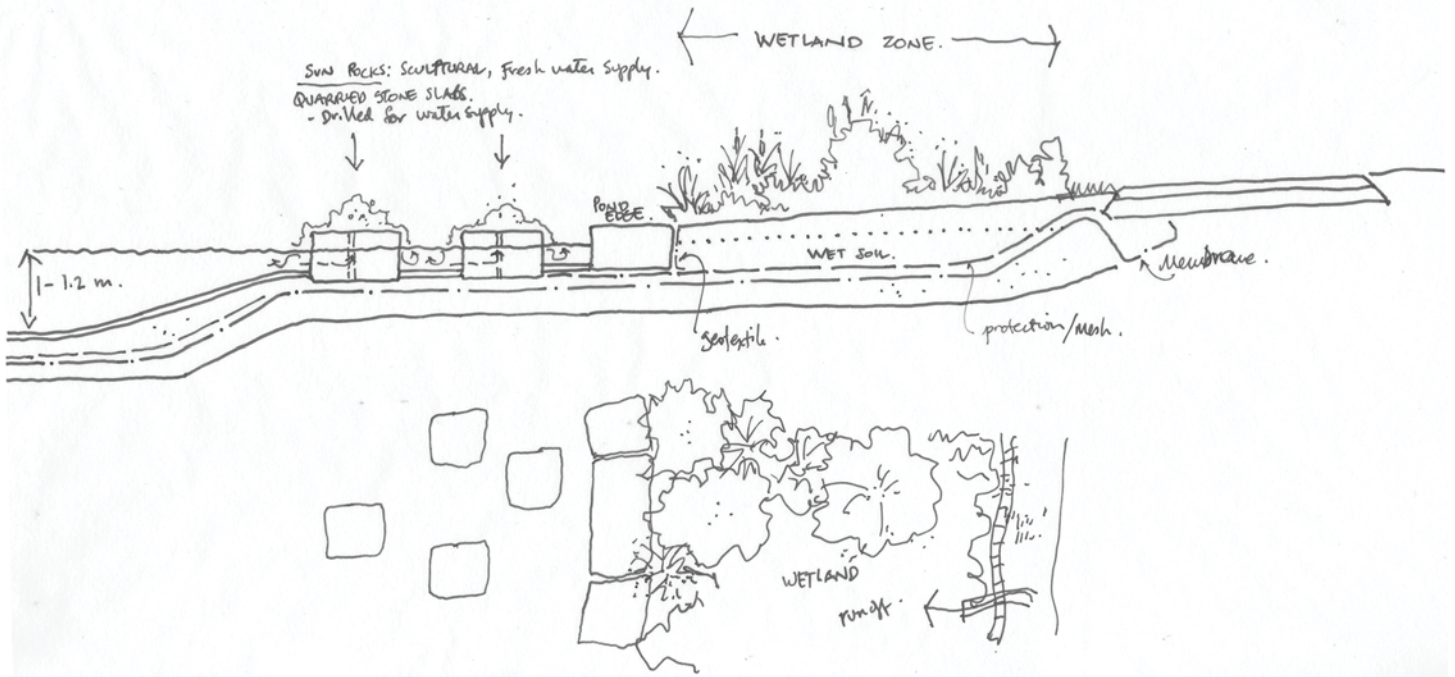
EXAMPLE: Completed swimming ponds.

IMPROVE WATER CIRCULATION

Approach	Replace the water circulation system with current infrastructure designed to increase circulation throughout the lakes.
Benefits	<ul style="list-style-type: none"> » Reduce water loss through leakage and inefficiency » Improve water circulation » Incorporate access to infrastructure to support efficient future repairs and maintenance
Key Considerations	<ul style="list-style-type: none"> » A challenge with the previous system has been limited accessibility to the pipe infrastructure. This has resulted in uncertainty about location of damage and ultimately inability to repair. The outcome has been shut-down of one of the recirculation pipes. » The concept maintains a similar recirculation layout with an upper waterfall providing the point of entry for recirculated water. Increasing the speed and volume of the circulation system would help maintain water movement, reducing issues related to stagnation. » Design considerations for additional circulation within the lake such as a fountain or mixing inlets could also be strategically incorporated into the design to further increase circulation (see Sketch I). » Lakes shape and location of the island will also play a role in the circulation of the system and should be strategic to avoid areas where water is more likely to stagnate.

SKETCH I: STONE BLOCK EDGE

With Integrated Water Supply/Circulation

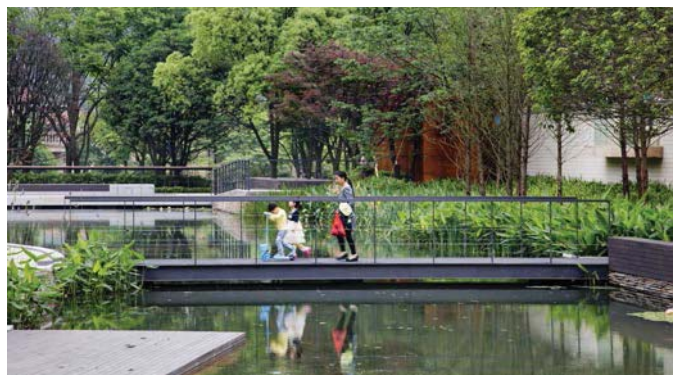


MANAGE INVASIVE SPECIES

Approach	Remove existing invasive species and undertake ongoing maintenance to manage future invasive species, and vegetation.
Benefits	<ul style="list-style-type: none"> » Reduce suspended solids in the water » Reduce accumulation of biomass in the water » Allow for regular maintenance » Help maintain lake circulation » Increase environmental benefits
Key Considerations	<ul style="list-style-type: none"> » Common Carp are an introduced fish species that stir up sediment contributing to water clarity and quality issues. The addition of fish to the future lakes is not recommended. » A number of invasive species exist within and on the perimeter of the lakes. These should be removed during construction of the new lakes and care taken to ensure invasives are not re-introduced after completion. » It is important to recognize that an ongoing maintenance regime that involves regular removal of sediment, vegetation, debris, as well as water flushing will be critical to maintaining the quality of the lakes. The high water table, shallow depth, surrounding vegetation, and circulation challenges will require human intervention in the system to support its health. » While it is not recommended that any planting be placed over the lake liner, opportunity would still exist for introduction of plant material through the use of specially constructed containers that keep the vegetation rooting separated from the lake liner. Plant material introduced in this manner will add visual interest, variety, and some ecological benefits while limiting impacts to the lakes infrastructure (see Sketch D1).



INSPIRATION: Contained vegetation allows ongoing maintenance of the rest of the lake system while providing visual interest and ecological benefits.



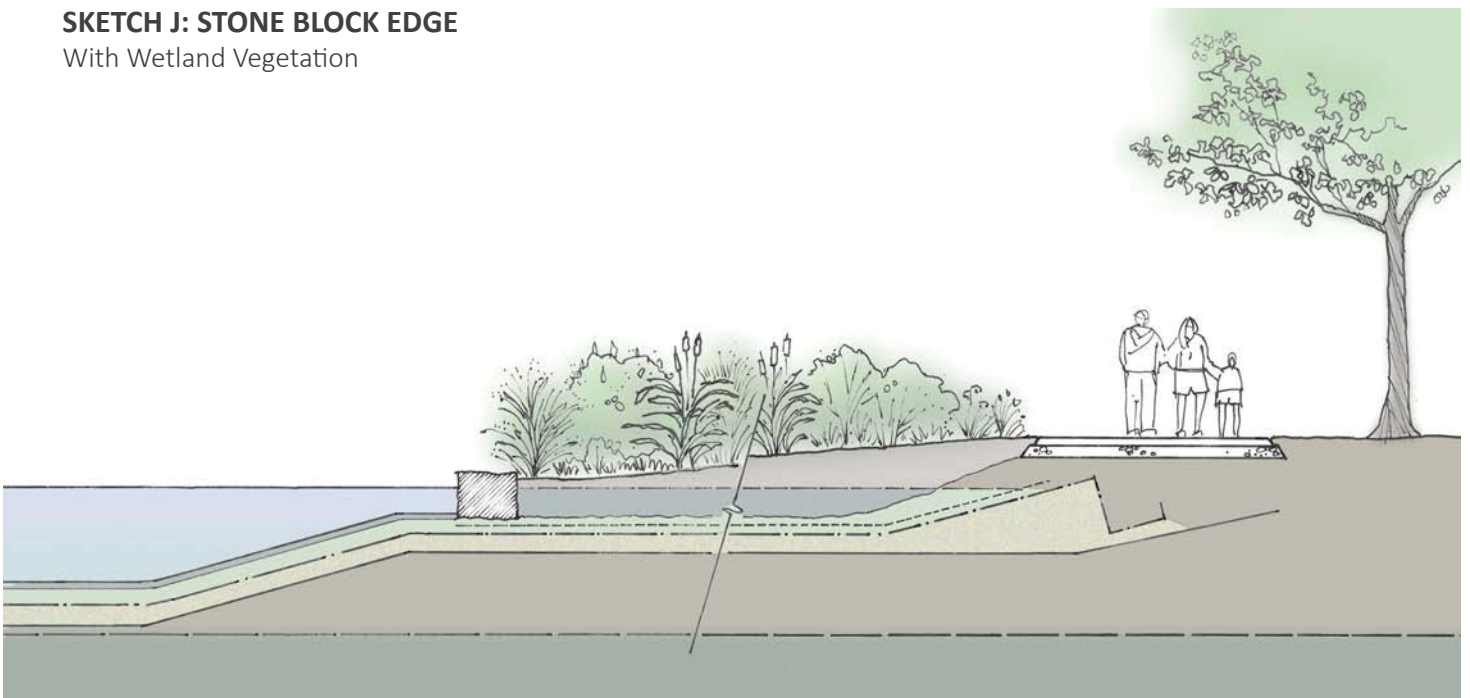
INSPIRATION: Contained planted edges provide the appearance of natural edges, but prevent spreading to other parts of the water.

ENHANCE UPLAND PLANTING

Approach	Replace upland planting to help shade the lake areas and provide ecological values.
Benefits	<ul style="list-style-type: none"> » Help reduce solar gain into the lake, reducing water temperatures and nutrient levels and loss of water to evaporation » Help reduce algae growth » Increase environment benefits, including habitat for native songbirds and beneficial aquatic insects » Discourage waterfowl activity » Maintain the garden-like character valued in the area
Key Considerations	<ul style="list-style-type: none"> » Tree species that result in large, high canopies planted on the south and southwest sides of the lake can provide shade once established. » Opportunities may also exist for wetland areas to be introduced in some locations around the lake edge, using a physical barrier between the lake area and the wetland area that prevents erosion of the wetland edge into the lake. These edges could provide ecological services including filtration of stormwater runoff if it is directed to the lakes (see Sketch J).

SKETCH J: STONE BLOCK EDGE

With Wetland Vegetation



MANAGE WATERFOWL

Approach	Incorporate waterfowl management techniques in the design to discourage excessive use of the lakes by geese and ducks.
Benefits	<ul style="list-style-type: none"> » Reduce presence of e.coli and other pollutants that affect water quality » Maintain water clarity » Support an aesthetically pleasing environment
Key Considerations	<ul style="list-style-type: none"> » Introduction of dense, woody plantings along lake edges (where access to the lake edge is not provided) can help limit entry points for waterfowl into the lakes. » Placement of pathways and seating areas close to the edge of the lakes can encourage human use and activity helping to dissuade geese and ducks from using the area. » Creation of deeper bodies of water with steeper banks can deter waterfowl from entering the lakes. » Inclusion of spray fountain(s) can discourage ducks and geese from entering certain areas. » Public education and signage can discourage visitors from feeding waterfowl.



INSPIRATION: Significant human activity and strategic placement of fountains can discourage waterfowl use.



INSPIRATION: Interpretive signage can help people understand the negative consequences of feeding waterfowl.

Preliminary Site Analysis for Alternative Locations for the Cricket Pitch at Minoru Park

Site Selection Criteria and Considerations:

The following site selection criteria and considerations for the relocation of the Minoru Park cricket pitch were developed:

- Location that is easy for club members and visiting teams to access;
- Capacity of the site to facilitate a 120 meter diameter cricket pitch (equivalent to the size of the existing cricket pitch at Minoru Park);
- Inclusion of the following amenities:
 - Washrooms;
 - Seating area;
 - Storage; and
 - Parking;
- Impacts to existing park features and services.

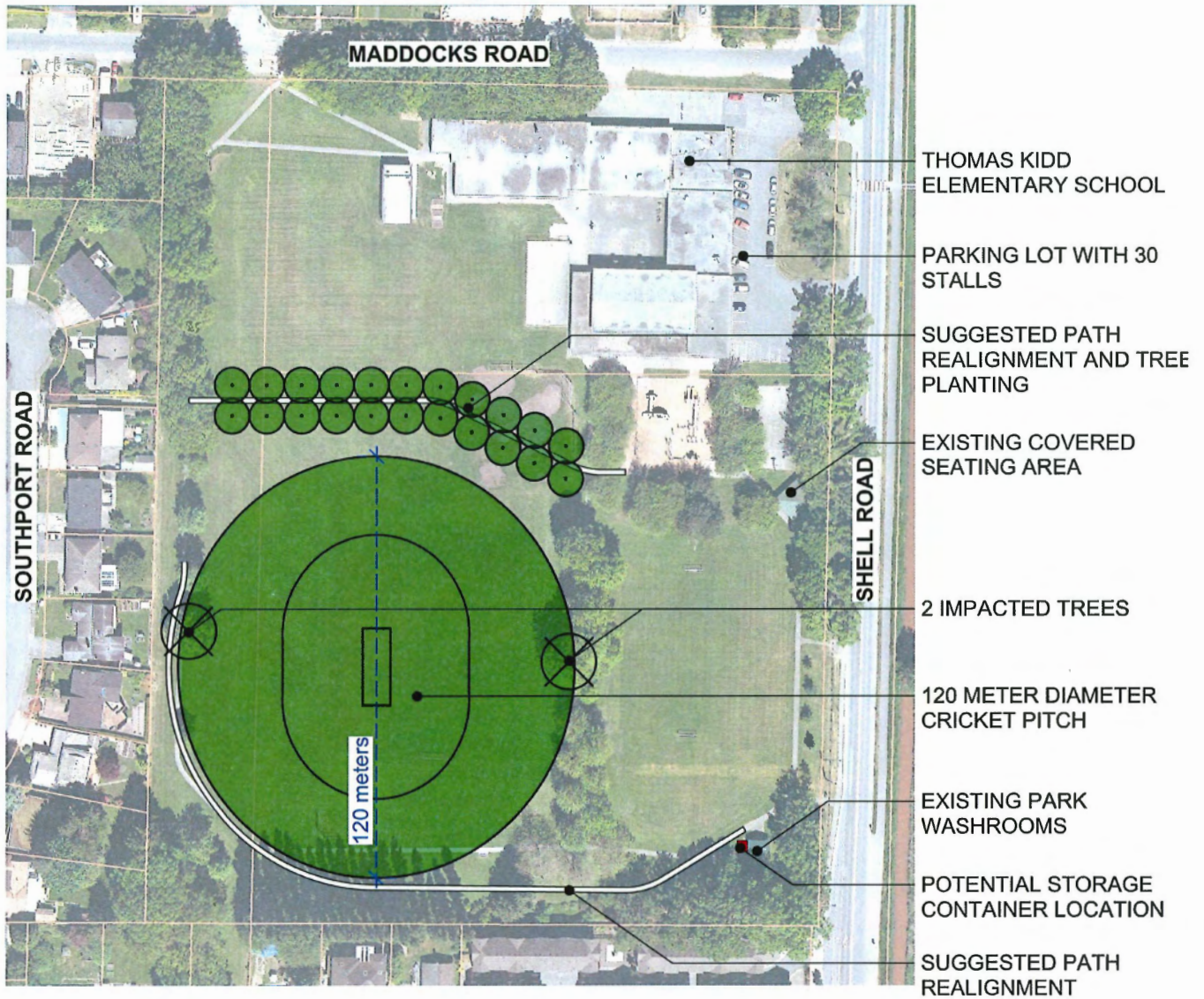
Based on the above noted criteria and considerations, staff identified Thomas Kidd and Manoah Steves Neighbourhood School Parks as the most compatible park sites in Richmond.

Option 1 - Thomas Kidd Park (Current Preferred Location):

Located at 10851 Shell Road, Thomas Kidd Park contains several mature trees, a soccer pitch, baseball backstop, basketball court, park washrooms, picnic shelter, playground, open lawn areas, parking lot and walking trails.

This site currently meets five out of the six criteria and all six can be met with relatively minor site improvements and impacts to the existing park facilities and features. Please refer to the following page for a preliminary concept plan.

Option 1 – Thomas Kidd Park: Preliminary Concept Plan (Current Preferred Location)



Site Compatibility Analysis:

Criteria	Analysis
Location that is easy for club members and visiting teams to access.	Meets criteria: Central location close to Shell Road and Steveston Highway which are major arterials that are easy to access locally and regionally. This site is also well-serviced by public transit.
Capacity of the site to facilitate a 120 meter diameter cricket pitch.	Meets criteria with the following upgrades and impacts: <ul style="list-style-type: none"> • Improved field drainage; • Ball control fencing; • Replacement of approximately two trees; and • Realignment of two pathways.
Washrooms.	Meets criteria: Existing washrooms located at southeast corner of the site.
Seating area.	Meets criteria: Existing covered seating area located near Shell Road. Should the Cricket Club require an additional seating area that is located closer to the cricket pitch, this can be further explored in the future.
Storage.	Does not meet criteria: Storage would need to be added to the site.
Parking.	Meets criteria: there are 30 parking stalls that are located on the adjacent School District No. 38 (SD No. 38) site which are generally available weekday evenings and weekends. Staff will work with SD No. 38 to develop an agreement for use of their parking lot should this option move forward.

Preliminary Cost Estimate for Required Upgrades:

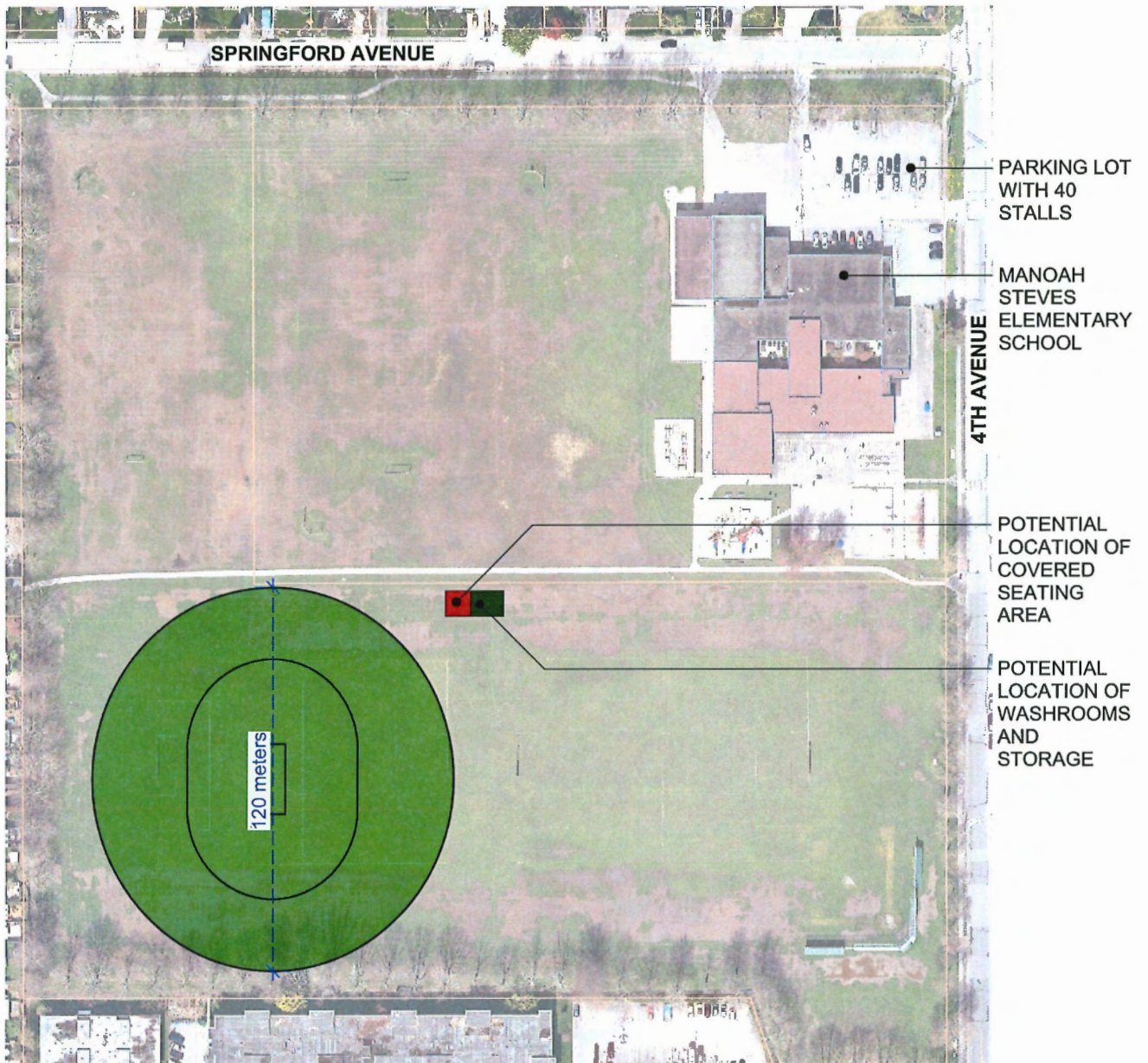
Item Description	Preliminary Budget Cost
Development of 120 meter diameter cricket pitch including site preparation, sub-drainage, and grass seeding.	\$400,000
Ball control fencing.	\$50,000
Tree planting.	\$15,000
Pathway realignment.	\$50,000
Storage.	\$15,000
TOTAL	\$530,000

Option 2 – Manoh Steves Park:

Located at 10111 4th Avenue, Manoh Steves Park contains several mature trees, two soccer pitches, a baseball diamond, three backstops, two playgrounds, four basketball courts, open lawn areas, trails and a parking lot.

This site meets two out of the six criteria and can meet five with a greater degree of site improvements. Site impacts include displacement of an existing soccer field. Should the cricket pitch be located at this site, staff would work with the current field user groups and School District No. 38 to explore the potential upgrades to the fields on the north half of the site which are located on School District No. 38 property.

Option 2 – Manoh Steves Park: Preliminary Concept Plan



Site Compatibility Analysis:

Criteria	Analysis
Location that is easy for club members and visiting teams to access.	Partially meets criteria: The closest major intersection is Williams and No. 1 Road. While this location is easy to access locally, it is not as easy to access regionally.
Capacity of the site to facilitate a 120 meter diameter cricket pitch.	Meets criteria with the following upgrades and impacts: <ul style="list-style-type: none"> • Improved field drainage; • Ball control fencing; and • Potential need to relocate one displaced soccer field within the same park site.
Washrooms.	Does not meet criteria: Washrooms would need to be added to the site.
Seating area.	Does not meet criteria: A seating area would need to be added to the site.
Storage.	Does not meet criteria: Storage would need to be added to the site.
Parking.	Meets criteria: There are 40 parking stalls that are located on the adjacent School District No. 38 (SD No. 38) site which are generally available weekday evenings and weekends. Staff will work with SD No. 38 to develop an agreement for use of their parking lot should this option move forward.

Preliminary Cost Estimate for Required Upgrades:

Item Description	Preliminary Budget Cost
Development of 120 meter diameter cricket pitch including site preparation, sub-drainage and seeding.	\$400,000
Ball control fencing.	\$50,000
Washroom and storage facility.	\$400,000
Seating area.	\$50,000
TOTAL	\$900,000

Options for Cycling Routes in and Around Minoru Park

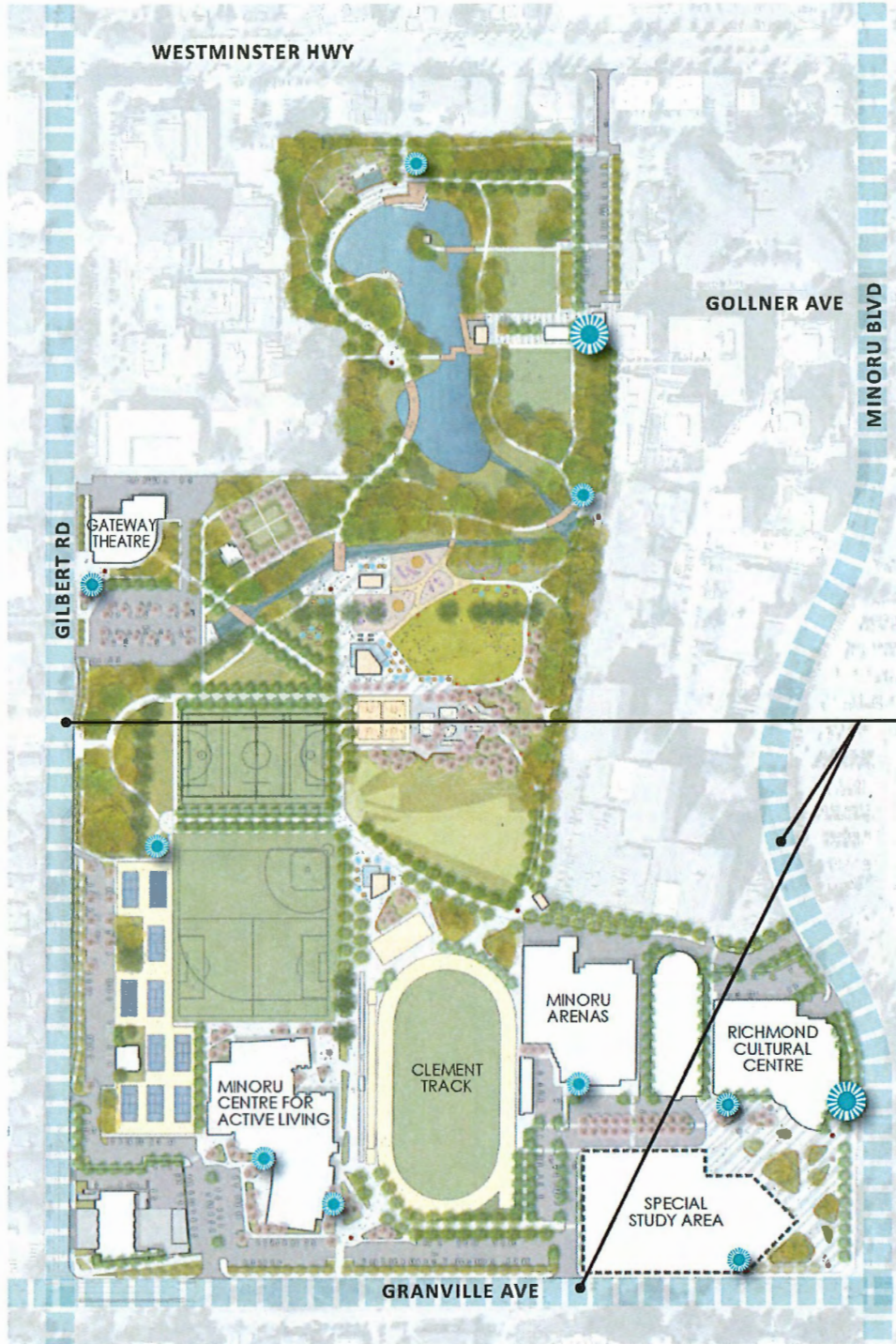
City Centre Area Plan Cycling Network - Map and Features

Cycling Network Features	
Accommodation on Street Network	<ul style="list-style-type: none"> • Provide signage and pavement markings to clearly delineate cycling facilities from other street components. • Minimize potential conflicts and safely accommodate multiple road users such as transit service and cycling. • Enhanced pedestrian-cyclist crossings at selected locations, particularly near schools.
Designated Cycling Routes	<ul style="list-style-type: none"> • Designated routes feature signage, pavement markings and bicycle-friendly traffic signals. • Designated bike lanes on major thoroughfares and some major streets with a typical width of 1.5 m to 1.8 m (5 ft. to 6 ft.). • Cycling routes are physically separated from vehicle traffic on major thoroughfares and major streets where feasible. • Shared wide curb lanes on some major streets and on minor streets with typical width of 4.3 m (14.1 ft.). • Bicycle-friendly routes feature pavement markings, signage and signal loop detectors but road is not widened.
Trails & Bridges	<ul style="list-style-type: none"> • Integration of on-street cycling network with off-street trails and pathways including the Canada Line Bridge over the North Arm of the Fraser River. • Off-street pathways have typical width of 3.0 m to 4.0 m (10 ft. to 13.1 ft.). • Proposed new pedestrian/cycling bridge from the west end of Cambie Road to Sea Island.
End-of-Trip Facilities	<ul style="list-style-type: none"> • Secure end-of-trip facilities (bike racks, lockers, cages) at civic sites, parks, transit villages, and activity centres. • Bylaw requirement for all new developments to provide short-term and long-term secure bicycle parking.
Integration with Transit	<ul style="list-style-type: none"> • Bicycle accommodation on the Canada Line and all buses during all hours of operation. • Bike racks and bike lockers at all rapid transit stations and transit exchanges.
Promotion & Education	<ul style="list-style-type: none"> • Safe cycling courses for adults and children. • Area-wide event to promote cycling for all trips. • Education and enforcement programs to encourage sharing the road among motorists and cyclists.

Cycling Network Map (2031) *Bylaw 8841 2013/02/12*



Option 1 – No Bike Routes in Minoru Park - Concept Plan [Not Recommended]



ON STREET BIKE ROUTE



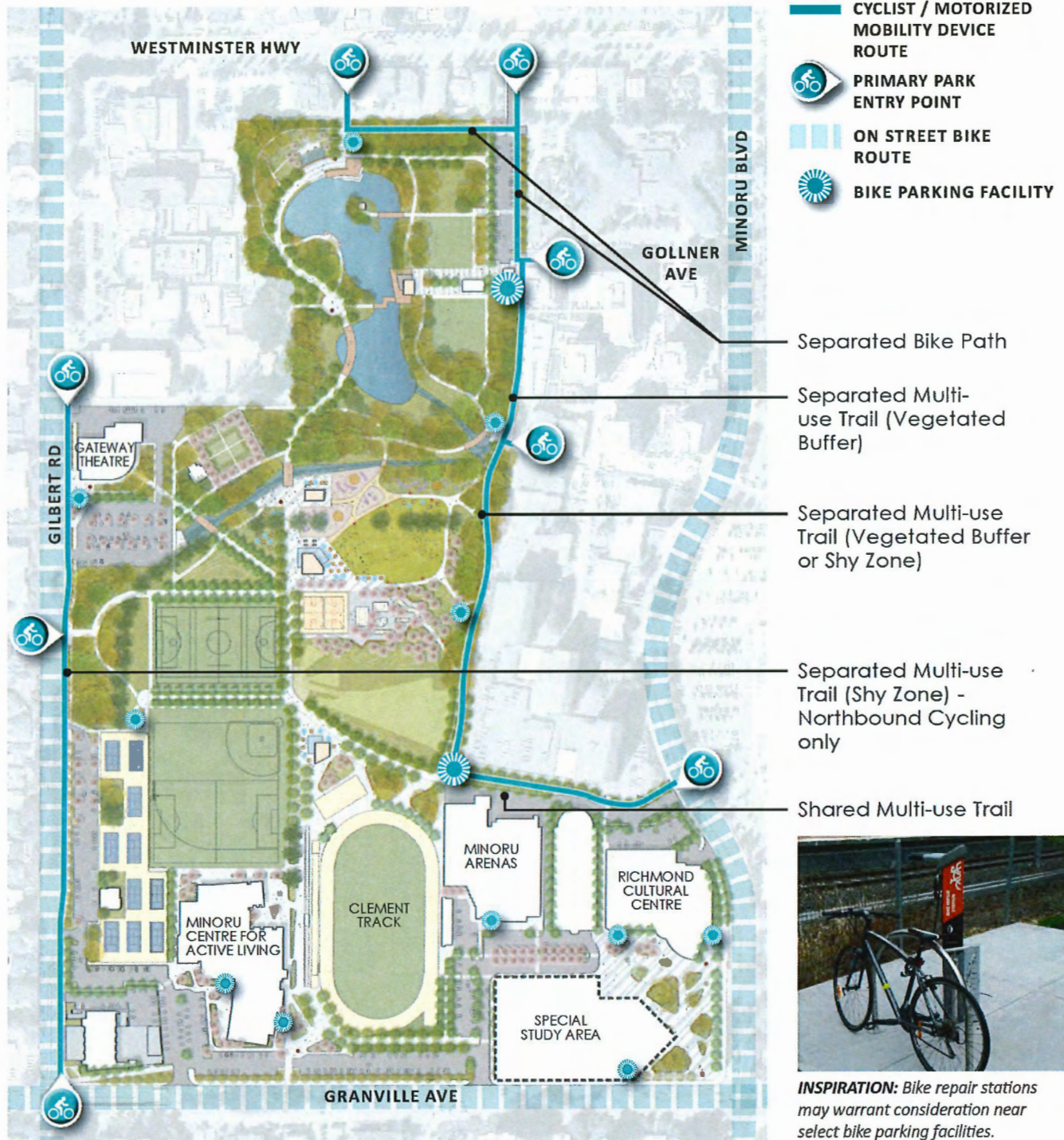
BIKE PARKING FACILITY

Cycling on adjacent streets only. Cyclists to dismount when entering Minoru Park



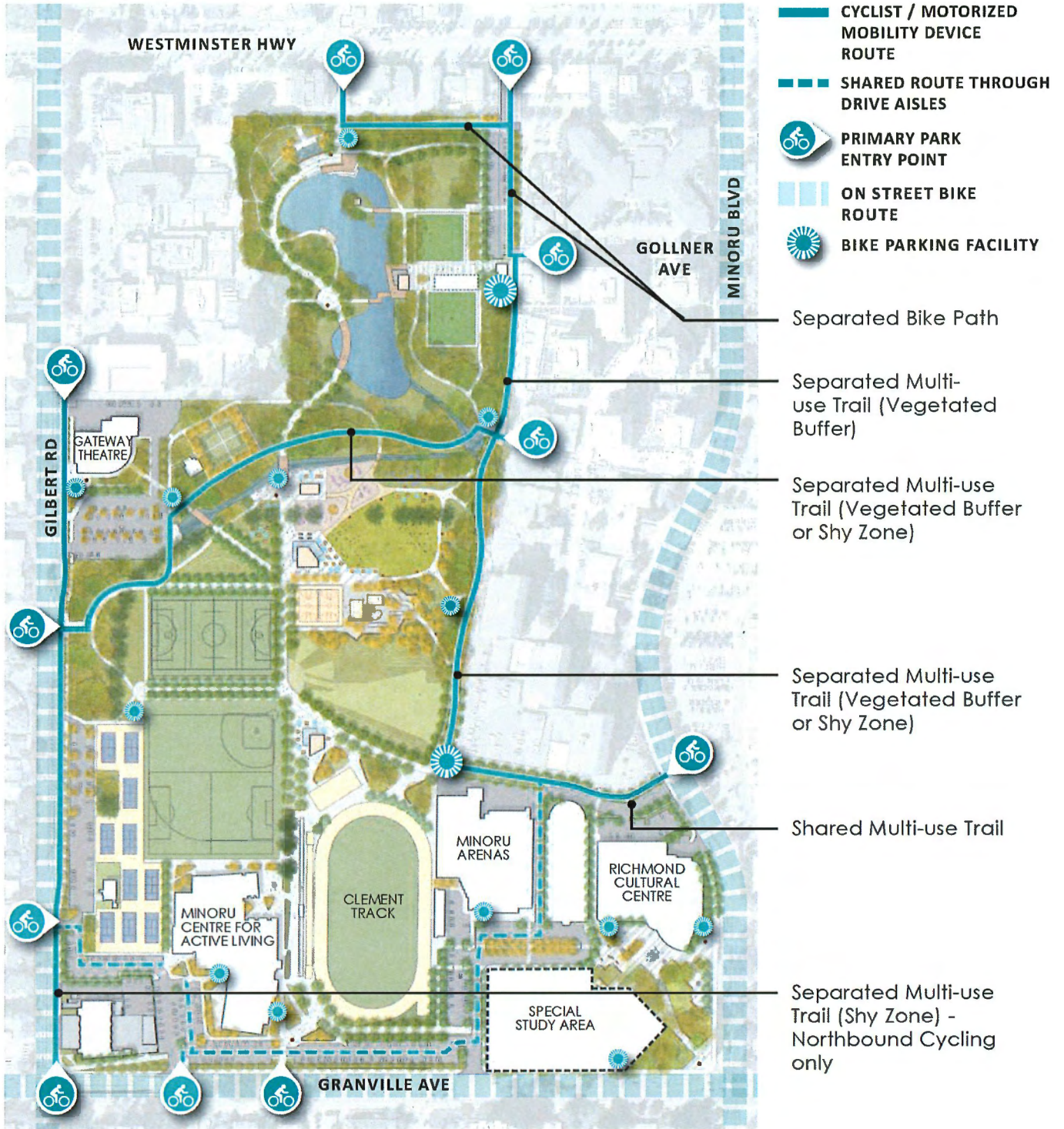
INSPIRATION: Facilities and park destinations should incorporate end-of-trip cycling facilities including secure and/or covered bike parking.

Option 2– Designated bike routes around the edges of Minoru Park - Concept Plan [Not Recommended]



*Various trail types to be implemented based on available space. See Attachment 1, pages 74-76 for bike path typologies which include typical cross sections.

Option 3– Designated Bike Routes around the Edges and Through Minoru Park - Concept Plan [Recommended]



*Various trail types to be implemented based on available space. See Attachment 1, pages 74-76 for bike path typologies which include typical cross sections.



To: General Purposes Committee
From: Jim V. Young, P. Eng.
Senior Manager,
Capital Buildings Project Development

Date: February 1, 2019
File: 06-2052-55-02-
01/2017-Vol 01

Re: Viability of Repurposing Minoru Aquatic Centre – Low Cost Options

Staff Recommendation

That the staff report titled “Viability of Repurposing Minoru Aquatic Centre – Low Cost Options” dated February 1, 2019 from the Senior Manager, Capital Buildings Project Development, be received for information.

Jim V. Young, P. Eng.
Senior Manager, Capital Buildings Project Development
(604) 247-4610

Att: 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Recreation Services	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
Facility Services	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

At the December 19, 2018, Parks, Recreation and Cultural Services Committee meeting, staff received the following referral, “Potential Conversion of Minoru Aquatic Centre”:

That staff investigate the costs of converting the pool at the Minoru Aquatic Centre for uses that do not require major changes and report back.

The purpose of this report is to respond to the referral.

Background

The Minoru Aquatic Centre was originally constructed in two stages, in 1958 and 1977.

On May 8, 2017 Council adopted the staff report on the “*Viability of Repurposing Minoru Aquatic Centre.*” This report reviewed the merits of repurposing the existing facility for community use or warehouse space suitable for open storage which was not recommended due to the high cost of conversion and operation. Council adopted the following recommendation.

That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled “Viability of Repurposing Minoru Aquatic Centre”, dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks.

The following factors were considered in determining this recommendation:

- Facility condition
- Suitability of facility for other uses
- Cost of construction (new vs. repurpose)
- Ongoing operational costs and budget impact
- Impact on green space
- Impact on parking

The Report to Council to demolish the Minoru Aquatic Centre was adopted on May 8, 2017 and is included as Attachment 1. Should Council approve the 2019 Capital Program submission to complete demolition, the actual cost to complete the work will be determined through a public tendering process.

Staff engaged technical experts to review the current condition of the Minoru Aquatic Centre and to identify what improvements would be required in order for the facility to be repurposed. The findings of the assessment identified that major building elements such as envelope, mechanical and electrical systems have reached or surpassed their serviceable life cycle and would likely require either extensive replacement or full replacement in the near future, if the facility were to remain operational for long-term reuse.

Given Council's decision in 2013 to fund a new Minoru Centre for Active Living and the decision in 2017 to demolish the existing Minoru Aquatic Centre once the new facility is commissioned, staff have performed the minimum level of building maintenance work required to keep the facility operational. In this context, instead of replacing building components that have failed over the last several years, staff have applied temporary and minimal maintenance required to keep the building's programs operational. As a result of the temporary and minimal maintenance and given the age of the building, operational and maintenance costs will be high.

Staff are in the process of preparing the Minoru Park Vision Plan which is scheduled for presentation to the General Purposes Committee on February 4, 2019. The Minoru Aquatic Centre is located in the Special Study Area and it is anticipated that the Minoru Park Vision Plan report will make further recommendations on the future of this area.

Delegation

At the December 19, 2018, Parks, Recreation and Cultural Services Committee meeting, Bhullar Wrestling Club spoke to Committee regarding the practice of converting decommissioned swimming pools into wrestling spaces.

The delegation made reference to utilizing the existing Minoru Aquatic Centre for this purpose and suggested that converting to wrestling space would require infilling the pools with Styrofoam and capping them with concrete, as has been implemented at Cornell University and other locations. The delegation then noted that there was a contractor in the audience who could provide a price to complete the conversion of the Minoru Aquatic Centre, and the contractor acknowledged that a price could be provided.

As a result of the delegation, Committee made the referral for staff to investigate the costs of converting the pools at the Minoru Aquatic Centre for uses that do not require major changes and report back.

Staff made several contacts with the delegation for their input on the items they brought forward at the December 19, 2018 Committee meeting in order to:

- acquire the contact information for relevant staff at various universities who have undertaken similar projects in order for City staff to understand how the conversion was completed; and
- determine scope and costing from the contractor in the audience, identified by the delegation as someone who could complete the infill related work at a low cost.

Staff made contact with Cornell University where it was confirmed they completed a 2,340 ft² infill project plus heating/cooling additions and some electrical upgrades for \$120,000 (USD) 12 to 13 years ago. Sand was used as the infill material. The approximate equivalent cost in Canadian dollars in the year 2020 is \$340,000.

City staff reached out to the contacts provided by the delegation and a response was received only from Cornell University. At the time of writing this report the contractor identified by the delegation has not yet provided costing on the infill-related work.

Analysis

Staff completed a high level review of low cost options to create open space at the west pool (A-Frame) location (Attachment 2). Approximately 12,390 ft² of open space (pool infill of 4,150 ft² and 8,240 ft² of deck area) with a concrete floor can be created.

In 2017, staff engaged a specialist to complete a building assessment within the context of repurposing the facility to other uses. The assessment highlighted that:

- the building structure is in good condition, i.e. columns, beams, foundation;
- the mechanical system is past its life expectancy and needs to be replaced. Specifically, the air handling units, roof top units and plumbing distribution system were identified by the specialist as needing replacement;
- the electrical system is past its life expectancy and needs to be replaced. Specifically, the electrical service panels, main switches, main line distribution wiring and lighting were identified by the specialist as needing replacement; and
- there are architectural deficiencies that need to be addressed. Specifically, the exterior envelope, vapour barriers, miscellaneous roof repairs and general aesthetic maintenance (painting, power washing, etc.) were identified by the specialist as items to be completed.

It is a possibility once the Minoru Aquatic Centre is vacated that immediately thereafter, the lobby space areas could be used at a minimal cost for various activities. Under this scenario, it is envisioned that this space could be used as a community gathering space, meeting space, or for passive activities such as cards or discussion groups with no material changes to the facility. Building operation and programming related costs would still be incurred.

With all scenarios discussed in this report there remains the issues of mould and asbestos.

Testing for asbestos has not been completed given this facility was scheduled to be demolished. However, it was common practice in the timeframe the Minoru Aquatic Centre was constructed (1958 and 1977) that asbestos was extensively used as a building construction material and it is highly probable that it exists in the Minoru Aquatic Centre.

Mould is currently present in the Minoru Aquatic Centre. Given this facility was scheduled for demolition, the extent of mould has likely increased as building maintenance activities have been kept to a minimum.

The facility can continue to operate after move-out, however, it will likely be necessary to address mould and asbestos to maintain operational continuity. Should Council chose to repurpose the facility for any other use, staff will continue to monitor mould and asbestos in order to meet public health and safety standards. If a need to remediate mould and asbestos is identified, staff will seek additional funding as necessary. Asbestos and mould abatement together with restoration costs could range from \$500,000 to \$4,000,000.

With this information, staff have developed the following lowest cost options for open space, with associated costs summarized in Table 1. With Options 1 and 2, the remaining east portion of the building would remain empty. Accordingly, staff have included a cost allowance to keep this portion of the building in an acceptable condition.

Option 1 – Infill Only, Allows for only Very Limited Programming Use

The scope includes infilling the pool, estimated at \$293,000. Leveling of the deck area adjacent to the pool may be desired as it is tiled and sloped in various directions for drainage and is an additional cost estimated to be \$132,000.

As the City has unique ground conditions compared to most other municipalities, i.e., soft soils and a high ground water table, investigation will be required to identify the most appropriate fill material. Two quotes were received for Styrofoam, but it may be that Styrofoam is an inadequate material as its weight may not be sufficient to prevent uplift during high ground water situations.

If Option 1 is implemented, it is likely that mechanical, circulation and electrical replacements will be required in the short term, if the facility is to remain open. Accordingly, major capital requests (approximately up to \$960,000, 2019 dollars) may be included in future budgets for Council consideration should the need arise.

Option 2 – Nominal Improvement, Limited Programming Use

The scope includes infilling the pool, leveling the adjacent deck area, replacing major mechanical equipment, cleaning, replacing or repairing the air circulation systems, replacing the electrical panels, lighting upgrades plus preventative architectural upgrades and is estimated to cost \$1,945,000 as highlighted in Table 1. This option provides the same components as Option 1, as well as the following improvement items.

- Replacing major mechanical equipment (air handling units, boilers, plumbing distribution lines)
- Cleaning, replacing or repairing the air circulation systems
- Replacing major electrical components (main distribution cabling, electrical panels, lighting fixtures)
- Exterior envelope preventative maintenance repairs (cladding, painting, moisture barrier, windows, exterior doors, roofing)

Implementation of this option increases the probability of the open space portion of the facility being operational beyond a 10-year timeframe assuming regular maintenance is completed and addresses improvements to the building aesthetics and water tightness.

Option 3 – Premium, Open Warehouse or Community Space Use

The Premium option represents replacement of all the building components with exception of the structure, i.e., beams, columns and portions of the foundation. All building components will be replaced with new, modern materials. This level of upgrade is a reflection of the building condition as confirmed by assessment completed by the City's specialist consultant. The assessment was based on repurposing the facility to either open warehouse space or community use space. The estimated cost for this option ranges from \$21,800,000 to \$27,000,000.

A more detailed description of the conversion to warehouse or community use space is described in Attachment 1.

A summary of costs for each option is shown in Table 1 below. All options are order of magnitude as there is no confirmed program and no design has been completed to date. Cost estimates do not include program specific flooring, millwork, program specific needs nor furniture, fixtures or equipment that may be required by community groups that use the space nor parking improvements that may be required to accommodate the program. These costs can only be identified once a program is confirmed. It is intended to make use of the existing washrooms.

Costs

The OBI funding from the existing Minoru Aquatic Centre will be transferred to the new Minoru Centre for Active Living once it is in operation in 2019. Accordingly, the OBI associated with repurposing the Minoru Aquatic Centre will require a new funding source and have an associated tax impact.

- If only the west pool is repurposed, there will also be an upfront cost estimated to be \$16,000 to secure the remainder of the facility left vacant. This upfront cost includes items such as pool decommissioning, security installation, etc.
- If the building is not demolished and not used at all, there will be an annual operating cost of \$110,000 for items such as pest control, electricity, security related items, insurance, call-outs, complaints, etc.

If the west pool is infilled and programmed, facility operation related OBI is estimated to be \$155,000 annually and program related OBI is estimated to range from \$10,000 to \$150,000 annually. A range of costs has been provided for the program OBI because the actual cost depends on the confirmed program and the frequency of operation, i.e., how many days per week and how many hours per day the facility will be open for the selected program.

If the Premium option is implemented, the estimated range of annual operating cost is \$750,000 to \$1,500,000 as noted in Attachment 1.

Table 1 – Pool Infill Scope Options and Costs

	Option 1 – Infill Only, Allows for only Very Limited Programming Use	Option 2 – Nominal Improvement, Limited Programming Use	Option 3 – Premium, Open Warehouse or Community Space Use
Project Scope	12,390 ft ² deck and pool space. The washrooms adjacent to the west A-Frame will also be available for use (Building Code requirement).	12,390 ft ² deck and pool space. The washrooms adjacent to the west A-Frame will also be available for use (Building Code requirement). Replacing major mechanical equipment. Cleaning, replacing or repairing the air circulation systems. Replacing major electrical components. Envelope preventative maintenance repairs	37,812 ft ² of space. Only the building structural elements will remain, i.e., columns, beams and portions of the foundation. All other building components such as the walls, floors, roof, electrical, mechanical, hardscape, landscape, etc., will be replaced with new, modern materials.
Order of Magnitude Cost (2020 \$)	\$293,000 (pool infill only, no leveling) \$500,000 to \$4,000,000 potential mould and asbestos abatement	\$293,000 (pool infill) \$132,000 (leveling) \$512,000 (mechanical) \$48,000 (circulation) \$400,000 (electrical) \$560,000 (envelope repairs) <u>\$1,945,000</u> \$500,000 to \$4,000,000 potential mould and asbestos abatement	\$21,800,000 for open warehouse storage \$27,000,000 for Community Use Mould and asbestos abatement costs included above
Uses	Passive activities such as card games, meetings, and discussion groups. No impact sports such as table tennis, darts, and carpet bowling would also be appropriate. Storage, and use of existing administrative space.	Passive activities such as card games, meetings, and discussion groups. No impact sports such as table tennis, darts, and carpet bowling would also be appropriate. Martial arts, wrestling or other activities that utilize mats.	A full range of programs and services could be considered, including physical activity, arts, dance, fitness, sport, and general interest programs.

Operating Budget Impact (2020 \$)

- \$110,000 annual cost for ventilation, heating and electrical noted in the 2019 Capital Program, if the building is not demolished and is not used, to maintain the building in its current condition; or
- \$155,000 for annual building operation if the west A-Frame pool is filled and the remaining east portion of the building is left unused in Options 1 and 2.
- \$10,000 to \$150,000 annual costs for program implementation depending on operating model in Options 1 and 2.
- An annual operating cost of \$750,000 to \$1,500,000 (2017\$) is estimated for the Premium option for both building operations and program.
- A cost range of \$500,000 to \$4,000,000 is anticipated should mould or asbestos removal be required to accommodate other uses of the facility.

As implementation of Options 1 and 2 are considered tenant improvements and the use is intended to continue as community space, it is not a regulatory requirement to meet the current BC Building Code. While this will help keep costs to a minimum, implementation of Options 1 and 2 will not meet modern building standards, although staff would seek to achieve 2018 Building code standards for accessibility.

Subject to the program that may be implemented, there is also the possibility that creation of additional surface parking may be required which will also impact park space. The options considered in this report do not include allowances for additional parking that may be required or the associated cost.

Financial Impact

None.

Conclusion

From this review it is feasible to retain the building for the uses identified above, however, there are a number of prohibitive factors identified. The most notable being the required mould and asbestos abatement of \$500,000 to \$4,000,000 to address occupational health and public safety requirements, as well as the respective capital and maintenance costs of each option.



Jim V. Young, P. Eng.
Senior Manager,
Capital Buildings Project Development
(604 247-4610)

Att. 1: Report to Committee - Viability of Repurposing Minoru Aquatic Centre

Att. 2: Repurposed Area



**City of
Richmond**

Report to Committee

To: General Purposes Committee **Date:** April 21, 2017
From: Jim V. Young, P. Eng. **File:** 06-2052-55-02-01/2017-Vol 01
 Senior Manager,
 Capital Buildings Project Development
 Mike Redpath
 Senior Manager, Parks
Re: **Viability of Repurposing Minoru Aquatic Centre**

Staff Recommendation

1. That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Viability of Repurposing Minoru Aquatic Centre," dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks.
2. That any future use of the existing Minoru Aquatic Centre site located at 7560 Minoru Gate be considered as part of the Minoru Park Vision Plan and be subject to Council approval.

Jim V. Young, P. Eng.
 Senior Manager, Capital Buildings
 Project Development
 (604) 247-4610

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

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

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April 21, 2017

- 2 -

Staff Report

Origin

At the December 21, 2016, Parks, Recreation and Cultural Services Committee meeting, staff received the following referrals:

That the following recommendation (Part 1) stating:

That upon completion and opening of the new Minoru Complex (Minoru Aquatic Centre/Older Adult Centre) at the end of 2017, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned, demolished, reverted back to open park space and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Minoru Park Vision Plan Phase One: Facilities Planning," dated December 1, 2016, from the Senior Manager, Parks;

be referred back to staff to analyze the viability of repurposing the existing Minoru Aquatic Center for other uses.

And,

That staff prepare options for the future use of the Minoru Place Activity Centre located at 7660 Minoru Gate, and report back in 2017 as described in the staff report titled "Minoru Park Vision Plan Phase One: Facilities Planning," dated December 1, 2016, from the Senior Manager, Parks.

And,

That staff research options for an open purpose storage museum at an existing location in Richmond in place of building a museum at this time.

The purpose of this report is to respond only to the first referral regarding the Minoru Aquatic Centre and to provide an analysis of the viability of repurposing the existing building for other uses. The two remaining referrals will be addressed in subsequent reports.

Analysis

In order to evaluate the viability of the existing Minoru Aquatic Centre for repurposing, a number of criteria were considered:

1. Facility Condition – assessment of the current condition of the building.
2. Facility Reuse Possibility – the possible type of reuse will determine the standard to which the building would be upgraded and indicate the types of adaptations that may be required. For the purposes of this report, Community Space and Warehouse has been assumed.
3. Capital Funding Implications – given the current condition, what are the costs of the upgrades and adaptations required in order to repurpose the building?

5361029

4. Park Implications – what is the effect on the park of retaining the building footprint and adding new programming?
5. Parking Impacts – How is parking impacted by additional uses or reuses?
6. Facility Operations – what would the operational budget impact of repurposing the building be?

1. Facility Condition

Staff engaged technical experts to review the current condition of the Minoru Aquatic Centre and to identify what improvements would be required in order for the facility to be repurposed. A BC Building Code regulated condition of granting occupancy for a repurposed building is that it must be brought up to current building standards. Their findings identified the scope of work required to repurpose the building including the following:

- Extensive replacement of building envelope for thermal performance, appearance, impact of modifications to interior and added openings.
- Replacement of interior finish materials. Current materials are at the end of their lifespan, or are not appropriate as a finish material in a repurposed building.
- Extensive reconfiguration of partitions (non-structural).
- Extensive reconfiguration of partitions (structural).
- Rationalization of floor elevations. Currently, floor elevations are not consistent which adds complexity to planning. Rationalization would be beneficial to the extent possible with current exterior grading and structural configuration.
- Code upgrades to fire safety system, change in building occupant loading and exiting requirements and change in building classification.
- Foundation improvement requirements in some areas.
- Poor roofing condition requiring replacement.
- Infill of the pool basins and removal/replacement of the decks with level surfaces.
- Seismic capacity is a risk and requires further review.
- Electrical equipment has served a reasonable lifespan and should be replaced.
- Mechanical systems should be replaced.

Staff also reviewed the possibility of demolishing only a portion of the existing Minoru Aquatic Centre and leaving the remaining portion intact for repurposing. This possibility would be complicated as 'cutting in half' building mechanical and electrical systems that are linked may not be feasible. There would also be considerable and costly issues associated with the roofing, building envelope and other building systems that would need to be addressed. Given these complications and the sizeable risk that the remaining portion of the building is damaged during the demolition process, the possibility of demolishing part of the building and leaving a section intact is not considered viable.

2. Facility Reuse Possibilities

In order to demonstrate the feasibility of repurposing the facility, two options were considered:

- Option 1: Demolish the existing Minoru Aquatic Centre and determine the use of the area through the Minoru Park Vision Plan process. Under this option, staff would submit a 2019 Capital Program funding request (refer to Table 1 under Next Steps in this report) to implement the works per the Council-approved Minoru Park Vision Plan (scheduled for presentation to Council in December 2017).
- Option 2: Repurpose the existing Minoru Aquatic Centre for community use or open warehouse storage. As Options 1 and 2 consider the use of the same site (i.e., the existing Minoru Aquatic Centre site), land value has not been considered in the analysis.

The potential reuse type provides direction in determining how suitable the existing building configuration is for reuse and indicates the type of building system upgrades and additions that may be required. It also has implications related to building code and permitting requirements. These considerations have implications when calculating the cost of repurposing the facility.

3. Capital Funding Implications

To understand the capital funding requirements, the two facility reuse possibilities (demolish or repurpose) were considered again.

Option 1 – Demolish (Recommended)

Demolish the existing Minoru Aquatic Centre and determine the use of the area through the Minoru Park Vision Plan process. The total cost to decommission and demolish the existing building is estimated to be \$3M (2018 dollars). This cost is based on demolition proceeding according to Council Policy 2308, whereby building components are recycled or re-used such that 80% of the building by weight is targeted for diversion away from landfill.

Option 2 – Repurpose (Not Recommended)

In considering the repurposing of the existing Minoru Aquatic Centre for community use, the total cost to bring the existing building to current building standards and to complete tenant improvements for those uses is approximately \$27M (2017 dollars). This estimated cost was prepared by independent cost consultants and contractors.

To repurpose the building for open warehouse storage the total cost to bring the existing Minoru Aquatic Centre to current building standards (base building level) and to complete tenant improvements for those uses is estimated to be \$21.8M (2017 dollars). Similarly, the estimated cost was prepared by independent cost consultants and contractors.

As a part of the review, a comparison was made between repurposing the existing facility and constructing a new facility of the same size (38,000 ft²) for community use. Significant

inefficiencies (design and systems) were identified with the conclusion that a new building is a more effective and efficient option if a facility reuse is considered. For comparison, the cost to construct a new community use facility of a similar square footage (38,000 square feet) is estimated to be approximately \$27.5M (2017 dollars). The estimated cost was also prepared by independent cost consultants and contractors.

Repurposing the Minoru Aquatic Centre will introduce new operating budget impacts for staffing, building operations and maintenance since all of the current operating funding has been allocated to the new Minoru Centre for Active Living as approved by Council. For example, if the potential future reuse includes public access to the building, a budget would be required for attendants, programming staff, building maintenance, supplies, technology, security and utilities among other things. The estimated range of annual operating costs for the reuses identified in Option 2 is \$750,000 to \$1.5M.

A review of costs for acquisition or leasing of warehouse space suitable for open warehouse storage indicates it would be a more cost effective approach than repurposing the existing Minoru Aquatic Centre. The current market value of an industrial building of approximately 38,000 square feet in Richmond ranges between \$9M and \$12.5M depending on the age and condition of the building, tenant improvements, the location of the property and the size of the land area. With the same caveats, net rental rates vary from approximately \$7.00 to \$9.50 per square foot or \$266,000 to \$361,000 per annum. Operating costs (i.e. maintenance and insurance net of property taxes and utilities) would add an additional \$1.50 to \$2.50 per square foot or \$57,000 to \$95,000 to the total gross cost per annum.

4. Park Implications

Given the many changes occurring within Minoru Park, including the additional facility footprint created by the new Minoru Centre for Active Living and in the surrounding neighbourhood, the need for a renewed vision was identified. A capital submission was approved for a master planning process within the Council-approved 2016 Financial Plan and is now underway. The outcome of that process will be the development of the Minoru Park Vision Plan for the park, to explore new opportunities and to address existing issues.

In consideration of the impact of the new facility footprint on the amount of open space in the park, the recommended option under consideration, demolition of the current Minoru Aquatic Centre, would allow for the development of new amenities and programming in a key location in the city. It would also enable greater openness and improve visibility of the park from Granville Avenue.

5. Parking Impacts

The parking plan included in the approved Minoru Complex Public Realm Concept Design did not contemplate a reuse of the existing Minoru Aquatic Centre. If the facility were to be repurposed, additional parking load would be added to the precinct which would need to be accommodated, further impacting the loss of park space. Any additional parking required by reuse of the existing Aquatic Centre would have to be located on existing green space and likely could not be accommodated in the south half of the park.

Pedestrian movement, parking and landscaping for the southern part of Minoru Park was contemplated in the Minoru Complex Public Realm Concept Design but was not included in the project funding. These elements need to be further studied and designed through the Minoru Park Vision Plan process and will be brought to Council for approval.

Analysis Results

While it is feasible to repurpose the existing Minoru Aquatic Centre, it is not recommended. Repurposing the facility is not considered economically or financially viable. The cost to upgrade the building systems to a functional level and then to adapt the building for reuse is comparable to that of constructing a brand new facility that would better meet operational needs and be more efficient to operate.

The cost to operate the building for any use (storage and public assembly) would also have to be considered since there is no funding allocated to it at present. In addition, the parking load in the Minoru precinct would be impacted and the amount of open space lost due to the construction of the new Minoru Centre for Active Living will not be re-gained.

Stakeholder and Technical Building Advisory Meeting

A joint meeting with the Stakeholder and Technical Building Advisory Committees was held on March 9, 2017, at which time the consultant's findings on the current condition and repurposing opportunity for the existing Minoru Aquatic Centre were presented. The Committees were asked to provide their advice on the following statement:

Do the Committees agree with the consultant's findings whereby it is recommended that the existing Minoru Aquatic Centre be demolished and converted to park space?

Following lengthy discussion, there was not a consensus response to the question. Instead, the following comments were offered by the Committee members:

- Use the space to maximize parking, in particular given the imminent opening of the new Minoru Centre for Active Living.
- Complete the Minoru Park Master Plan first to fully understand the existing Minoru Aquatic Centre site before taking any other action.
- Understand the need for the building before considering reuse.
- Do not repurpose the building as it is not part of the plan and it is very expensive.
- Complete a minimal (less expensive) upgrade to the existing building to preserve its use for storage purposes, in particular, for heritage related artifacts and/or similar items.

Minoru Park Vision Plan

The Minoru Park Vision Plan process, now underway, presents the opportunity to explore improvements and new programming opportunities for the whole park. The proposed Vision and Guiding Principles for the future of Minoru Park are scheduled to be presented to Council for approval in spring 2017. This report will summarise the public, stakeholder and staff input received to date.

The next steps in the process will be to generate concept options that reflect the approved Vision and Guiding Principles and conduct a public engagement process to receive input on the options. A final Minoru Park Vision Plan will then be developed and is targeted for Council approval at the end of 2017. At that time, staff will seek direction to undertake a detailed design study and cost estimating for the entire zone east of the track. This work can be completed before demolition of the existing Minoru Aquatic Centre begins.

Next Steps

Should Council choose the recommended option, staff will prepare a capital request for the 2018 capital budget process on the demolition of the existing Minoru Aquatic Centre and site for Council consideration. The estimated cost to demolish the existing building is \$3M (2018 dollars) which would leave a level, secured site ready for its next purpose. It is intended that building demolition would be scheduled and coordinated with the Minoru Park Vision Plan for this site following Council approval and following the opening of the new Minoru Centre for Active Living. The sequence of the proposed work is as follows:

Table 1 – Schedule

Date	Proposed Work
December 2017	Council approval of the Minoru Park Vision Plan.
January – May 2018	Prepare a detailed design and cost estimate for park development of the southeast corner of Minoru Park.
May 2018	Start demolition of the existing Minoru Aquatic Centre (following the opening of the new Minoru Centre for Active Living).
Fall 2018	Council approval of the capital request for implementation of park development.
Fall 2018	Complete demolition of the existing Minoru Aquatic Centre.
January 2019	Begin construction of works in the SE corner of Minoru Park.

Financial Impact

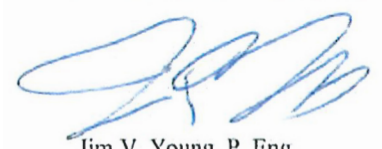
None.

April 21, 2017

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Conclusion

The recommended option following completion and opening of the new Minoru Centre for Active Living is to demolish the existing Minoru Aquatic Centre and consider the future use of the space in conjunction with the Minoru Park Vision Plan. Repurposing of the existing Minoru Aquatic Centre is not recommended because of the associated costs to bring to public use and to operate it. Completion of the Minoru Park Vision Plan will provide direction on how to move forward with the existing Minoru Aquatic Centre site.

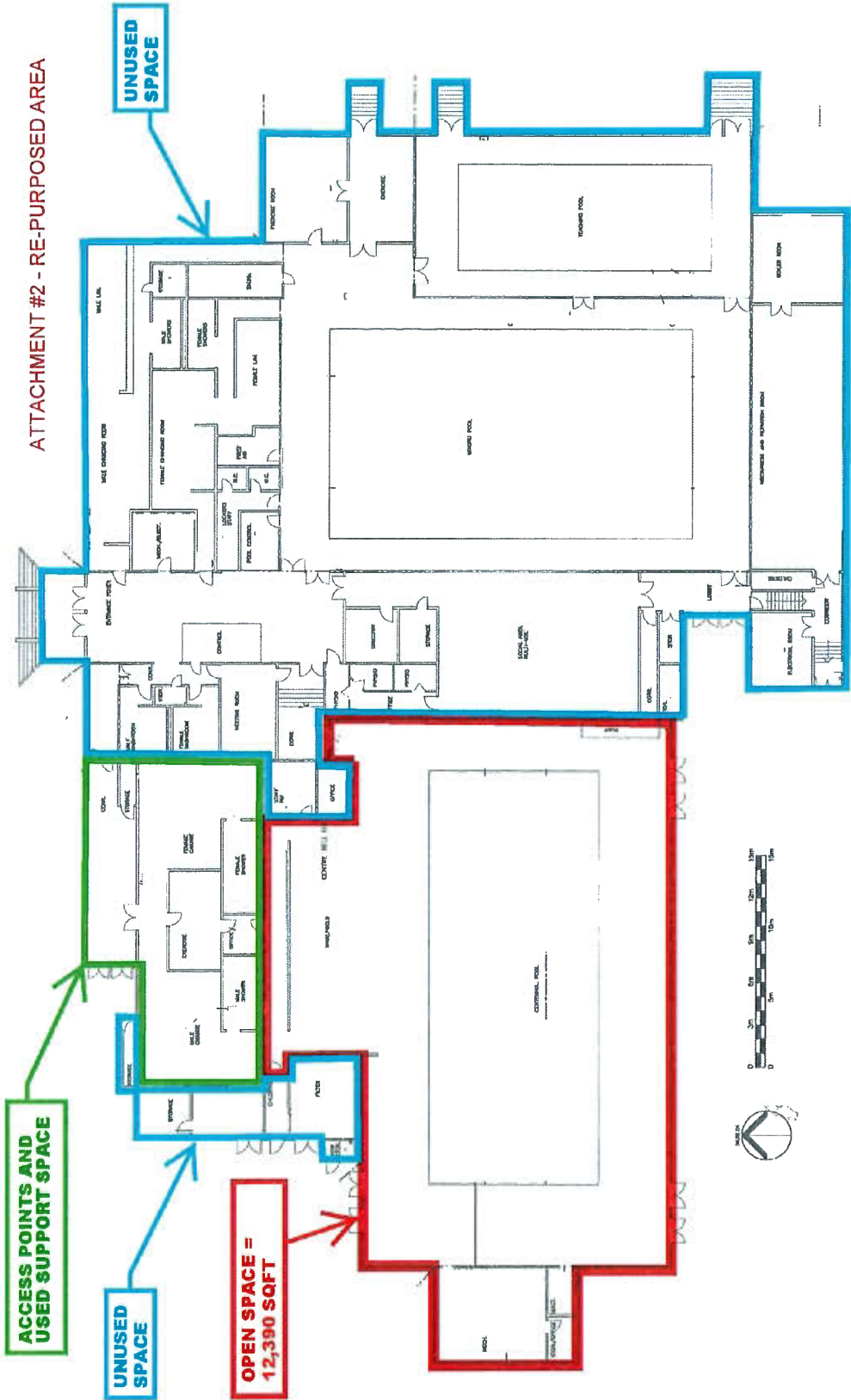


Jim V. Young, P. Eng.
Senior Manager,
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(604) 247-4610



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

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ATTACHMENT #2 - RE-PURPOSED AREA

MINORU AQUATIC CENTRE REUSE STUDY | RICHMOND, BC



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** January 22, 2019
From: Cecilia Achiam **File:** 09-5000-01/2019-Vol
 General Manager, Community Safety 01
Re: Health Canada Questionnaire on Cannabis Edibles, Extracts and Topicals

Staff Recommendation

That the responses summarized in the staff report titled "Health Canada Questionnaire on Cannabis Edibles, Extracts and Topicals", dated January 22, 2019, from the General Manager, Community Safety be approved for submission to Health Canada.

Cecilia Achiam
 General Manager, Community Safety
 (604-276-4122)

Att. 2

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Community Bylaws	<input checked="" type="checkbox"/>
RCMP	<input checked="" type="checkbox"/>
Policy Planning	<input checked="" type="checkbox"/>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

On December 20, 2018, Health Canada launched a 60 day public consultation campaign on edible cannabis, cannabis extracts and cannabis topicals including draft regulations (attachment 1) and a background document (attachment 2). These cannabis products are scheduled to be permitted for sale under the *Cannabis Act* by October 17, 2019. This outreach effort consists of an online questionnaire of 13 questions which must be completed by February 20, 2019.

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

Maintain emphasis on community safety to ensure Richmond continues to be a safe community.

1.4. *Effective interagency relationships and partnerships.*

Analysis

As a result of previous Council direction and research by staff, the following are proposed answers to the questionnaire from Health Canada. Following Council approval, or amendments, these answers will be submitted on behalf of the City of Richmond.

Health Canada Consultation Questionnaire

1. What do you think about the proposed THC limits for the new classes of cannabis products?

The proposed "hard cap" of 10 mg of THC in a single package/container of an edible or beverage based cannabis product is of concern to the City given that there is no rationale or explanation for this limit. While Colorado State uses the 10 mg limit, Health Canada has not provided any of its own evidence or even scientific research to substantiate the health efficacy of this limit. Given that users will likely consume more than 10mg or a single edible unit dose, there should be a warning on the overall amount of THC that will likely lead to either impairment and or a life threatening overdose.

2. Do you think the proposed new rules addressing the types of ingredients and additives that could be used in edible cannabis, cannabis extracts, and cannabis topicals appropriately address public health and safety risks while enabling sufficient product diversity?

The proposed new rules addressing additives are of concern to the City given that there is no restriction for sugars, artificial colours, or sweeteners for cannabis edibles and beverages. At the same time, there is an allowance for limited caffeine additives. The natural taste of THC is reported to be bitter, therefore, this taste is masked by the additives. However, the presence of these sweeteners and caffeine raise the risk that children and youth may consume these products despite proper age restrictive labeling. It is reasonable to assume that these products may accidentally or intentionally be consumed by minors or children given their predilection for sweetened and caffeine-based beverages and foods. Moreover a child of five years and older could easily open child-resistant protected packing.

3. Do you think that the proposed rules for other classes of cannabis will accommodate a variety of oil-based products for various intended uses, even though cannabis oil would no longer be a distinct class of cannabis?

The City is opposed to any additional products containing cannabis due to public health concerns.

4. What do you think about the proposed six-month transition period for cannabis oil? Is a six-month transition period sufficient?

The City views this period as too short and will not provide municipalities with adequate time to prepare for the societal, criminological and policy implications of this new regulatory regime. Neither the Provincial or Federal government have been allocated additional police resources to enforce these new regulations nor have municipal bylaw officers been delegated the authority of enforcement under the Cannabis Act.

5. What do you think about the proposed new rules for the packaging and labeling of the new classes of cannabis products?

While the City views the child-resistant packaging and plain packaging as necessary it will not prevent children above the age of five from accessing these products. As stated above, a major concern is that children or youth will be lured by the additives present in the products.

6. With respect to edible cannabis, what do you think about the requirement for all products to be labeled with a cannabis-specific nutrition facts table?

There should be warning labels, as found on cigarette packages, discussing the harmful effects of consumption. Moreover, independent studies have found discrepancies between what manufacturers identified on their labels and actual nutritional content found in their products. It is probable that there will be instances of mislabeled nutritional and THC content that will have a health impact on consumers.

7. What do you think about the proposal for the labeling of small containers and the option to display certain information on a peel-back or accordion panel?

The City considers that any labeling of small containers should be large enough to accommodate clearly legible warning labels (see question 6).

8. What do you think about the proposal that the standardized cannabis symbol would be required on vaping devices, vaping cartridges, and wrappers?

The City is concerned that the packaging on cannabis products, including edibles, would appeal to youth. The packaging of cannabis should be tamper-evident, child-resistant, prevent contamination and include a basic cannabis symbol and health warnings. The presentation of the cannabis packaging should be plain with standard font and size as well as include public safety and health warnings similar to that of tobacco products which also include photos.

9. Do you think that the proposed new good production practices, such as the requirement to have a Preventive Control Plan, appropriately address the risks associated with the production of cannabis, including the risk of product contamination and cross-contamination?

The City will continue to work with the local health authority, Vancouver Coastal Health, to review food handling procedures to ensure that businesses, specifically producing cannabis edibles, do not become a public health issue. The City recommends that the handling of food safety and prevention controls be reviewed after receiving input from health agencies across the country.

10. What do you think about the requirement that the production of edible cannabis could not occur in a building where conventional food is produced?

The City agrees that cannabis edible production should not be allowed where conventional food is produced. Maintaining a healthy food production sector within the City is of vital importance.

11. What do you think about the overall regulatory proposal?

The City has serious concerns surrounding edible products containing cannabis. The dosage level would be difficult to control and edibles may appeal to youth. In addition, edibles by appearance are indistinguishable from normal food products.

Youth must be discouraged and prevented from accessing cannabis. The proposed regulations should strictly regulate edible products to ensure the dosage is set at a minimum. The packaging of these cannabis products must plainly labeled and marketed towards adults. Public education and outreach on cannabis edibles must focus on restricting youth access to cannabis.

The proposed Cannabis Act regulation updates should also enable local governments to continue to maintain authority over regulation of land use and zoning as it pertains to all cannabis-related activities. There should be firmer controls on public consumption of cannabis, including edibles that match public tobacco and alcohol consumption regulations. Cannabis edibles should clearly be labeled with health warnings similar to cigarettes.

12. Are there any additional comments you would like to share on the proposed regulations for the new classes of cannabis?

Cannabis edibles present a serious risk in terms of encouraging youth consumption of cannabis. Extent edible products, albeit not yet legal in Canada, range from baked goods to processed treats such as chocolates, cotton candy, jelly beans or soft candy. These cannabis edibles are highly desirable and attractive to youth. There are already many cases reported in the media of children and pets admitted to the hospital due to unexpected consumption of cannabis edibles. The federal government needs to consider the public health and public safety perspectives and prescribe tight regulation, control and enforcement of cannabis edibles. In addition, public education should be a top priority and should focus both on communicating the harmful effects of cannabis and the need for proper handling and storage of cannabis edibles to reduce the risks of cross contamination and accidental ingestion. It is anticipated that the legalization of

commercial cannabis edibles will lead to an increase in the general consumption of cannabis that will inevitably impact the public health care system in Canada.

13. Are there any additional comments you would like to share regarding the legalization and strict regulation of cannabis in Canada? For example, are there measures the Government could take to support individuals to be in compliance with the public possession limits for cannabis (i.e. 30 grams of dried cannabis "or equivalent")? Do you have views on how to minimize environmental concerns associated with packaging, while maintaining key aspects, such as child resistant packaging, that help to prevent accidental consumption?

The City has concerns as to the role of municipalities in enforcing the Cannabis Act. Given that police officers are prioritized towards emergency calls and major crime investigations there is likely inadequate resourcing to enforce these new cannabis regulations. However, no new police resources have been allocated to enforce this new cannabis legislation. Moreover, neither federal nor provincial cannabis legislation grant local governments any power to set further restrictions on personal cultivation of non-medical cannabis.

In short, municipalities will bear the societal, health, and criminological costs of this new legislation without any compensation in terms of resourcing or any non-police officer authority to enforce the Cannabis Act.

Financial Impact

None.

Conclusion

Following direction from the General Purposes Committee, staff will submit the above responses to the questionnaire and continue to research the issues surrounding the Federal government's proposed regulatory regime for the *Cannabis Act* as well as the Province's *Cannabis Control and Licensing Act*.



Mark Corrado
Senior Manager, Community Safety Policy and Programs
(604-204-8673)

MC:mc

Att. 1: Proposed Regulations for Additional Cannabis Products
Att. 2: Health Canada Additional Cannabis Products Backgrounder



PROPOSED REGULATIONS FOR ADDITIONAL CANNABIS PRODUCTS

We want to hear from you! Have your say at Canada.ca/Cannabis

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ISBN: 978-0-660-2884-2 | Pub.: 18044-2

Cat.: H14-294/2018E-PDF

Pub.: 18044-2

	EDIBLE CANNABIS (SOLID)	EDIBLE CANNABIS (BEVERAGE)	CANNABIS EXTRACT (INGESTED)	CANNABIS EXTRACT (INHALED)	CANNABIS EXTRACT (CONCENTRATED THC)	CANNABIS TOPICAL
THC LIMIT	<ul style="list-style-type: none"> ▶ 10 mg of THC per package 	<ul style="list-style-type: none"> ▶ 10 mg of THC per container 	<ul style="list-style-type: none"> ▶ 10 mg of THC per unit (such as a capsule) or dispensed amount ▶ 1000 mg of THC per package 	<ul style="list-style-type: none"> ▶ 1000 mg of THC per package 	<ul style="list-style-type: none"> ▶ 1000 mg of THC per package 	<ul style="list-style-type: none"> ▶ 1000 mg of THC per package
PRODUCT RULES	<ul style="list-style-type: none"> ▶ No added vitamins, minerals ▶ Limits on caffeine ▶ No added alcohol 	<ul style="list-style-type: none"> ▶ No added vitamins, minerals ▶ Limits on caffeine ▶ No added alcohol 	<ul style="list-style-type: none"> ▶ No added vitamins or minerals ▶ No sugars, colours or sweeteners ▶ No nicotine or caffeine 	<ul style="list-style-type: none"> ▶ No sugars, colours or sweeteners ▶ No nicotine or caffeine 	<ul style="list-style-type: none"> ▶ No sugars, colours or sweeteners ▶ No nicotine or caffeine 	<ul style="list-style-type: none"> ▶ For use on skin, hair and nails ▶ Only cosmetic grade ingredients ▶ Not for use in eyes or on damaged skin
PACKAGING	<ul style="list-style-type: none"> ▶ Child-resistant ▶ Plain 	<ul style="list-style-type: none"> ▶ Child-resistant ▶ Plain 	<ul style="list-style-type: none"> ▶ Maximum package size of 90 mL for liquid extracts ▶ Child-resistant ▶ Plain ▶ Must have dispensing device if not in unit form 	<ul style="list-style-type: none"> ▶ Maximum package size of 90 mL for liquid extracts ▶ Child-resistant ▶ Plain 	<ul style="list-style-type: none"> ▶ Maximum package size of 7.5 g ▶ Child-resistant ▶ Plain 	<ul style="list-style-type: none"> ▶ Child-resistant ▶ Plain
203	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Nutrition Facts Table 	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Nutrition Facts Table 	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Intended Use 	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Intended Use 	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Intended use ▶ Directions for use ▶ Warning statement about not swallowing or using on broken skin 	
LABEL	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Nutrition Facts Table 	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Nutrition Facts Table 	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Intended Use 	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Intended Use 	<ul style="list-style-type: none"> ▶ Standardized cannabis symbol for products containing THC ▶ Health Warning Message ▶ THC/CBD content ▶ Ingredient list ▶ Allergens ▶ Intended use ▶ Directions for use ▶ Warning statement about not swallowing or using on broken skin 	
OTHER	<ul style="list-style-type: none"> ▶ Must not be appealing to kids ▶ No health or dietary claims ▶ No elements that would associate product with alcoholic beverages or brands of alcohol 	<ul style="list-style-type: none"> ▶ Must not be appealing to kids ▶ No health or dietary claims ▶ No elements that would associate product with alcoholic beverages or brands of alcohol 	<ul style="list-style-type: none"> ▶ Must not be appealing to kids ▶ No health claims ▶ No elements that would associate product with alcoholic beverages or brands of alcohol 	<ul style="list-style-type: none"> ▶ Must not be appealing to kids ▶ No health claims ▶ No elements that would associate product with alcoholic beverages or brands of alcohol 	<ul style="list-style-type: none"> ▶ Must not be appealing to kids ▶ No health claims ▶ No elements that would associate product with alcoholic beverages or brands of alcohol 	<ul style="list-style-type: none"> ▶ Must not be appealing to kids ▶ No health or cosmetic claims ▶ No elements that would associate product with alcoholic beverages or brands of alcohol

Disclaimer: This is not a complete list of proposed regulatory rules for each class of cannabis. It is also not a complete list of product examples. For more information on the proposed amendments to the Cannabis Regulations, please visit Canada.ca/Cannabis.



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Backgrounder: Consultation on the strict regulation of additional cannabis products

From: [Health Canada](#)

Backgrounder

December 2018

Health Canada is launching a 60-day public consultation on draft regulations addressing additional cannabis products, namely edible cannabis, cannabis extracts and cannabis topicals.

The draft regulations are designed to better protect the health and safety of Canadians through strict regulatory controls and to enable the legal industry to displace the illegal market. These cannabis products will be permitted for legal sale under the Cannabis Act no later than October 17, 2019.

Stakeholders and Canadians who are interested in participating in the consultation are encouraged to review the draft regulations. This new consultation builds on the extensive consultations conducted by the Task Force on Cannabis Legalization and Regulation. Comments received from this consultation will be carefully reviewed, and the feedback will inform the development of the regulations. The online consultation will be open until February 20, 2019.

Edible cannabis

Draft regulations propose the following:

- Restricting the use of ingredients that could increase the appeal of edible cannabis to young persons, increase the risk of food-borne illness and accidental consumption, and encourage over-consumption.
- Placing a hard cap of 10 mg of THC on the amount of THC that could be in a package of edible cannabis.
- Requiring child-resistant and plain packaging for edible cannabis to lower the risk of accidental ingestion and making packages less appealing to young persons.
 - The label would need to display the standardized cannabis symbol and a health warning message.
 - It would be prohibited to make any claims respecting health benefits or nutrition on the label.
- Putting in place strict new manufacturing controls for the production of edible cannabis products to reduce the risk of food-borne illness; and

- Prohibiting the production of food and edible cannabis in the same facility to ensure the safety and integrity of Canada's food system.

Cannabis extracts

Draft regulations propose the following:

- Restricting the use of certain ingredients that could appeal to young persons, such as sweeteners and colourants, or ingredients that could encourage consumption, such as nicotine.
- Prohibiting certain flavours that are appealing to youth from being displayed on a product label, consistent with rules for other vaping products.
- Placing a hard cap on the amount of THC that could be in a unit of a cannabis extract—such as a capsule—of 10 mg of THC per unit. The total amount of THC in a package would be capped at 1,000 mg (e.g., 100 10-mg capsules).
- Requiring child-resistant and plain packaging for cannabis extracts. All packaging, as well as certain pre-filled accessories, such as a vape pen, would be required to display the standardized cannabis symbol.
- Prohibiting any claims respecting health benefits on the label.
- Putting in place strict new manufacturing controls for the production of cannabis extracts to control the quality of the products.

Cannabis topicals

Draft regulations propose the following:

- Like edible cannabis and cannabis extracts, restrictions would be placed on the types of ingredients that could be added to cannabis topicals.
- A hard cap of 1,000 mg of THC would be placed on each package of a cannabis topical.
- The packaging would need to be child-resistant and display the standardized cannabis symbol and a health warning message.
- Any claims respecting health benefits on the label would be prohibited.

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