



Parks, Recreation and Cultural Services Committee

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

**Tuesday, October 29, 2013
4:00 p.m.**

Pg. # ITEM

MINUTES

PRCS-5 *Motion to adopt the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, September 24, 2013.*



NEXT COMMITTEE MEETING DATE

Tuesday, November 26, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. **ALEXANDRA NEIGHBOURHOOD PUBLIC ART PLAN**
(File Ref. No. 11-7000-09-20-158) (REDMS No. 3979863)

PRCS-19

See Page **PRCS-19** for full report

Designated Speaker: Jane Fernyhough

Parks, Recreation & Cultural Services Committee Agenda
Tuesday, October 29, 2013

Pg. # ITEM

STAFF RECOMMENDATION

That the Alexandra Neighbourhood Public Art Plan as presented in the staff report from the Director, Arts Culture & Heritage Services dated October 8, 2013 be approved as a guide for the placement of public art in the Alexandra Neighbourhood.



2. **RICHMOND MEMORIAL GARDEN EXPRESSION OF INTEREST**
(File Ref. No. 06-2345-01) (REDMS No. 3806792 v.3)

PRCS-42

See Page **PRCS-42** for full report

Designated Speaker: Mike Redpath

STAFF RECOMMENDATION

That Staff issue an Expression of Interest for the construction and operation of a Memorial Garden in Richmond to establish a list of qualified and interested proponents capable of developing and operating a memorial garden as described in the staff report titled "Richmond Memorial Garden Expression of Interest", dated October 11, 2013 from the Senior Manager, Parks.



3. **GRAUER LANDS HABITAT ENHANCEMENT WORKS**
(File Ref. No. 01-0107-04-01) (REDMS No. 4002822 v.4)

PRCS-51

See Page **PRCS-51** for full report

Designated Speaker: Mike Redpath

STAFF RECOMMENDATION

That the staff report "Grauer Lands Habitat Enhancement Works," from the Senior Manager Parks, dated October 15, 2013 be received for information.



4. **GARDEN CITY LANDS - PHASE TWO CONCEPT PLAN OPTIONS**
(File Ref. No. 06-2345-20-GCIT1) (REDMS No. 4007524 v.4)

PRCS-78

See Page **PRCS-78** for full report

Designated Speaker: Mike Redpath

Parks, Recreation & Cultural Services Committee Agenda
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Pg. # ITEM

STAFF RECOMMENDATION

That the Concept Plans as detailed in the staff report “Garden City Lands - Phase Two Concept Plan Options” from the Senior Manager, Parks dated October 15, 2013, be received for information.

☐

5. **MANAGER’S REPORT**

ADJOURNMENT

☐



Parks, Recreation & Cultural Services Committee

Date: Tuesday, September 24, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Ken Johnston
Councillor Linda Barnes
Councillor Evelina Halsey-Brandt
Councillor Bill McNulty

Also Present: Councillor Linda McPhail

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 Parks, Recreation and Cultural Services Committee held on Thursday, July 18, 2013, be adopted as circulated.

CARRIED

PRESENTATION

1. Suzanne Haines, General Manager, Gateway Theatre, and Jovanni Sy, Artistic Director, Gateway Theatre, to present Gateway 2028.

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Jovanni Sy, Artistic Director, Gateway Theatre, accompanied by Suzanne Haines, General Manager, Gateway Theatre, highlighted the following information regarding Gateway 2028:

- Gateway 2028 is a fifteen year artistic vision divided into three five-year phases;

1.

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- Phase 1 introduces the Gateway Pacific Series, a subscription series of Chinese-language contemporary drama, which will be launched in August 2014 with the pilot project: the Gateway to the Pacific Festival;
- beginning in the 2016-2017 Season, the Gateway to the Pacific Festival will become the Gateway Pacific Series, a four-show subscription series of Cantonese and Mandarin language productions;
- Phase 2 will introduce the Gateway Junior Series, a professional theatre series specifically tailored to young audiences which will give the children of Richmond something invaluable: a life-long love of the performing arts;
- Phase 3 introduces the Gateway Greenhouse Series, a subscription series that will foster creativity, encourage risk-taking, push the boundaries of theatrical form and content, and nourish the next generation of theatre artists and spectators; and
- the final phase will introduce the Gateway Pass which entitles a pass holder unlimited access to any play in any of the subscription series for a flat monthly fee.

A copy of "Gateway 2028 An artistic vision for the Gateway Theatre" was distributed to Committee (copy on file, City Clerk's Office).

Committee expressed thanks and congratulations to staff and Board members on the artistic vision for the Gateway Theatre. Discussion ensued regarding the diversity, innovation, and youth components of Gateway 2028. In reply to queries regarding the Greenhouse Series, the Gateway Pass, the capacity of the Gateway Theatre, and the Junior Series ties to the Gateway Academy for the Performing Arts, the following additional information was provided:

- the Greenhouse Series encourages new theatre makers to apply their trade in innovated ways (i.e. blurring the lines between theatre and dance or theatre and music, and the use of multi-media);
- the Gateway Pass is an exciting model removing the transactional nature of theatre going in order to encourage risk-taking, to go outside of your comfort zone and watch something you might not have gone to otherwise;
- in terms of capacity, a Facility Task Force, including Board and community members, City staff, Gateway staff, and industry professionals, has been commissioned to review the future needs on the basis of the programming;
- youth programming will be phased in through the Signature Series of performances leading to the schedule 2018 launch of the Junior Series; and

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- the Junior Series will be closely aligned with the Gateway Academy for the Performing Arts incorporating holiday productions, academy productions, and purchased shows from companies across Canada providing opportunities for youth performers from both the academy and the community at large.

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

It was moved and seconded

- (1) *That the presentation titled "Gateway 2028 An artistic vision for the Gateway Theatre" be received for information; and*
- (2) *That a presentation be made at the next meeting of Council.*

CARRIED

COMMUNITY SERVICES DEPARTMENT

2. BRANSCOMBE HOUSE – FUTURE USES

(File Ref. No. 11-7000-01) (REDMS No. 3894270)

Jane Fernyhough, Director, Arts, Culture and Heritage Services, was available to answer questions.

Discussion ensued regarding (i) various uses for the upper and lower floors of the Branscombe House, (ii) the former Captain Atkinson property now owned by the City, and (iii) whether staff had considered receiving expressions of interest for proposed uses for the building.

Ms. Fernyhough advised that the exterior and lower floor renovations are nearing completion. The upper floor work has not been completed and the grounds are currently being designed by the Parks Division. Staff would welcome the opportunity to receive expressions of interest for the use of the building.

Dave Semple, General Manager, Community Services, advised that further research and evaluation of the former Atkinson property would be required before proceeding with any proposal.

Peter Bradley, 4300 No. 5 Road, expressed interest in presenting a proposal to lease the building from the City in order to provide a tourist rental facility furnished with period antiques. The house would not be a bed and breakfast but a short-term rental facility for public parties, weddings, or tours.

Following discussion the following motion was introduced:

It was moved and seconded

That staff consider the feasibility of an artist in residence upon completion of the Branscombe House and obtain expressions of interest for other possible uses.

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The question on the motion was not called as Committee requested that the analysis of the artist in residence provide information regarding guidelines, expectations, and intent of the use. It was suggested that the matter be referred to the Richmond Public Art Advisory Committee for their expertise and input for best practices regarding the artist in residence use.

Ms. Fernyhough advised that the two separate analyses (i) for the expression of interest addressing what the community proposes in terms of uses for the building, and (ii) for the artist in residence use, could be conducted concurrently.

The question on the motion was then called and it was **CARRIED**.

It was moved and seconded

That the staff report titled Branscombe House – future uses, dated September 6, 2013, from the Director, Arts, Culture and Heritage Services, be received for information.

CARRIED

3. CITY WIDE ARTEFACT COLLECTIONS POLICY

(File Ref. No.) (REDMS No. 3870503)

Connie Baxter, Supervisor, Richmond Museum and Heritage Sites, advised that the Artefact Collections Policy is complementary and compatible with the City Archives Policy; however, the functions are different. There are standard policies and procedures related to processing collections dealing with inventory, clear ownership title, and de-accession. As in the past, grant funding may be available should additional staff be required.

It was moved and seconded

That the City Wide Artefact Collections Policy (included as Attachment 1 in the staff report dated September 6, 2013, from the Director, Arts, Culture & Heritage Services) be adopted.

CARRIED

4. RICHMOND HERITAGE UPDATE 2012-2013

(File Ref. No.) (REDMS No. 3897356)

Discussion ensued regarding the Richmond Heritage Update 2012-2013 and Committee noted that in order to increase awareness within the community with regard to the heritage activities and achievements of the City, staff bring a presentation forward to a future Council meeting.

It was moved and seconded

That the Richmond Heritage Update 2012-2013 as presented in the staff report from the Director, Arts, Culture and Heritage Services dated September 5, 2013, be received for information.

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5. CAMBIE ROAD/MUELLER DEVELOPMENT PARK – PUBLIC CONSULTATION

(File Ref. No. 06-2345-20CMUE1) (REDMS No. 3941393 v.6)

Mike Redpath, Senior Manager, Parks, and Clarence Sihoe, Park Planner, gave a brief overview of the proposed park development. The proposal is for a four acre passive park that is open on all four sides and includes a dog park, playground, plaza, public art element, water feature, and environmental elements. Polygon has expressed interest, through a licensing agreement, in having a temporary sales centre on the park site. Approval of the staff report will advance the project to the Public Hearing stage.

Discussion ensued regarding site furnishings (e.g. picnic tables, benches, and barbeque pits) similar to single-family residences being incorporated into the design and development of the park. Committee inquired whether the concerns raised through the public consultation process, in particular, the need to slow traffic along Brown Road, the need for traffic lights, and the installation of barriers to prevent vehicular traffic entering the park, would be addressed, including the associated costs, prior to construction.

Mr. Redpath advised that Phase 1 construction of the park development which includes land form, trails, a portion of the plaza, playground, fixtures, perimeter walkway, lighting, and trees, will be borne by the developer. The balance of the park development will be phased in under the City wide park program over the next two years. Hard surface seating is proposed for the plaza area. The developer will be responsible for the perimeter lighting and the land form berms which will serve as buffers.

It was moved and seconded

That the design concept for Cambie Road/Mueller Development Park, as described in Attachment 1 of the staff report, dated September 5, 2013, from the Senior Manager, Parks, be approved.

CARRIED

6. CITY OF RICHMOND 2022 PARKS AND OPEN SPACE STRATEGY

(File Ref. No. 06-2345-03) (REDMS No. 3897705 v.3)

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Mr. Redpath and Jamie Esko, Park Planner, presented the ten-year strategy for Parks and Open Space which provides the framework for measuring future needs and how well the City is meeting the changing trends and demographics of the community.

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Discussion followed with regard to the changing demographics and the need to maintain a balance between traditional sports field/parks and the passive park development attuned to trails for walking, running, and cycling. Committee inquired whether (i) further acquisitions would be required particularly along the watercourse, (ii) staff has held discussion with Port Metro Vancouver for park land, and (iii) staff has provided the strategy to the Richmond School Board.

Mr. Redpath advised that the changing demographics and densification are the driving the trend to more passive development. The proposed strategy will be instrumental in maintaining a balance in park development. The City has been acquiring land for the past 20 years as opportunities presented themselves to continue the linkage within the trail system. Currently there are gaps in the trail system along the north end of River Road near the Hamilton community area and north of Shell Road.

Mr. Redpath confirmed that staff had discussions with Port Metro Vancouver concerning lands for the trail system. Staff has engaged with the Richmond School Board with respect to future park development and the need for a school site in the City Centre area.

Ms. Esko advised that national trends and community survey results are reflected in the priority given to walking, running, and cycling trails. Staff is constantly consulting with the community through various means (e.g. Richmond Community Services Advisory Committee, surveys, and direct feedback) to address the changing demographics and aging population. School park sites are identified as neighbourhood parks in the strategy.

Dave Semple, General Manager, Community Services, advised the relationship with the Richmond School Board in terms of land acquisition has never been stronger leaving a legacy of joint school/park sites.

Further discussion ensued about innovated funding, including small community contributions, for neighbourhood improvements which may foster a greater sense of ownership of the park facility within the community. An area of weakness in the strategy was in relation to the Blue Network for development of a trail on the water for boating, kayaking, and rafting. Committee expressed appreciation for the strategy and were delighted that community satisfaction was high regarding the park and trail system within Richmond.

Heather Hicks, 23171 Westminster Highway, expressed concerns with the proposed rezoning of lands within the Hamilton Area Plan for a future park and the impact to residents obtaining mortgages and household improvement loans. Pedestrian safety issues were raised with the gap in the trail system along portions of River Road.

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Mr. Redpath advised that the design of the proposed park for the Hamilton area is underway. Staff would permit similar residential reconstruction within the existing zone prior to the acquisition of the park and would provide letters of security for the financial institutions in such situations. Ms. Hicks was advised to speak with staff concerning the financial matter.

Jim Wright, 8300 Osgoode Drive, was in support of the proposed Parks and Open Space Strategy and reiterated his comments as outlined in his written submission dated September 24, 2013 (attached to and forming part of these minutes as **Schedule 1**).

It was moved and seconded

- (1) *That the 2022 Parks and Open Space Strategy as outlined in the staff report titled City of Richmond 2022 Parks and Open Space Strategy dated June 28, 2013 from the Senior Manager, Parks be endorsed as the guide for the delivery of Parks Services; and*
- (2) *That the 2002 Parks and Open Space Strategy be forwarded to the Richmond School Board for their information.*

CARRIED

Councillor Linda McPhail left the meeting at 5:30 p.m. and did not return.

6A. WEST DIKE BERM REMOVAL

(File Ref. No.) (REDMS No.)

The Chair raised a concern for the sea berm along the west dike with regard to the removal of the log berm at Boundary Bay by Port Metro Vancouver, with the permission of the Department of Fisheries & Oceans, in order to create a fish habitat. The area between the Dike and the sea berm is upper marsh which is a habitat for ducks, heron, hawks, plover, coyotes and wolves. The Chair submitted the following documentation to Committee: (i) correspondence received from Port Metro Vancouver dated August 29, 2013, and (ii) e-mail to and from Robin Silvester, President and Chief Executive Officer, Port Metro Vancouver, dated September 2, 2013 and September 5, 2013 (attached to and forming part of these minutes as **Schedule 2**).

In reply to a query regarding the work on the sea berm near Quilchena Golf Course, Kevin Connery, Park Planner, advised that the work is a joint effort between the City, Ducks Unlimited, and the Department of Fisheries & Oceans. The equipment has been relocating, not removing, the logs in the marsh area in an effort to restore the salt water marsh that has been suffocated by the logs to allow carbon to be contributed to the system. There will be monitoring and assessment of the area in order to determine how well the habitat colonizes.

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At the conclusion of the discussion the following **referral** motion was introduced:

It was moved and seconded

That the matter be referred to staff for a report on any work being completed or proposed along the sea berm of the West Dike.

CARRIED

7. MANAGER'S REPORT

(i) Community Services Department Updates

Ms. Fernyhough reported that the Salmon Row production was successful with over 2100 attendees. The Grand Prix Art event was held this past weekend in Steveston with 85 artists participating along Britannia Heritage Shipyard and Gary Point Park. The "I Love Culture" event will be taking place this upcoming weekend. The artist in resident program, with Richmond artist and author Nancy Lee, begins Friday night with two months of programming in collaboration between the Seniors Society and the Richmond Library and Arts Centre. Minor Chapel Opera starts on Wednesday, October 2, 2013 with Giuseppe Verdi's opera *La Traviata*.

Ted DeCrom, Manager, Parks Operations, provided an update on the trees being removed from the Kiwanis site along Minoru Boulevard and Minoru Park. The removal of ten trees in Minoru Park, to accommodate an underground hydro line, is scheduled for September 30, 2013. In order to facilitate a turning lane on Minoru Boulevard, two cherries trees are scheduled to be removed along Minoru Boulevard at a later date. Signage will be erected on Wednesday, September 25, 2013.

Mr. Redpath provided an update on the upgraded batting cage at the Blundell School Park site. The new batting cage will be longer and the height will be consistent with the height of the existing back stop. The cage will be screened by an existing row of trees and community garden plots. Electrical installation and improvements to the existing drainage and pathways will be completed with the upgrade. Staff was advised to notify the neighbouring strata corporation regarding the construction work.

In reply to a query regarding the proposed paving material for the trail south of Moncton Street, Mr. Redpath reported that the trail is currently constructed using granular material. Staff partnered with the City Information Technology Division to widen the trail and to install conduit for a high-speed fibre optic cable. Staff has been experimenting with material and will advise Committee prior to any material being laid. Mr. Redpath noted that the associated crosswalk connections are being amended, the signal activators have been ordered, and signage, bus stop connections, massive tree planting, and wild flower seeding are underway.

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Mr. Semple advised that a cement and limestone material may be used which would provide the smoothest and hardest surface for the trail.

Mr. Redpath gave an update on the playground improvements that were tendered earlier in the year. The school improvements were completed first in order to be ready for the fall. The Oval West Waterfront Park will be completed in two weeks. The Richmond Street Park playground is scheduled to be completed later in the calendar year. The Terra Nova playground equipment has been ordered and design development continues with a May 2014 completion date.

Vern Jacques, Senior Manager, Recreation Services, introduced Sheila Porlier, Manager, Administration to Committee. Mr. Semple advised Committee that Mr. Jacques is retiring and that this would be his last meeting before Committee. Committee extended best wishes to Mr. Jacques.

Staff were requested to ensure that information and contacts related to corporate social responsibility be placed on the website.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:52 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, September 24, 2013.

Councillor Harold Steves
Chair

Heather Howey
Committee Clerk

Richmond Parks Committee, Tuesday, September 24, 2013

**Jim Wright, President, Garden City Conservation Society, on Item 6,
the 2022 Parks and Open Space Strategy**

Councillor Steves as chair—and everyone through the chair,

Clearly, the 2022 Strategy is promising.

I'd just like to highlight three of the strengths.

One strength of the strategy as a whole is the systems thinking.

The commitment is to making optimal use of the park *system*, using a *range* of park spaces to meet a *range* of park needs. I suggest that it's important to *keep* emphasizing that principle because single-interest groups sometimes don't grasp it.

Another strength is the wellness approach. Sometimes the city has seemed to me to be equating wellness with *physical* wellbeing, and that would be a shortcoming. I'm glad that equal importance has been given to our park system's role in *fostering belonging* and *nurturing the human spirit*. When the report equates wellness with physical, social and spiritual wellbeing, that's perfect, especially in the choice of "spiritual" ahead of the more common "psychological" (or "mental"). I hope that will be a regular feature of our park system's messaging.

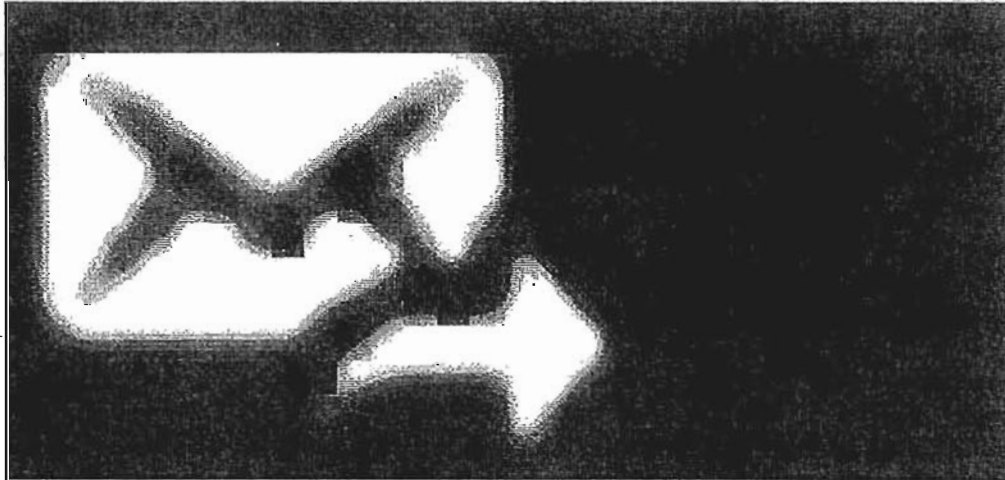
A third strength is the emphasis on inclusiveness, with equal access. In practice, that would mean always giving priority thinking to the needs of citizens who are less privileged in one way or another. Our parks are an ideal group of places for putting that principle into practice. If it is a commitment and not just high-sounding words, we will know soon, since it will be put into practice immediately and at every opportunity. The good effects will spread naturally to the whole community.

Good luck to the Parks staff in implementing the 2022 Strategy.

Mayor and Councillors

From: Port Metro Vancouver [public_affairs@portmetrovancover.com]
Sent: Thursday, 29 August 2013 10:15 AM
To: Mayor and Councillors
Subject: Habitat Banking Program - September Field Studies

Categories: 01-0140-20-PMVA1 - Port Metro Vancouver (Vancouver Fraser Port Authority - VFPA)



Habitat Banking Program - September Field Studies

As part of the Habitat Banking Program, Port Metro Vancouver will be conducting field studies at various sites throughout Metro Vancouver to inform the consideration of potential habitat restoration sites.

Field crews plan to visit Sturgeon Bank at Lulu Island in Richmond, and Maplewood Mudflat, east of the Iron Workers Memorial Bridge in North Vancouver in September, 2013. For more information, please read the **Field Studies Information Sheet**.

To learn more about Port Metro Vancouver's Habitat Banking Program, please visit the Habitat Banking page on PortTalk.ca.

Regards,
The Habitat Banking Team

PORT METRO VANCOUVER
100 The Pointe
999 Canada Place
Vancouver, BC V6C 3E4
telephone: 604.665.9100

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AUG 30 2013

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PRCS - 15



TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

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AUG 28 2013

Habitat Banking Program - Community Update

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Dear Community Member,

Port Metro Vancouver's Habitat Banking Program involves creating and improving fish and wildlife habitat in advance of port development projects, to ensure potential impacts to existing habitat can be offset. This is a pro-active measure intended to provide a balance between the overall health of the environment and any future development projects that may be required for port operations.

Upcoming Restoration Works

Port Metro Vancouver is proceeding with salt marsh restoration works along Boundary Bay in Delta, BC as a part of its Habitat Banking Program, in September, 2013. The salt marsh restoration works at Boundary Bay will involve the careful removal of logs and other woody debris of predominantly human origin, where accumulations have negatively impacted marsh vegetation. Log removal works will include salvage for cultural purposes, shoreline garbage clean-up, and removal of contaminated materials such as creosoted logs. Strategically placed logs and root wads will provide perching opportunities for birds.

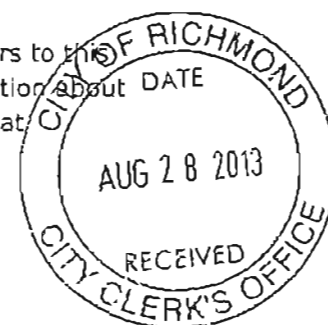
Restoration works will take place during daylight hours. Equipment on site will include excavators, large trucks and other smaller equipment. Access to dykes will remain during the works. Personnel will be on site to direct members of the public safely through the work site.

About Salt Marsh Restoration

Salt marsh habitat provides vital nutrients to fish. Heavy accumulations of woody debris can impact intertidal marshes, smothering marsh vegetation and compacting marsh soils. The removal of dense accumulations of logs encourages the rapid recovery of salt marsh, through the natural regrowth of native vegetation, restoring fish habitat. To learn more about the benefits of salt marsh restoration, visit porttalk.ca.

For More Information

Port Metro Vancouver will continue to provide regular updates to subscribers to this database. We will also regularly update Port Talk to provide timely information about Habitat Banking Program activities. We encourage you to visit the website at porttalk.ca to check for updates.



PRCS - 16

From: Harold Steves [mailto:haroldsteves.savefarmland@gmail.com]
Sent: September-02-13 4:09 PM
To: Silvester, Robin; heather.deal@vancouver.ca; clrdeal@vancouver.ca; mayor.corrigan@burnaby.ca
Subject: Fwd: FW: Leave Well Enough Alone

Hi Robin,

I can't believe you are doing this, destroying marsh habitat all around Boundary Bay in order to create new habitat where the old habitat was. Then claiming the new habitat as compensation for habitat you wish to destroy at Roberts Bank. It is totally absurd to replace one type of habitat with another and get credit for it.

Logs and tree debris have been part of the marsh building process in the Fraser River Estuary since the Ice Age 10,000 years ago. This is part of the natural succession as a mud flat turns to marsh and a marsh turns to upland. As the wood debris collects it decays and provides habitat, homes and protection for most of the small mammals and many of the birds found in the estuary. Eventually, over approximately a one hundred year period, it forms into a sea berm and shrubs, then trees, start to grow on it, first water loving willows, then Pacific Crabapple, Nootka Rose and other species. As the sea berm prevents erosion different types of grasses and sedges establish themselves inland from the berm than those outside the berm. This provides different habitat for different species. The West Dyke in Richmond was built on a Sea Berm called the "Crab Apple Ridge" in 1907. The house I live in is also built on the sea berm. One km beyond the West Dyke a new sea berm is forming and a few shrubs are starting to grow there. It is similar to the developing berm the Port wants to remove at Boundary Bay.

I have spent a lifetime watching and learning how marsh habitat and sea berms evolve over time. Our Belted Galloway cattle graze on our privately owned land between the West Dyke and the new Sea Berm.

Metro Vancouver's Boundary Bay Regional Park is located on a Sea Berm similar to the West Dyke in Richmond. The Boundary Bay Regional Park and a couple of smaller sites and Regional Trail are directly protected by the Metro Vancouver Green Zone. It does not appear that the wetlands are protected directly. However, they are protected by the International Ramsar Agreement, endorsed by Metro Vancouver and they are in a Federal Wildlife Management Area. Therefore Metro Vancouver has a direct responsibility to be consulted. The decision to remove the sea berm habitat should be a decision of Metro Vancouver in collaboration with the other agencies, not the Port.

I understand that the Ports' attack on the sea berm habitat is imminent. Please postpone this activity until we can have a full public discussion. The Planning and Agriculture Committee of Metro Vancouver meets on Friday, Sept. 6th. and the Environment and Parks Committee meets on Sept. 12th. I have copied this to the Chairpersons of those two committees. I would appreciate your immediate response.

✧ Regards,

Harold
7818073

Thu, Sep 5, 2013 at 1:53

PM

Silvester, Robin <Robin.Silvester@portmetrovanancouver.com>

To: Harold Staves <haroldstaves.savefarmland@gmail.com>, "heather.deal@vancouver.ca" <heather.deal@vancouver.ca>, "clrdeal@vancouver.ca" <clrdeal@vancouver.ca>, "mayor.corrigan@burnaby.ca" <mayor.corrigan@burnaby.ca>

Hi Harold

Thank you for your email outlining your concerns regarding the Boundary Bay Salt Marsh Restoration Project. I would like to clarify that the salt marsh restoration at Boundary Bay is a part of our Habitat Banking Program, a corporate wide Port Metro Vancouver Initiative. The Habitat Bank is being developed for use as required for any future port or waterfront development throughout Port Metro Vancouver. Should the proposed Roberts Bank Terminal 2 Project proceed, it would be

a candidate to withdraw credits from the Habitat Bank, amongst any other future needs that may arise from Port Metro Vancouver or its tenants and terminals. The project will rehabilitate once thriving marsh land through the removal of thick accumulations of sawcut logs and other debris including garbage and creosoted logs.

Regarding habitat credits, Port Metro Vancouver has a Working Agreement with the Department of Fisheries and Oceans (DFO) to create and improve fish and wildlife habitat in advance of port development projects. The Agreement includes criteria and process for the selection of habitat banking sites, guidelines around the measurement of credits and details regarding DFO regulation.

Regarding permits and authorizations, the Boundary Bay salt marsh restoration works are being undertaken on land in the provincial Boundary Bay Wildlife Management Area, which is managed by the provincial Ministry of Forests, Lands and Natural Resources (MFLNRO). MFLNRO has permitted the restoration works at Boundary Bay and this authorization is posted online at <http://porttalk.ca/habitatbanking>. While a permit is not required by Metro Vancouver Parks for work within the Wildlife Management Area, a Special Use Permit for dyke access has been obtained.

Please let me know if you, or any of your colleagues, would like a briefing about the habitat banking program and proposed projects from the program leads.

Regards,

Robin



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Jane Fernyhough
Director, Arts, Culture and Heritage Services

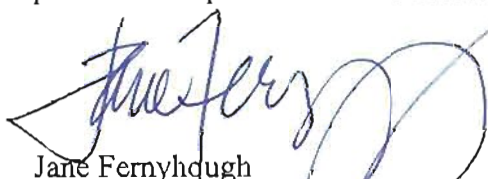
Re: Alexandra Neighbourhood Public Art Plan

Date: October 8, 2013

File: 11-7000-09-20-158/Vol
01

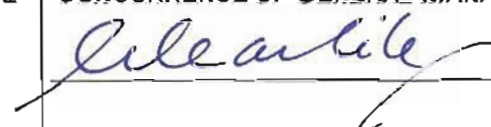

Staff Recommendation

That the Alexandra Neighbourhood Public Art Plan as presented in the report from the Director, Arts Culture & Heritage Services dated October 8, 2013 be approved as a guide for the placement of public art in the Alexandra Neighbourhood.



Jane Fernyhough
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Sustainability & District Energy	<input checked="" type="checkbox"/>	
REVIEWED BY DIRECTORS	INITIALS: DW	APPROVED BY CAO 

Staff Report

Origin

On March 25, 2013, Council endorsed the staff report entitled, “Vancouver Biennale Proposal for Charles Jencks Land Form Public Art Project for Alexandra Neighbourhood Park”. In the report, staff advised that prior to reporting back on the land based public art project that staff prepare a public art plan for the Alexandra Neighbourhood and present the plan to Council for approval.

This report presents for Council’s consideration the Alexandra Neighbourhood Public Art Plan. A report on the Charles Jencks land form public art project will be presented in late 2013 or early 2014.

This initiative is in line with Council Term Goal 9.1:

Build culturally rich public spaces across Richmond through a commitment to strong urban design, investment in public art and place making.

Analysis

A City inter-departmental staff team met to develop the themes, opportunities and constraints for the Alexandra Neighbourhood Public Art Plan. This Plan includes an overview of the neighbourhood area plan and its historical, environmental and planning context. It includes a thematic framework for the public art, guiding principles, site opportunities and constraints, selection processes, and budgets (**Attachment 1**).

“*Connectivity: Ecology, Infrastructure and History*” was chosen as the overarching theme to guide the selection and placement of public art within the emerging neighbourhood. Artists will be encouraged to consider connections to the area’s agricultural past, the connection to the ecology of Richmond, and the intercultural connections between the new residents of the area.

Innovative features within the district, including the Alexandra District Energy Utility, the connected system of greenways and parks, and the neighbourhood High Street commercial centre will provide opportunities for the integration of public art.

Unlike typical developer financed public art projects where artwork is created for individual private development sites, the majority of developer public art contributions for this neighbourhood have been pooled and held in trust to support the creation of public artworks within the public realm, including parks, greenways and streets.

The Richmond Public Art Advisory Committee has reviewed the Plan and recommends its adoption.

Financial Impact

None.

Conclusion

Public art plays a key role in providing identity to place. Artworks in a variety of scales on complementary themes help to achieve a connected community. The Alexandra Neighbourhood Public Art Plan will serve as a guide for the placement of public art in the Alexandra Neighbourhood, and serve to promote the area plan vision of a “*Complete and Balanced Community*”.

A handwritten signature in black ink, appearing to read 'Eric Fiss', with a stylized, sweeping flourish extending from the end of the name.

Eric Fiss, Architect AIBC, PIBC
Public Art Planner
(604-247-4612)

ATTACHMENT 1

Alexandra Neighbourhood Public Art Plan



Acknowledgements

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Public Art Advisory Committee Council Liaison:

Councillor Evelina Halsey-Brandt

Sponsors:

The Richmond Public Art Program graciously acknowledges the public art contributions provided by private developers involved in the building of the new Alexandra neighbourhood:

Concord Pacific
First Richmond North Shopping Centre Ltd.
Jingon Development Group Alexandra Ltd.
Oris Development Corp.
Polygon Development Ltd.



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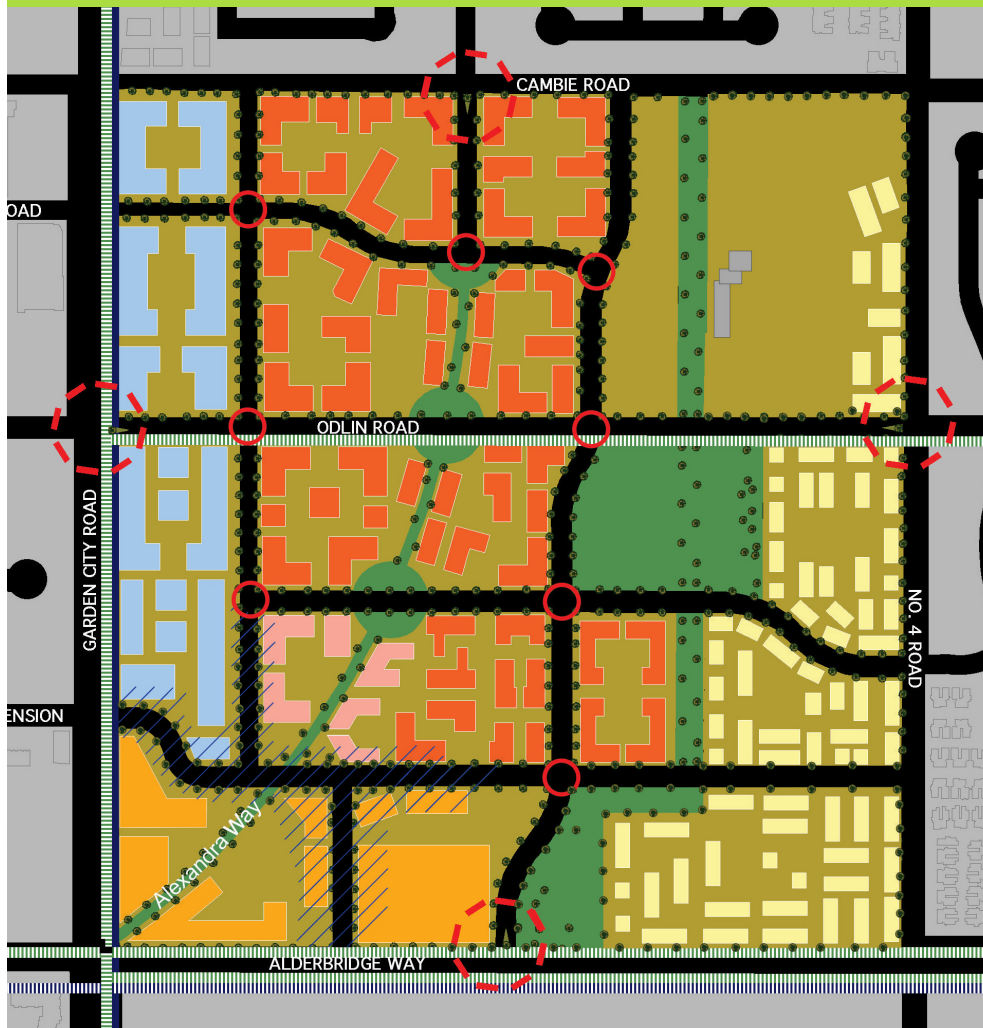
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Alexandra Neighbourhood Character Areas Map

"A complete and balanced community"



LEGEND					
1	Business Office	5	Low Density Housing	Proposed Trails & Greenways	Gateway Intersection The images in this figure illustrate the range of built forms and open spaces that are envisioned for Alexandra. Each of the six character areas is described in the text and illustrated in more detail on Figures 3 through 8.
2	Mixed Use (Retail/Office/Hotel)		Mixed Use:	Existing Cycle Routes	
3	The High Street		<ul style="list-style-type: none"> abutting the High Street, medium density residential over retail; not abutting the High Street, medium density residential. 	Proposed Cycle Routes	
4	Medium Density Housing		Open Space System	Traffic Calming	



INTRODUCTION

The Alexandra neighbourhood is in transition from a semi-rural predominantly vegetated landscape comprised of single-family homes and farms to a more urban and complete community of multiple family housing and places to work, shop and play. Public art contributes to this transformation, sparking community participation in the building of our public spaces and encouraging citizens to take pride in public cultural expression.

The Alexandra neighbourhood is uniquely located to provide a transition from the established residential neighbourhoods to the east and north to the emerging City Centre to the west. The Alexandra Neighbourhood Public Art Plan identifies guiding principles that will support the creation of unique public spaces and foster a sense of community for the area residents.

The Plan builds on the history and ecology of the neighbourhood. Priority will be given to development of artworks in the public realm: parks, streets and greenways. These will serve as landmarks and meeting places, as residents make connections through the community.

CIVIC PUBLIC ART PLANS

One of the fundamental visions of the Richmond Official Community Plan is creating a Vibrant City. The Public Art Program plays a key role in shaping, animating and enriching the public realm, and building civic pride and community identity.

The Public Art Program Policy, adopted by Council July 27, 2010, sets a goal for public art to complement and develop the character of Richmond's diverse neighbourhoods to create distinctive public spaces, which enhance the sense of community, place and civic pride.

Area specific public art plans provide a guide for achieving this goal. Supplementing the city-wide policies of the Public Art Program, each Area Plan provides additional direction concerning the themes and opportunities unique to each specific community. The Alexandra Neighbourhood Public Art Plan will be a new member of the family of Richmond Public Art Plans, which include the Richmond Oval Art Plan / *Flow, Flight, Fusion*, and the City Centre Public Art Plan / *Honouring Yesterday, Celebrating Today and Building Tomorrow*.



THEMATIC FRAMEWORK

Connectivity: Ecology, Infrastructure, and History

In keeping with the West Cambie Area Plan's Vision for the Alexandra Neighbourhood, as a "complete and balanced" community, the thematic framework will incorporate Richmond's unique cultural heritage, while also exploring the theme of "Connectivity: Ecology, Infrastructure and History" as a way to describe the many layers of urban systems required for sustainable and healthy living cities. Artists will be encouraged to design their works within this thematic framework, while allowing room for artistic exploration and a diversity of projects.

Connecting Ecology

Richmond's landscape and hydrology has been formed by its unique location within the Fraser River delta. Alexandra contains remnants of historic sloughs and agricultural networks. Local wildlife is connected to larger networks throughout Richmond. Public art can play an integral part in bringing awareness to the importance of ecological connections and addressing the sensitive nature and challenges of designing with ecosystems in mind.

Connecting Infrastructure

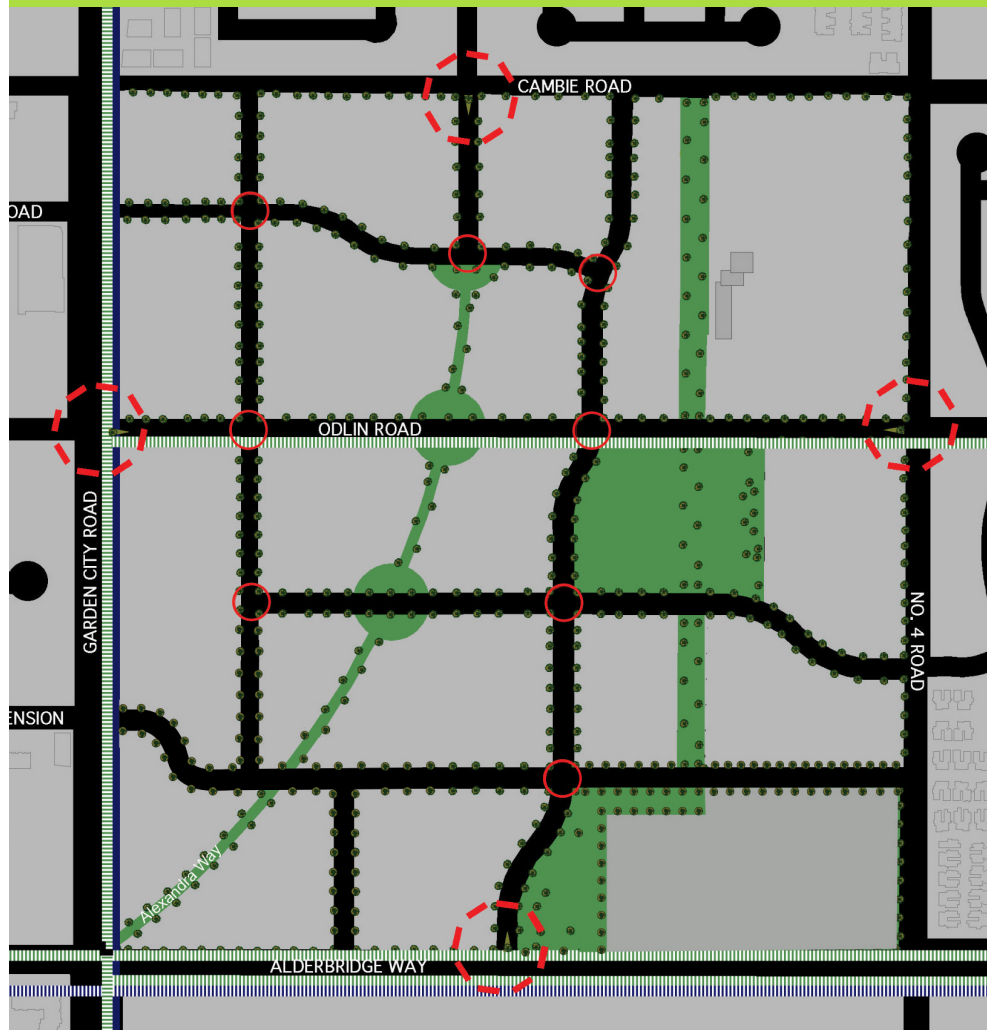
Richmond is building a sustainable City through innovative infrastructure initiatives. The Alexandra District Energy Utility (ADEU) provides geothermal energy to heat and cool homes in the neighbourhood. The ADEU building is located in the Alexandra neighbourhood park, with geothermal wells within the Alexandra Greenway to the north. The ADEU building features the public artwork *Current* by artist Andrea Sirois on its exterior facades, to tell the story about the integration of sustainable infrastructure systems in the development of residential neighbourhoods.

Connecting History

Art that references the farming and agriculture heritage and local history of the area connects new residents with the area's past. History includes telling the story of the land, from geologic times to the present, as well as the story of human settlement and cultures that have inhabited the neighbourhood. Public art will assist this new community in creating memorable places, by linking the past to the present.



Alexandra Neighbourhood Open Space System Map



- Open Space System
- Proposed Trails & Greenways
- Existing Cycle Routes
- Proposed Cycle Routes
- Traffic Calming
- Gateway Intersection



OPPORTUNITIES

Achieving a Connected Community

The following opportunities identify the potential for a variety of different scaled works, which can serve as landmarks, place-makers, or integrated site elements. In new developments, it is sometimes challenging for new residents to establish social ties to the existing community. The public art plan aims to promote artworks that establish frameworks and platforms for residents to engage and develop social relationships within the area.

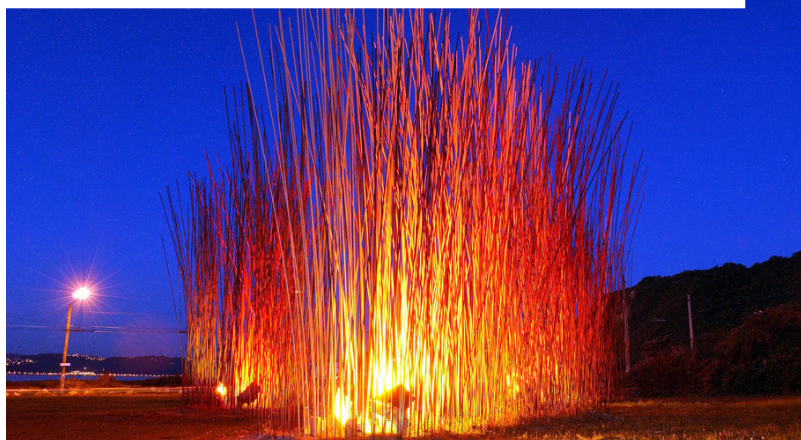
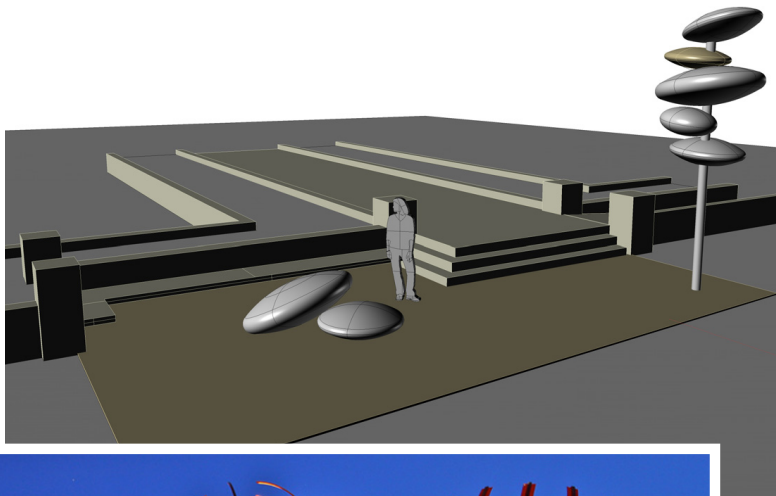
While it is typical for public art to be integrated with a specific building project, owned and maintained by the building owners, the network of public open space in Alexandra affords an opportunity to situate public art throughout the public realm. Flexibility should be exercised to support the integration of public art with a new development where it supports the overall vision for engaging the whole community.

All of the public art may not be permanent. There may be opportunities for temporary and ephemeral works or annual festivals of sculpture and installations by interdisciplinary installations.

Alexandra Neighbourhood Park and Greenway

The Alexandra Greenway and new six-acre Alexandra Neighbourhood Park span across the neighbourhood and connect the established residential neighbourhood north of Cambie Road to the Garden City Lands south of Alderbridge Way. The Garden City Lands, a natural and semi-natural area with important environmental values, is envisioned as an exceptional legacy open space for residents and visitors.

With traces of Alexandra's agricultural past and habitat supporting numerous species of birds and other wildlife, there are abundant opportunities for artworks to connect with the ecology and history of the area. Artwork in the park and greenway has the opportunity to assist in promoting and communicating the initiatives underway for renewable and sustainable energy systems for the community, which include the Alexandra District Energy Utility, based in the park.



There is an opportunity to expand and integrate the geothermal wells under the eastern portion of the park without affecting the community use of it.

The scale and type of artworks that are to be considered for the park and greenway include earthworks and environmental art; large scaled place-making works; and smaller works to be discovered along the greenway and in quiet corners of the park. Temporary works, artists-in-residencies, and annual sculptural exhibitions may also be considered. Selection of artworks and planning for community based projects will begin concurrently with the planning and construction of the park and greenway.

Budget Estimate: \$10,000 per small project to \$200,000 for large works.

Alexandra Way

A pedestrian and cyclist path with resting nodes has been identified in the Alexandra Neighbourhood Land Use Map. Alexandra Way links the residential areas to new commercial zones in the south west corner, at Alderbridge Way and Garden City Road. There is an opportunity for public art to promote a safe and friendly environment to bike and walk between local destinations and to lessen vehicular traffic in the area. Permanent artworks may be of a wide range in size. Resting points and street crossings provide opportunities to incorporate artwork. Art trails incorporated along the pedestrian and cycle paths will be promoted through walking and bicycle tour maps. Development of artwork projects will be implemented over time to coincide with the pace of construction of new roads and public rights-of-way.

Budget Estimate: \$10,000 per small project to \$100,000 for large works.

Alexandra Road High Street

The mixed-use commercial precinct located in the south west portion of the Alexandra Neighbourhood includes a grade-oriented retail street, commonly known as a “High Street”, catering to the day-to-day needs of area residents and workers. The High Street along Alexandra Road is the symbolic heart of the Alexandra neighbourhood, providing a variety of public amenities and places for

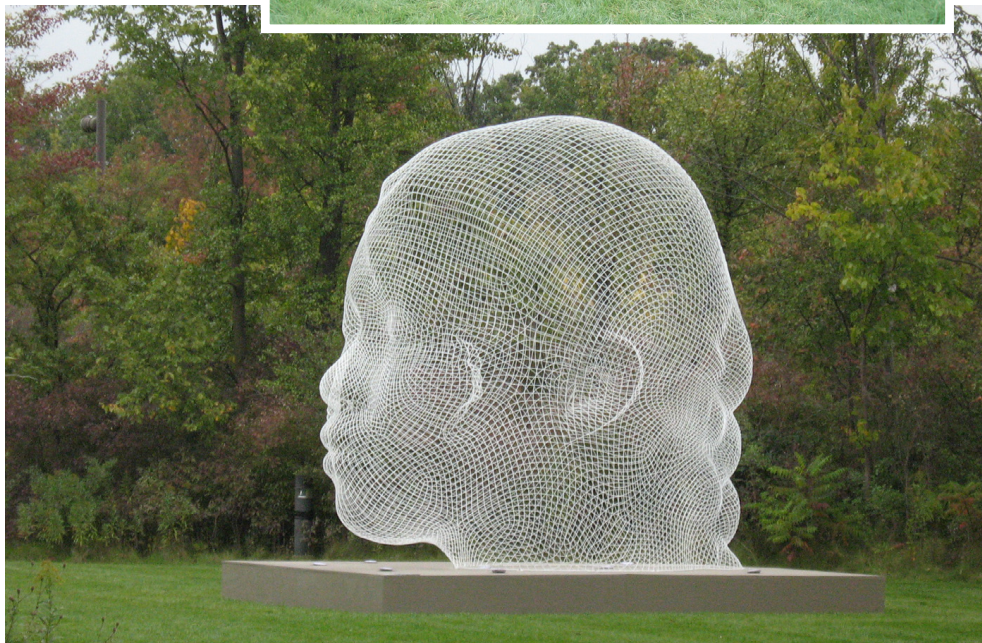
people to shop, work and socialize. The High Street is an excellent opportunity to integrate public art with the design of the urban infrastructure, including:

- **Street Furniture:** Incorporate art in the design of benches, bike racks, lighting, trash receptacles, and tree grates strategically placed to provide points of interest at resting nodes.
- **Utility Box Wraps and Manhole Covers:** Integrate art in City utility boxes and manhole covers.
- **Signage/Wayfinding:** Integrate public art markers and landmarks in a creative way to tell the story of place and engage the community.
- **Crossings/School traffic/Pedestrian/Cycle Paths:** Incorporate art into ground surfacing materials and lighting at key intersections and crosswalks.

Implementation of the High Street artwork projects is subject to the development of the commercial precinct. Planning for the artworks will be coordinated with the design of the public realm.

Budget Estimate: \$5,000 per small project to \$50,000 for large works.





IMPLEMENTATION

Development of the Alexandra Neighbourhood has been the result of a coordinated effort in community building by the private development industry, the City and its stakeholders. Cooperation was needed in the planning and implementation of infrastructure to serve the community, including construction of roads, utilities and parks. Contributions for public art have also been included with new development in the area, in accordance with the Public Art Program Policy.

Funding Mechanisms

Public art funding is obtained from voluntary public art contributions through the development application process. A portion of the public art contributions have supported public art projects integrated with specific developments in the area. The majority of the funds contributed, however, have been held in the City's Public Art Reserve for artworks to be integrated with the Alexandra neighbourhood public realm, including the park, greenways, bikeways and streets, as identified in this Plan.

Integrated Approaches

Introducing artists during the early stages of implementation and strategic planning phases of public realm projects have the potential to be cost effective and provide meaningful and lasting outcomes. As each infrastructure or public realm project is identified, an interdepartmental staff team will work with the Public Art Program and the Public Art Advisory Committee to oversee the artwork selection process from artist call to fabrication and installation.

CONCLUSION

Public art animates the built and natural environment with meaning, contributing to a vibrant city in which to live, work and visit. The Alexandra Neighbourhood Public Art Plan provides a guide for integrating public art throughout the fabric of this new community and achieving the goal of creating a *Complete and Balanced Community*.

CONTACTS

Visit our website

richmond.ca/publicart

More information

Richmond Public Art Program

Arts, Culture and Heritage Services

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PHOTO CREDITS

- Cover** *Left* Dan Corson, *Sonic Bloom*, Pacific Science Centre, Seattle, WA, 2012, photo: Dan Corson
- Cover** *Middle* Douglas Taylor, *Bird Listening Station*, Seattle Centre, Seattle, WA, 2008, photo: Douglas Taylor
- Cover** *Right* Charles Jencks, *Cells of Life*, Jupiter Artland, Kirknewton, UK, 2009, photo: Charles Jencks
- P. iii** Nicole Dextras, *Culture*, Van Dusen Botanical Gardens, Vancouver, 2012, photo: City of Richmond
- P. 1** Andrea Sirois, *Current*, Alexandra District Energy Utility, photo: Andrea Sirois
- P. 2** Erick James, Remy and Alexandra Gate Mixed Use Development, *Rookery & Roost*, Oris Development, illustration: Erick James
- P. 4** *Top* Dale Chihuly, *Installation*, Paris, 2007, photo: City of Richmond
- P. 4** *Bottom* Konstantin Dimopoulos, *Alara*, Frederik Meijer Gardens, Grand Rapids, MI, 2011, photo: City of Richmond
- P. 6** *Top* Charles Jencks, *Cells of Life*, Jupiter Artland, Kirknewton, UK, 2009, photo: Charles Jencks
- P. 6** *Middle* May Lin, *Ecliptic at Rosa Parks Circle*, Grand Rapids, MI, 2001, photo: City of Richmond
- P. 6** *Bottom* Roxy Payne, *Three Sculptures*, Madison Square Park, New York, 2007, photo: City of Richmond
- P. 8** *Top* Ruth Beer and Charlotte Wall, *Picnic*, 2014, Omega Residential Development, Concord Pacific, Beer and Wall
- P. 8** *Middle* Dan Corson, *Sonic Bloom*, Pacific Science Centre, Seattle, WA, 2012, photo: Dan Corson
- P. 8** *Bottom* Konstantin Dimopoulos, *Pacific Grass*, Wellington, NZ, 2001, photo: Konstantin Dimopoulos
- P. 10** *Left* Douglas Taylor, *Bird Listening Station*, Seattle Centre, Seattle, WA, 2008, photo: Douglas Taylor
- P. 10** *Right* Claes Oldenburg and Coosje van Bruggen, *Plantoir*, Frederik Meijer Gardens, Grand Rapids, MI, 2001, photo: City of Richmond
- P. 11** *Top* Alexander Calder, *Aria*, Frederik Meijer Gardens, Grand Rapids, MI, 1983, photo: City of Richmond
- P. 11** *Middle* Green Chair, Gardening in Paris, Hotel de Ville, Paris, FR, 2007, photo: City of Richmond
- P. 11** *Bottom* Jaume Plensa, *Sho*, Frederik Meijer Gardens, Grand Rapids, MI, 2007, photo: City of Richmond
- P. 14** *Top Left* Andy Goldworthy, *Grand Rapids Arch*, Frederik Meijer Gardens, Grand Rapids, MI, 2005, photo: City of Richmond
- P. 14** *Top Right* Jeff Koons, *Puppy*, Guggenheim Museum, Bilbao, Spain, 1992, photo: City of Richmond
- P. 14** *Bottom* Watering Can, Gardening in Paris, Hotel de Ville, Paris, FR, 2007, photo: City of Richmond

City of Richmond

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City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** October 11, 2013
From: Mike Redpath
Senior Manager, Parks **File:** 06-2345-01/2013-Vol 01
Re: Richmond Memorial Garden Expression of Interest

Staff Recommendation

That Staff issue an Expression of Interest for the construction and operation of a Memorial Garden in Richmond to establish a list of qualified and interested proponents capable of developing and operating a memorial garden as described in the report titled "Richmond Memorial Garden Expression of Interest", dated October 11, 2013 from the Senior Manager, Parks.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO: Real Estate Services	CONCURRENCE <input checked="checked" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY DIRECTORS	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

This report relates to the achievement of the following 2011-2014 Council Term Goal:

#2.7 Completion of the Memorial Garden Project

In a previous report, the conclusions of a feasibility study regarding the establishment of a memorial garden in Richmond and the recommendation of the Woodward's Landing Park site as the preferred location for the facility were approved by Council. In addition, staff were directed to work with the Fraser Delta Girl Guides to find an alternate site for their programs. Staff were also directed to develop the methodology and terms of reference for an Expression of Interest (EOI) for the potential development of a memorial garden at the Woodward's Landing Park site.

The purpose of this report is to provide a summary of the methodology and terms of reference for the Expression of Interest for the development and operation of a memorial garden in Richmond.

Analysis

Background

The desire to have a place for individual and community memorialisation in Richmond has been raised by residents and by Council on numerous occasions. The popularity of the City's bench donation program as a means of memorialisation is another testament to the need for a memorial garden in Richmond. In order to address that need, a feasibility study was completed to test the viability of a memorial garden.

Feasibility Study Summary

The feasibility study included examination of other facilities as precedents, analysis of the demographics and market forces (e.g., population growth, death rates, and interment preferences) and a statistically significant telephone survey that confirmed there is strong demand for a memorial garden in Richmond. A set of criteria were developed to evaluate locations for the facility, along with analysis of financial feasibility and governance models.

The study findings are summarized below.

1. Demand for memorial garden services:
 - Full depth, in-ground burials are not feasible in Richmond due to the water table limitations;
 - There is a high level of demand for services for interment of cremated remains in Richmond; and,
 - A slight majority of Richmond residents would prefer to inter their remains and those of their family in Richmond.

2. Site selection:

- Site selection criteria were developed and confirmed through focus group input;
- A site that is a minimum of 5 acres is projected to serve the community's needs for the next 40 years; and,
- A total of 22 sites were evaluated (**Attachment 1**) and, according to the site selection criteria, the Woodward's Landing Park site was selected as the most suitable location.

3. Financial feasibility and governance

- Locating the facility on a city-owned site is essential to the financial feasibility of the memorial garden;
- Since the City does not have existing capacity to undertake the development and operation of a memorial garden, it is recommended that the City enter into a lease and governance agreement with a private sector entity;
- As per the BC Cremation, Interment and Funeral Services Act, a Perpetual Care Fund must be established and held in trust for the long-term maintenance of the facility. The revenues for the fund are derived from a percentage of the revenues from each interment;
- The business plan for development and operation of the facility will be exclusive of any tax subsidy; and,
- The City should play an oversight role in the design and operation of the facility to ensure community needs are being met.

The conclusions of the feasibility study were:

- a) That a memorial garden could operate successfully in Richmond; and,
- b) The willingness of the private sector to engage with the City should be tested through an Expression of Interest seeking qualified and interested proponents capable of developing and operating a memorial garden.

In 2012, the feasibility study conclusions were reviewed and were confirmed to still be valid.

Expression of Interest

The purpose of the EOI will be to inform potential proponents of the opportunity to engage with the City of Richmond to develop and operate a memorial garden. The EOI will outline the type of information the City is seeking from the marketplace and solicit proposals for the services described. The proponents will be evaluated on their capabilities and expertise including organizational and technical capacity, qualifications relevant to the development and operation of this type of facility, and experience of key staff members.

The EOI will provide general background about the City, including demographic information, a description of the Woodward Landing site, as well as a summary of the feasibility study results. It will describe the desired range of memorial garden services identified through the feasibility study, which includes both community and individual memorialisation and accommodation of diverse religious and cultural traditions.

The development scope and the financial and governance relationship between the City and the operator will be outlined in general terms but it is expected that the EOI submissions will propose options for governance and business terms in greater detail for the City's consideration. These terms will be a key part of the evaluation of the EOI submissions.

The EOI submissions will be used to prepare a short list of the most qualified proponents that will subsequently be included in a Request for Proposal (RFP) call for the development (design and construction) and operation of the memorial garden.

Next Steps

Woodward's Landing Land Title

There are several administrative and legal tasks that are underway with regard to the Woodward's Landing property. If the evaluation of the EOI submissions shows that the City's terms can be satisfied, then the following legal requirements to change the land use designation would need to be undertaken:

1. Removal of the park designation from the Woodward's Landing Park site

Since the Woodward's Landing site has been designated as park, the park designation must be removed prior to its use as a memorial garden. Under the terms of the Community Charter (Section 27), the City may close the park at Woodward's Landing with the passage of a bylaw according to the Alternative Approval Process and will be required to transfer the designation of equivalent park area to another location.

2. Transfer the park designation from the Woodward's Landing site to another location

In 2007, staff received authorization to exchange the park designation from Woodward's Landing to Hamilton Highway Park. It is recommended that this decision be reconsidered in light of the Hamilton Area Plan Update process that is underway. The park exchange may present administrative and legal complications that could impede the implementation of the future approved plan.

Alternative locations have been analyzed and 2 parcels at Terra Nova Rural Park have been identified (**Attachment 2**). The properties at 2331 and 2431 Westminster Highway, in the southwest corner of the park, are 4.9 acres and 2.3 acres respectively which is slightly larger in area than the Woodward's Landing site.

3. Establish a place of interment at the Woodward's Landing site

A "Certificate of Public Interest" must be registered with the Land Title Office to establish a place of interment at Woodward's Landing. The memorial garden operator will make the application for the certificate at the appropriate time.

4. Sponsored Crown Grant

The titles for two small parcels, one in the southwest corner of the site and one across Dyke Road, are still held by the Province due to an administrative error. Staff received authorization from Council in 2010 to apply to the Ministry of Agriculture and Lands for a Sponsored Crown Grant to transfer title of the properties to the City and have proceeded accordingly. Unfortunately, the Province has not completed the transfer but is expected to do so imminently. While rectifying the situation is desirable, the completion of the transfer is not critical to the development of the memorial garden since neither parcel is critical to the viability of the operation.

Relocation of the Girl Guide Camp

In 2005, staff were authorized by Council to work with the Fraser Delta Girl Guides and the Nature Park Society to investigate opportunities to relocate the camp to the Nature Park East. Through consultation with the Girl Guides, the Nature Park was determined not to be suitable. The primary reason is that most of the participants in the camp programs are novices and so a more open site is desired for safety reasons.

Further investigation of alternative sites led to the selection of the northwest corner of the Terra Nova Natural Area as the preferred location for the campsite (**Attachment 3**). The City-owned property at 2420 Westminster Highway and the adjacent park area to the east offer over 1 acre of open landscape that can be fenced to control access without negatively affecting public use of the park. The property at 2420 Westminster Highway is not currently being used for park purposes.

Proximity to the many programs and diversity of natural landscapes in both Terra Nova parks plus the proximity to the West Dyke Trail would offer greater opportunities for the Girl Guides than at the Woodward's Landing location. In addition, this arrangement offers opportunities for programming synergies with Parks Programs who are currently running a "Learn to Camp" program that would benefit from a dedicated campsite.

The process to relocate the Girl Guide Camp will begin once the schedule to develop the Woodward Landing site for a memorial garden is established. A detailed plan for relocation, including costs, will be the subject of a future report to Council.

Financial Impact

There is no financial impact as a result of the recommendations of this report. If the results of the EOI indicate that the City's terms can be met, then the costs associated with proceeding with the Memorial Garden would be the subject of future reports (e.g., legal costs, development costs, and the cost to relocate the Girl Guide Camp).

Conclusion

The demand for a memorial garden in Richmond has been quantified through a feasibility study. The Woodward's Landing Park site has been identified as the preferred location since it satisfies the site selection criteria established during the feasibility study.

The designation of the site as a memorial garden will require the passage of a bylaw to close the park and the transfer of the equivalent park area to another location, proposed to be Terra Nova Rural Park.

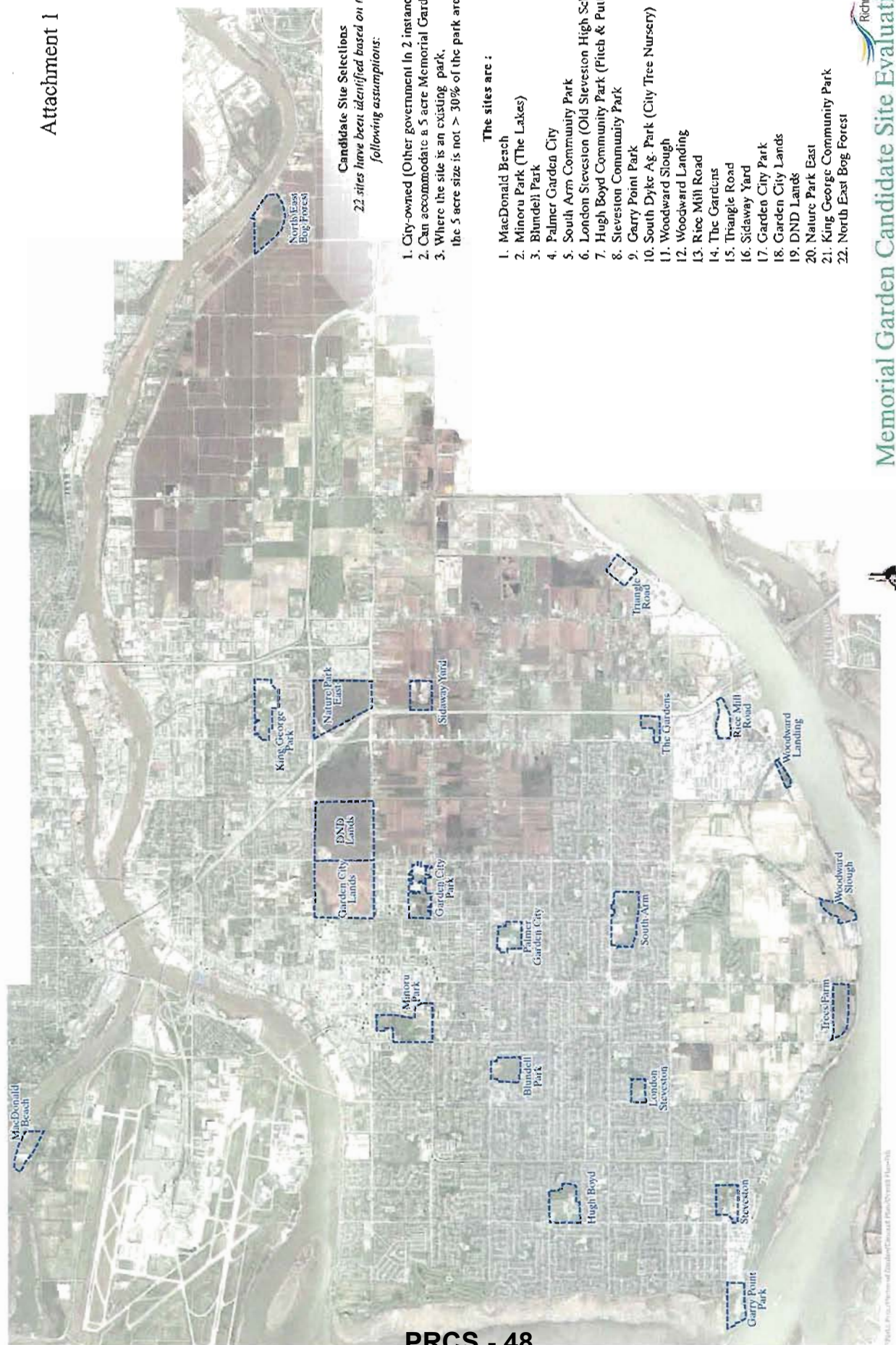
The issuance of an EOI to the market is intended to solicit interest that will also provide confirmation that the site and type of operation desired are workable. It will provide information on companies that have the capacity and expertise to develop and operate a memorial garden in Richmond. The outcome of the EOI will be a short list of qualified proponents for a subsequent Request for Proposal for the development (design and construction) and operation of the memorial garden. The RFP process will be the subject of a future report to Council.

Concurrent with the process of selecting a developer/operator for the memorial garden, the regulatory and land title issues will be resolved. Once the terms for the development of the memorial garden have been confirmed, including the schedule, the Girl Guide Camp will be relocated.

A handwritten signature in purple ink, appearing to read 'J. Esko', with a stylized flourish extending to the right.

Jamie Esko
Park Planner
(604-233-3341)

Attachment 1





0 12.5 25 50 75 100 Meters

PRCS - 49

Properties Proposed for
Park Dedication at
Terra Nova Rural Park



0 10 20 40 60 80 Meters

PRCS - 50

Proposed Camp Site at
Terra Nova Natural Area



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Mike Redpath
Senior Manager, Parks

Re: Grauer Lands Habitat Enhancement Works

Date: October 15, 2013

File: 01-0107-04-01/2013-
Vol 01

Staff Recommendation

That the report "Grauer Lands Habitat Enhancement Works," from the Senior Manager Parks, dated October 15, 2013 be received for information.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering Sustainability	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY DIRECTORS	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

At the September 24, 2013 Parks Recreation and Cultural Services Committee there was discussion and questions regarding work that was occurring within the Grauer Lands which lead to the following referral from Committee:

“That the matter be referred to staff for a report on any work being completed or proposed along the sea berm of the West Dike.”

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

Background

In June 2011 Council endorsed the joint purchase of the Grauer Lands, in partnership with Ducks Unlimited Canada (DUC); 51 hectares (127 acres) of valuable tidal wetlands critical to waterfowl, fish, and other wildlife. The City and DUC would own the land as tenants in common (2/3 - City; 1/3 - DUC), and the City would gain a unique park that preserves natural habitat, recognizes the area's heritage, and provides a range of environmental benefits while DUC would undertake fisheries enhancement works in the intertidal area (**Attachment 1**). A condition of the purchase was that prior to finalising the purchase agreement, Staff were to complete an ownership agreement detailing the management and other terms of use of the property once acquired, including access, maintenance and operations, and enhancement works. The ownership agreement also required that a management plan for the lands be developed.

To that end Staff worked with DUC and Department of Fisheries and Oceans Canada (DFO) to develop the management plan. The Plan proposed fish habitat enhancements that minimized impacts to bird habitat and considered long term sea level rise flood protection requirements for the West Dike. This was particularly important considering the Grauer Lands sit adjacent to the globally significant Sturgeon Bank Wildlife Management Area (WMA), and the resident and migratory waterfowl that depend on the WMA. The 'Management Plan for Grauer Property' was completed in June 2012 (**Attachment 2**), and the land acquisition was completed later in 2012.

Between August 20, 2013 and September 20, 2013 DUC, working within the framework of the management plan, and with support from the City and DFO, installed the first phase of enhancement measures identified in the management plan. The majority of the enhancement activities are located in the north portion of the Grauer Lands and cover approximately 5.0 hectares (12.35 acres) or 10% of the land.

Analysis

The enhancement works installed by DUC have focused on the following activities:

Consolidating Log Debris:

Extensive areas of log debris that have displaced native marsh vegetation for many years have been collected into secure 'log islands' to create opportunities to restore marsh habitat. The new log islands are located away from existing tidal channels to prevent logs from re-mobilizing.

Logs that provide fish and other wildlife habitat values (e.g., logs with natural root wads, logs lodged securely in the substrate providing cover/refuge for fish and other wildlife, or logs with roots/branches of sufficient height to serve as raptor perches, etc.) have been retained as-is.

Field Contouring and Wetland Enhancement

Areas previously covered by log debris, have been re-graded/contoured to encourage productive mid-marsh wetland habitat to develop.

Channel Widening and Construction

Some existing channels have been widened slightly (approximately 1-2m) and deepened (approximately 1m), and new channels have been added. The existing dendritic pattern of channels has been enhanced with these modifications to establish a higher level of complexity and functionality for improved fish habitat, particularly favouring juvenile Chinook. In addition, channel widening has been undertaken on the foreshore side of the Blundell Road Pump Station to improve City drainage outflow conditions from the pump house into the foreshore marshlands.

Native Planting

Native grasses, shrubs and trees will be added to the foreshore area, and large areas of the marsh will be seeded with native grasses, sedges and rushes. Collectively these areas will enhance habitat for fish and resident and migratory bird populations, including: song birds; raptors; and waterfowl.

Monitoring

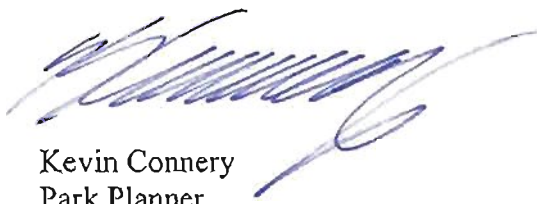
DUC will monitor the enhancement work annually to ensure that the ecological value of the property is maintained. Long-term monitoring by DUC and the City will track both physical (channel location, bank erosion, sedimentation rates, vegetation monitoring and movement of log debris) and biological (vegetation, fish/wildlife use) changes to quantify the benefits of the habitat enhancement works for fish, waterfowl and other wildlife over time.

Financial Impact

There are no financial implications as a result of this report. The habitat enhancement works that have occurred have been funded by DUC.

Conclusion

The enhancement works installed at the Grauer Lands are a collaborative effort between the City of Richmond, DUC and DFO and represent innovative habitat restoration opportunities for foreshore lands within the region.



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Attachment #1

Grauer Lands Habitat Enhancement Work 2013



North Area

- Consolidate logs into 'log islands' to open up underlying marsh.
- Widen existing tidal channels and construct new channels for fish habitat.
- Field contouring to enhance marsh and wetland function.
- New foreshore and intertidal native planting to enhance habitat for resident and migratory birds.
- Monitoring.

Central Area

- Consolidate logs into 'log islands' to open up underlying marsh.
- Restore high marsh.
- Monitoring.

South Area

- Widen existing channel to improve stormwater flow from Blundell Rd Pump Station.
- Monitoring.

Enhancement Area: 5 ha

Total Area: 51 ha

Management Plan for Grauer Property – (Sturgeon Bank, Richmond)

**Prepared by Ducks Unlimited Canada & City of Richmond
June 2012**

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Introduction

General Location

The property is located in Sturgeon Bank, west of Lulu Island in the City of Richmond. Westminster Hwy and Blundell roads provide access to the West Dyke located adjacent to the property. UTM Zone 10N, Easting: 485520, Northing: 5445900.

Purpose

The purpose of the management plan is to provide the general direction for the management of the property and identify the primary goals and issues for the project. Subsequent more detailed plans or updates may be required over time.

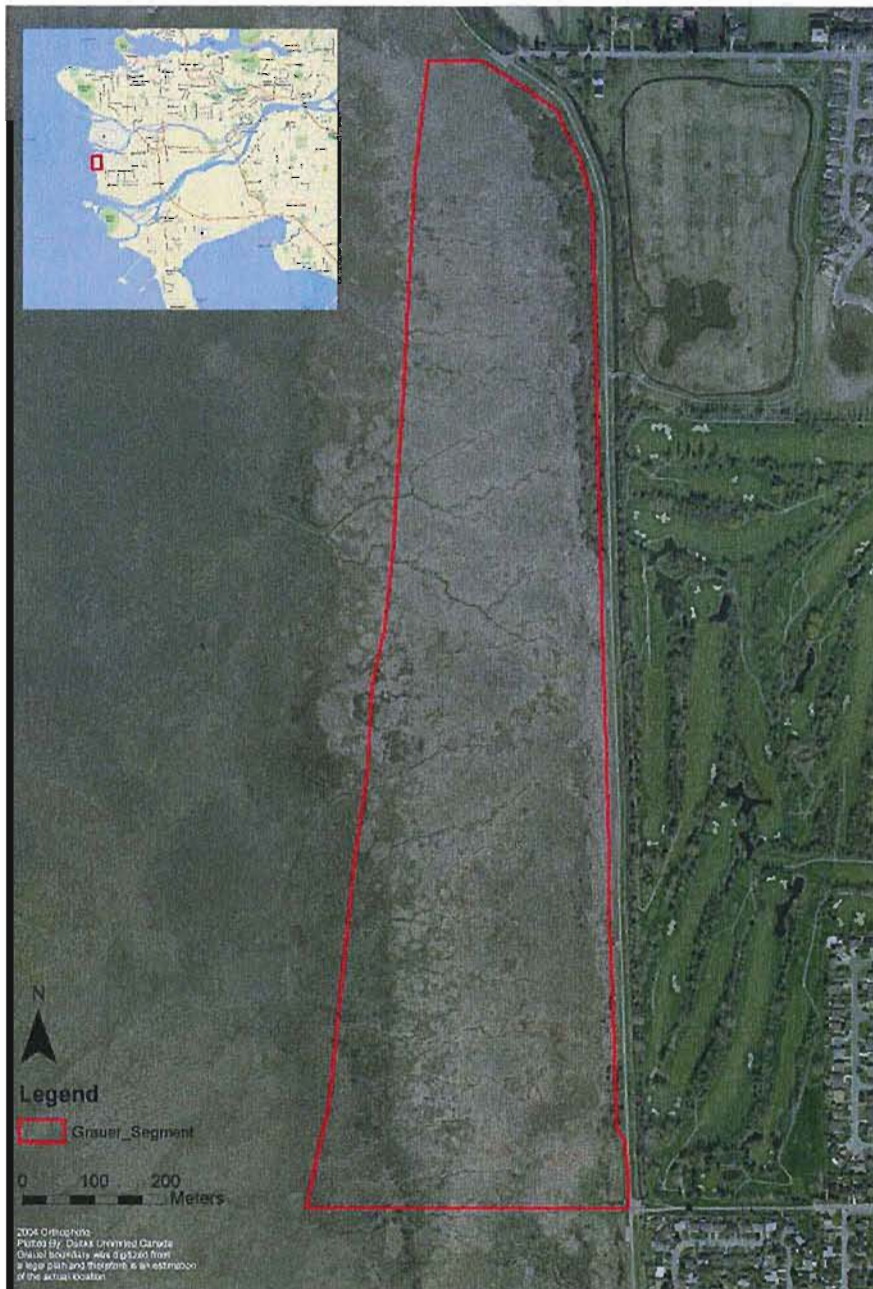


Figure 1. Property Boundary of the Grauer Property

Acquisition DUC and City of Richmond

Ducks Unlimited Canada (DUC) and the City of Richmond (CoR) have negotiated a purchase and sale agreement with the owners to acquire the property and DUC and CoR will hold the property as Tenants in Common. As part of the purchase, the sellers have agreed to an \$850,000 donation. The south property qualified as an Ecological Gifts under the program administered by Environment Canada. A management plan will be completed by both parties and will be provided to Fisheries and Oceans Canada (DFO) and Environment Canada – Canadian Wildlife Service (CWS) staff for comments and include a provision for future restoration opportunities and a management plan review term (e.g. 10 years).

Management Plan

DUC and CoR agree that it is important to preserve, conserve, maintain and enhance the natural state of the Lands and its amenities in perpetuity as habitat for waterfowl, fish, and wildlife. The land will be managed by the City of Richmond as a public park that will provide public education and passive recreation opportunities that are consistent and compatible with the conservation purposes for which the Lands was purchased. The park will be classified as a Natural Area to conserve natural features of regional significance and provide opportunities for passive recreational activities such as walking, hiking, and nature appreciation.

This interim management plan identifies the known property uses, values and issues, confirm conservation goals, and set out general management considerations. This management plan will be attached to a management agreement that will be signed between DUC and CoR that identifies the duties of each party. The manager (CoR) may prepare or update subsequent management plans throughout the term of the management agreement with DUC and other stakeholders. As the south property is the subject of an Ecological Gift, any dispositions or changes in use of the property require an authorization from the Federal Minister of the Environment.

Property Overview

Legal Description

The property consists of two parcels (Figure 2):

1. Parcel "B" (Reference Plan 77), Sections 9 and 16, Block 4 North, Range 7 West, New Westminster District (PID 013-107-704)
2. Portion Section 9, Block 4 North, Range 7 West, Lying North of Parcel "B" (Reference Plan 77) and West of the Dyke, New Westminster District; except Part on Bylaw 2992 (PID 013-107-798).

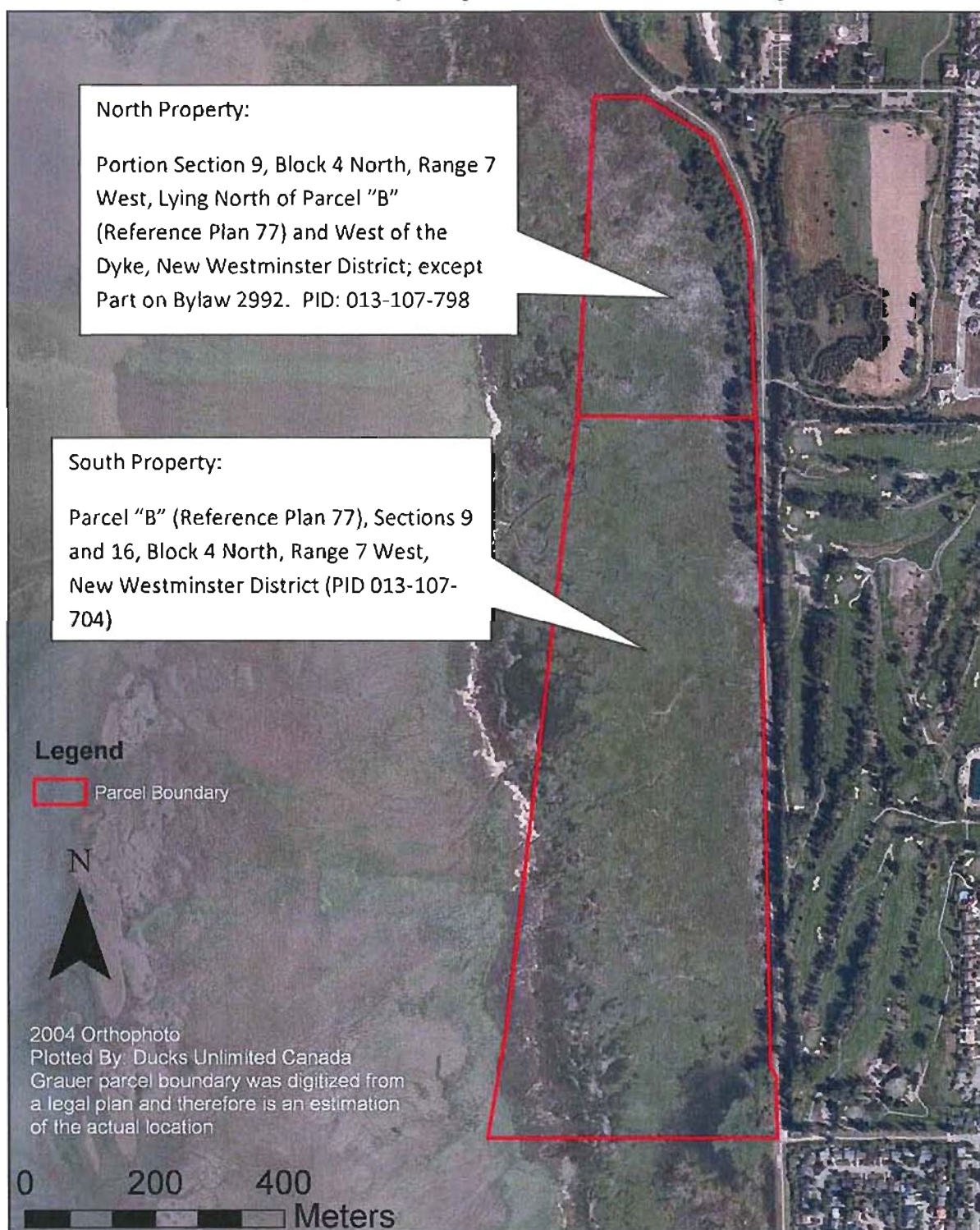


Figure 2. Legal Parcel Boundaries

Historical Ownership And Management

Sturgeon Bank is located on the western perimeter of the City of Richmond and extends from the North Arm of the Fraser River at Iona Island to the South Arm near Steveston. This includes the area adjacent to Lulu Island, where this proposed project is located. Given the high value of these tidal lands for wildlife, the Province purchased some of the private tidal lands in the late 1977 and in 1998 designated them as the Sturgeon Bank Wildlife Management Area including much of the Intertidal zone (over 5000 hectares). However, several tidal properties remained in private ownership. The Grauer family has owned this 51 hectare property for several generations and is the largest private holding remaining outside the dike along Lulu Island. For the last few decades, it has remained as natural habitat with very little human disturbance. The property is adjacent to the West Dyke Trail in Richmond, which is an active recreation area for locals and visitors. It is also located near the Terra Nova Park and Natural Area. DUC, City of Richmond and other conservation partners have had a long involvement in attempting to secure the Grauer Property since 1988, when an action plan for Sturgeon Bank area identified the purchase of the Grauer Property as a priority.

Land Use

The property is zoned as AG-1 although it is not in the Agricultural Land Reserve and is designated as an Environmental Sensitive Area (ESA). AG-1 zones permits farm business (e.g. growing, producing, raising or keeping animals or plants including mushrooms, turf, raising keeping game), equestrian centre, kennel, hobby dog and housing, single detached. In the Official Community Plan (OCP), ESAs include natural environmental features and their associated lands such as woodlots, waterways, riparian vegetation, mudflats, marshes, fallow fields, grasslands etc that include valuable habitat for birds, fish, reptiles, amphibians, and other wildlife.

Ecogift Designation

The Ecogift designation on the property is conferred by Environment Canada for the purposes of conservation and protection of Canada's environmental heritage. The south property was certified as ecologically sensitive land and donated to DUC and City of Richmond. The donor receives a taxation benefit for the donation. As the recipient of the Ecogift, DUC and City of Richmond must protect the land in perpetuity and have a responsibility to maintain the biodiversity and environmental heritage of these properties. The biological value of the ecogift was justified under the following criteria:

1. Areas identified, designated or protected under a recognized classification system
 - Property is identified under the Fraser River Estuary Management Program (FREMP) as high productivity and Conservation Habitat. Within the Boundary Bay - Roberts Bank - Sturgeon Bank Important Bird Area and Fraser River Estuary Western Hemisphere Shorebird Reserve.
2. Sites that have significant current ecological value, or potential for enhanced ecological value, as a result of their proximity to other significant properties;

- Property is adjacent to Sturgeon Bank Wildlife Management Area and contiguous with the tidal habitat that exists in the WMA. Near to Terra Nova rural park (City of Richmond) and Swishwash Island, owned by the Nature Conservancy Canada.
 - Proposed enhancement works are proposed for the property within 2 years that would improve habitat for fish and other aquatic dependent species.
3. Private lands that are zoned by municipal or regional authorities for the purpose of conservation
 - City of Richmond has designated the property as Environmentally Sensitive Area
 4. Natural buffer around environmentally sensitive areas such as water bodies, streams, or wetlands

Property Values

Physical

The Fraser River delta contains approximately 50% of all the tidal wetlands along the BC coast. As part of this delta, the physical characteristics of Sturgeon Bank area are affected by the quantity, quality and timing of the flow of fresh water from the Fraser River as well as by the tides and the winds of the Strait of Georgia. The less dense freshwater flow above the salt water creating a salt water wedge, the location and depth changes throughout the year based on flows of the Fraser River as well as tides. There is an approximate two week cycle in the tidal ranges as well as a seasonal cycle, that result in low tides at night during the winter, and mid-day during the summer (BC Ministry of Environment, 1996).

Within the intertidal area, the majority of the sediments are mud, with sand lobes existing within the channels of the north arm of the Fraser River (BC Ministry of Environment, 1996). The main processes that distribute sediments are wind-generated waves, longshore and tidal currents (Luternauer 1980). However the natural migration of sediments from south to north has been modified by the construction of jetties and causeways such as North Arm Jetty (1917; extended 1935, 1951; repaired 1994), North Arm Breakwater (1951) and Iona Island Causeway (1958) (BC Ministry of Environment, 1996). Since 1964, evidence supports a significant decline in sedimentation rates suggesting marsh erosion is occurring with a cause likely due to dredging in the Fraser River rather than jetty construction (Williams and Hamilton 1995).

The property contains approximately 1700 meters of diked frontage along Sturgeon Bank. There are no creeks or streams that enter the property, however many tidal channels exist on the property.

The extensive tidal flats of Sturgeon Bank (along with the jetties at Iona and north and south arm of the Fraser River) protect Richmond from wave action in the Georgia Strait and thus form a critical element of The City's natural flood protection system.

Ecological

Habitat and Site Characteristics: Tidal wetland with small amount of shrub and trees

Ecosection: Fraser Lowland (Ecodistrict) in the Georgia Depression (Ecoprovince)

Biogeoclimatic zone: Coastal Douglas-fir

Species Present through site mapping and Sturgeon Bank WMA Plan:

Fish: Pacific herring, staghorn sculpin, starry flounder, shiner perch, Pacific sand lance, and juvenile chinook salmon

Plants: cattail, Lyngby's Sedge, Bent Grass, Seacoast Bulrush, American Bulrush, eelgrass, reed canary grass, Common orache, seashore saltgrass

Mammals: not documented

Birds: snow geese, blue heron, northern harrier, dabbling ducks (pintail, green-winged teal, mallard, wigeon), marsh wren

The estuary habitat along Sturgeon Bank of Lulu Island was formed from silts deposited by the Fraser River. The deposition of sediments has changed in recent times with the addition of jetties and dredging activities. The east edge of the property is bordered by the Richmond primary dike (West Dyke). These intertidal areas are partially brackish as a result of the water flows from the arms of the Fraser River. The property consists of marsh vegetation as well as tidal channels and areas of mudflat.

There were eleven plant communities described by Raincoast Applied Ecology in a vegetation assessment completed in July 2011 (Figure 3). These included three terrestrial communities and eight wetland communities. The terrestrial communities were found along the dike, and in an area of approximately 3 ha (8 acres) of fill beside the dike, and consists of mixed forest/shrub with native and non-native species. Although frequently weedy, these sites provide songbird habitat and riparian areas for the intertidal lands. The wetland area has some sparsely-vegetated mudflats but is mostly covered with vegetation including seacoast bulrush, American bulrush, cattail, Lyngby's sedge, seashore saltgrass, spiked bentgrass and reed canary grass. The seashore saltgrass community is present on this site and is a red-listed community in BC. Pure Lyngby's sedge communities, which are provincially blue-listed, do not exist on the Grauer site due to the intermixing with spike bentgrass and coast silverweed. Lyngby's sedge communities are locally abundant on the Fraser River but are provincially rare. No rare plant species were recorded during the vegetation assessment. The wetland area has very few non-native species plants (i.e. invasive). They include yellow flag iris, purple loosestrife and cut-leaf blackberry, which were common at the dike/marsh habitat edge.

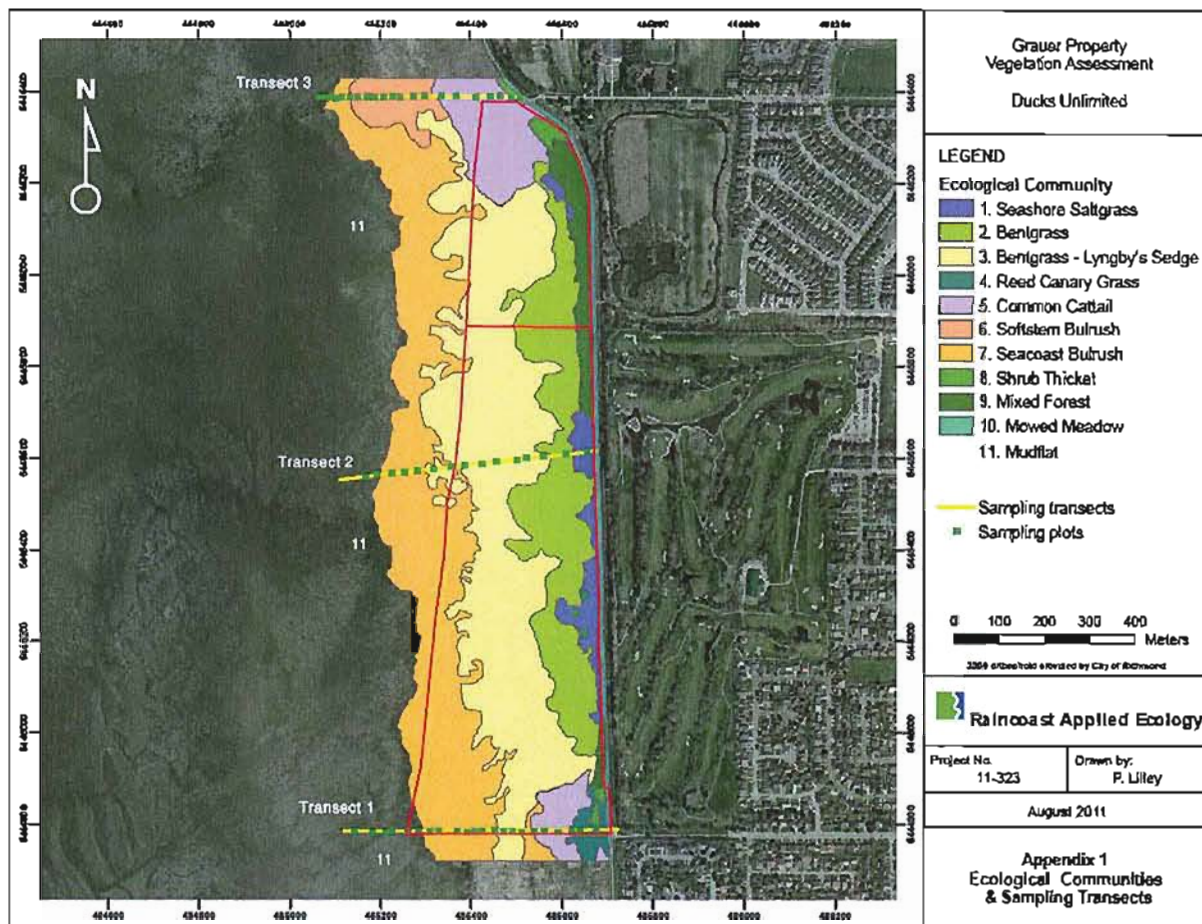


Figure 3. Ecological Plant Communities

The property forms part of the tidal foreshore that is under the management of the Fraser River Estuary Management Program (FREMP). FREMP, in cooperation with the City of Richmond, has designated the area, which includes the Grauer property, as Conservation Habitat where the primary use is the maintenance of continued biological productivity. Other activities can occur but cannot impair the continued biological productivity of the area. As part of the FREMP shoreline designation (high, medium, low), the shoreline along the Grauer Property is identified as high productivity (Figure 4). A habitat inventory conducted by FREMP identifies the habitat as graminoids and forbs.

The property is also designated as an Ecological Sensitive Area (ESA) under the Official Community Plan in the City of Richmond. ESAs in Richmond include valuable habitat for birds, fish, reptiles, amphibians, and other wildlife. Activities impacting ESA values can trigger an ESA development permit.



Figure 4. FREMP Second Order Habitat Mapping

Existing Infrastructure

Three significant pieces of City infrastructure are located on the property.

1. The Blundell Road West Drainage Pump Station Outlet Structure

Located at the south end of the Grauer Property, at the west end of Blundell Road, three (3) 300 mm diameter pipes extend into the property and terminate at a concrete headwall structure. The headwall is located completely on the property. To the west of the headwall the pipes discharge into a drainage channel on the property, and into a wetland area. Although it has a naturalized look, the channel was likely excavated at the same time as the original pump station was built in the early 1970's. The continued operation of this outlet and drainage channel is essential to providing drainage services for the local area. Under certain circumstances the drainage channel is known to surcharge. The City is planning to increase the channel's capacity in the near future.

2. The West Dyke

The West Dyke extends into the Grauer Property approximately eight (8) metres, between Westminster Highway and Blundell Road. The dike provides the City with essential flood protection against high tides, and storm surges. In the future, with sea levels expected to rise, the dike may need to be raised to maintain adequate flood protection levels. This would likely require widening the dike's footprint within the eastern portion of the property.

3. The West Dyke Trail

The West Dyke Trail is located upon the dike's crest and, consequently extends into the Grauer property approximately one (1) meter. The trail is one of the City's premier recreational trails for pedestrian and cyclists. It is part of a 5.5 km path between Terra Nova and Garry Point Parks and provides spectacular views of Sturgeon Bank marshes, the Gulf Islands and distant mountains on Vancouver Island and Howe Sound.

In addition to infrastructure within the property, the West Dyke parallels the entire property and provides critical flood protection for the City. Vehicle access along the West Dyke is limited to City vehicles for access and maintenance purposes.

In addition to the West Dyke, the extensive tidal flats of Sturgeon Bank protect Richmond from wave action in the Georgia Strait and form a critical ecosystem service element of the City's flood protection system and natural infrastructure.

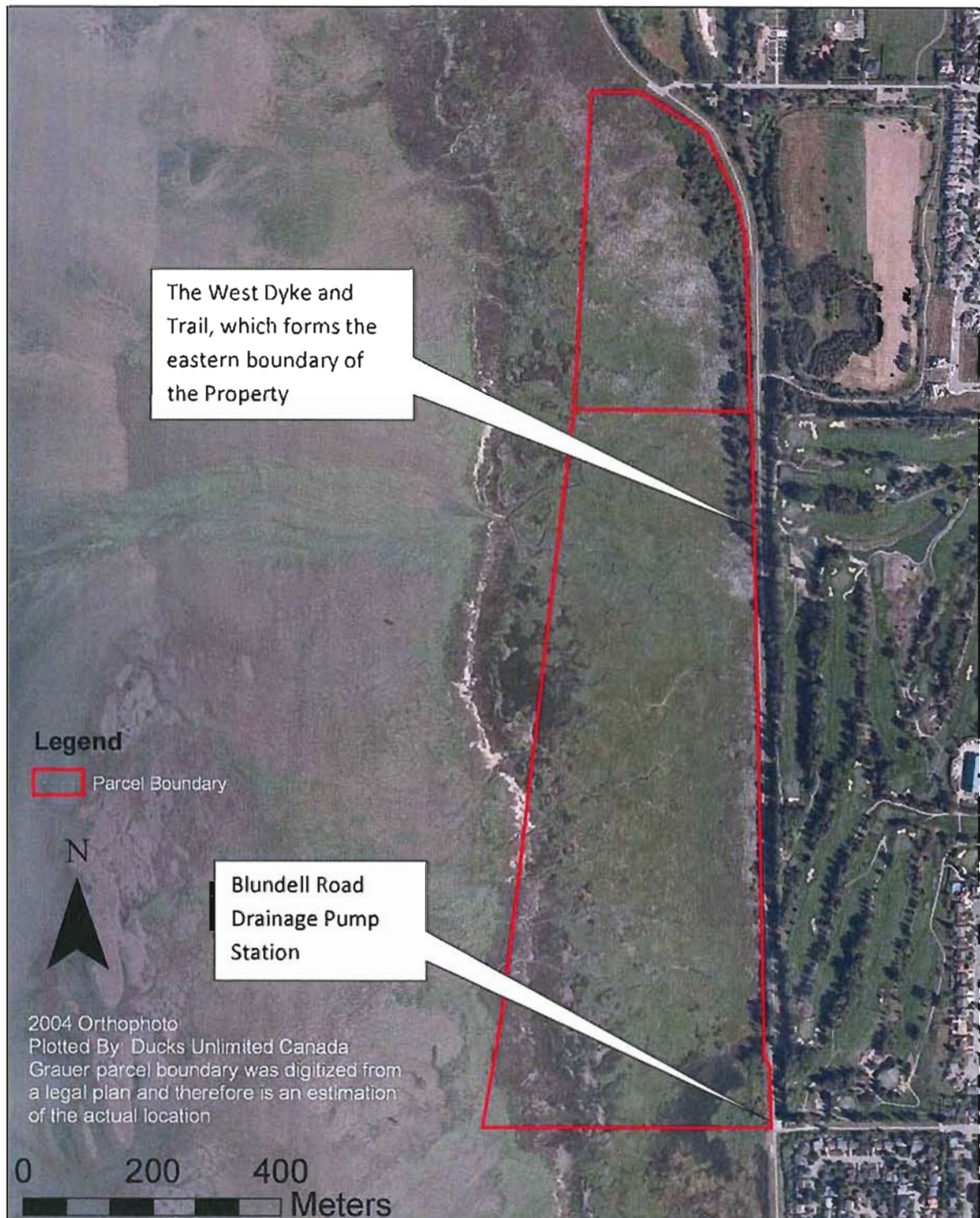


Figure 5. Existing Infrastructure on the Property

Strategic Planning

The following documents relating to conservation and management should be considered in the preparation of the management plan. The extent of information includes a provincial level document (Provincial Biodiversity) and several regional and city scale initiatives (Sturgeon Bank, Metro Vancouver, City of Richmond). While these documents do not have specific, prescriptive management strategies for the Grauer property, there are opportunities for the management of the property to support their goals.

Provincial Biodiversity Directions

In 2008, a BC provincial status report on biodiversity was completed Taking Nature's Pulse - the Status of Biodiversity in British Columbia (Austin et al., 2008). There were 23 major findings that identify what components of biodiversity are the most important, where impacts have occurred and where our greatest vulnerabilities are in the future. Below are the relevant major findings that are applicable to this site to direct management activities:

- Of the species assessed to date in British Columbia, 43% are of provincial conservation concern and are concentrated in the four biogeoclimatic zones of conservation concern (Coastal Douglas-fir, Interior Douglas-fir and Ponderosa Pine).
- At the fine scale, more than half of the ecological communities described in British Columbia are of provincial conservation concern. The Coastal Western Hemlock zone has the greatest number of communities of concern. The highest percentages of communities of concern occur in the four biogeoclimatic zones of conservation concern and in the Coastal Western Hemlock zone.
- Significant areas of wetlands in British Columbia have been converted or degraded.
- The flow of water in lakes, streams, wetlands and groundwater systems is being seriously impacted in British Columbia by dams, water diversions, logging, stream crossings and climate change.
- British Columbia has many significant seasonal concentrations of species [e.g., migratory birds, spawning salmon] that are vulnerable to human impacts.
- Alien species are seriously impacting British Columbia's biodiversity, especially on islands and in lakes.
- Climate change is already seriously impacting British Columbia and is the foremost threat to biodiversity.
- The cumulative impacts of human activities in British Columbia are increasing and are resulting in the loss of ecosystem resilience.
- Gaps in our knowledge of biodiversity in British Columbia create major challenges for effective conservation action.

Metro Vancouver Biodiversity

In 2007, The Framework for Action was prepared for the Biodiversity Conservation Strategy in the Metro Vancouver area. Below are the 3 Goals and applicable objectives that the property can support.

1. Goal 1 - Protect a regionally connected network of habitats for biodiversity.
 - a. Protect marine foreshore and intertidal areas including expanding the use of FREMP zoning in Burrard Inlet and wildlife management areas in the Fraser River estuary by 2020.
 - b. Develop effective riparian protection requirements to protect regionally important rivers, streams and other waterways and their riparian areas by 2015.
 - c. Expand formal protection measures for freshwater wetlands by 2015.
 - d. Reduce isolation of large natural habitats by identifying, protecting or restoring linkage habitats such as stepping stone habitats or corridors by 2027.
2. Goal 2 - Enhance and restore the quality of habitats across the region.
 - a. Include biodiversity enhancement and restoration actions in all park management plans by 2015.
 - b. Adopt invasive species management and control plans for all municipal lands where biodiversity values are highest by 2010.
 - c. Develop riparian and littoral biodiversity enhancement plans by 2015.
 - d. Establish and enhance buffers adjacent to significant biodiversity areas by 2015.
 - e. Increase participation in biodiversity enhancement and restoration programs that focus on private lands ranging from golf courses to backyards by 2010.
3. Goal 3 - Protect and recover plant and animal species and populations.

Metro Vancouver's Ecological Health Action Plan articulates goals for advancing ecological health and connectivity through the region. Two of the Plan's key goals are advancing a regional Green Infrastructure Network and supplementing Ecosystem Services, which are both directly supported by this project given the location and Biodiversity significance of the subject lands (the subject area is rated "Very High" relative biodiversity on Metro Vancouver's 2006 Biodiversity Mapping).

A key supporting component of the Plan is the Metro Vancouver commissioned Sensitive Ecosystem Inventory, currently underway. The Sensitive Ecosystem Inventory has a key goal of "protecting endangered wetlands". As the Grauer land purchase offers a rare opportunity to both directly expand the Green Infrastructure Network and preserve the significant ecosystem services provided by the wetland, the purchase complements the goals and intent of the Ecological Health Action Plan.

Sturgeon Bank Wildlife Management Area Plan

A large part of the productive capacity of the Fraser River estuary for fish and wildlife is sustained by Sturgeon Bank area. However the ecological integrity of Sturgeon Bank is dependent on maintaining nearby agricultural land uses and other land use designations (e.g. Sea Island Conservation Area, Iona Beach Regional Park). Applicable Management Objectives relating to the project include:

1. Maintain wildlife populations through protection of wildlife habitat, restoration of natural processes and, where possible, enhancement of wildlife habitats.
2. To design and implement wildlife management practices which recognize that aviation safety associated with operation at Vancouver International Airport is a fundamental concern.
3. Provide a variety of opportunities for the use and enjoyment of wildlife and natural features.
4. Promote awareness, education, research and enhancement activities.
5. Monitor water quality.
6. Control human activities within the Wildlife Management Area to ensure they are compatible with the overall management goal.
7. Monitor public uses within the WMA to ensure the overall management goal and management objectives are fulfilled.
8. Ensure that the public are consulted regarding broad management issues pertaining to the use of the WMA by the public.

City of Richmond Strategic Directions

City of Richmond Flood Protection Policy

The City of Richmond is committed to maintaining and improving public safety and property protection against storm surge, freshet and extreme rainfall flood events. The 2008-2031 Richmond Flood Protection Strategy provides a framework to improve flood protection and respond to related Provincial Legislation changes. Upgrading existing dike and drainage infrastructure, including along the West Dyke is an important part of the strategy. There is currently much uncertainty about how fast sea levels are and will rise due to global warming. Schedules for West Dyke improvements will be developed as the science around sea level rise becomes more certain.

City of Richmond Parks and Recreation

Richmond's waterfront is the defining feature of its island city identity and a tremendously popular recreational destination for residents and visitors alike. The City's objective for the property is to provide public access for the purposes of recreation, education and research while protecting its ecological integrity. The 2009 Waterfront Strategy identified a series of goals to be applied to the planning, design and management of the waterfront, some of which are applicable to this site;

1. To create a world-class waterfront experience of vibrancy, excitement and beauty through a series of linked destinations, landmarks, programs, and activities that promote and celebrate our island city legacy.
2. To create an environmentally sustainable waterfront through the protection, enhancement and restoration of ecological health.

In addition, the vision for the West Dyke Trail in the 2010 Richmond Trail Strategy is “to maintain the tranquil and natural experience of the trail by ensuring sensitive and appropriate development that focuses on enriching the public’s awareness and appreciation of the environmental value and richness of the area”.

Management Plan

Management Goals

Management of the Grauer property is envisaged to conserve the property and its biodiversity values in a natural state, augmented with enhancement activities. The key management goals will be:

1. Environmental Conservation (Primary Value)
 - a. The Project will conserve, maintain and enhance the natural state and its amenities as habitat for fish and wildlife.
 - b. All other values, principles, goals and actions must not compromise this primary value or the Certification of the land as Ecologically Sensitive under the Ecological Gifts Program.
2. Education and Passive Recreation
 - a. The Project will provide interpretive and educational opportunities to foster public appreciation for the values and benefits, with an understanding of protecting sensitive values.
 - b. Physical structures to support education and recreation e.g. small trails, boardwalks and signage will be designed and located in a manner that minimizes habitat impacts.
3. Cooperative Management
 - a. DUC and City of Richmond will hold title in this property as "Tenants in Common" and manage the property through a management agreement and management plan. The City of Richmond may in the future develop more refined management plans.
4. Coastal Zone Management
 - a. Dikes and drainage infrastructure within or adjacent to the Property's eastern boundary require regular maintenance and refurbishment, and will intermittently require improvement in response to the anticipated impacts of climatic change.
 - b. The Project and Sturgeon Bank WMA play important roles in the oceanography and sedimentation processes of the Fraser River delta and provide the ability to adapt to sea level rise and will have implications to wildlife habitat and populations.

Management Zones

The property is divided into two main management zones (Figure 6) based on intended management activities:

Zone 1 (70m buffer area adjacent to the West Dyke).

- The area contains sites of historical landfill and the ecological communities #8 (shrub thicket), #9 (Mixed forest), and #10 (Mowed Meadow), the majority of ecological community #1 (seashore saltgrass) as well as small portions of #5 (cattail), #4 (Reed Canary), #3 (Bentgrass – Lynby's Sedge) and #2 (Bentgrass).
- Based on 2011 Provincial Sea Dike Guidelines, future dike upgrades to accommodate sea level rise would be contained within this area.
- The City is planning to modify and increase the capacity of the drainage channel that is located at the south end of the property. The channel is the discharge point for the Blundel Road West Drainage Pump Station.

Zone 2 (Tidal wetland and remainder of the property).

- Contains the majority of ecological communities #2 (Bentgrass), #3 (Bentgrass – Lynby's Sedge), #5 (cattail), and #7 (seacoast bulrush).
- The majority of enhancement activities are proposed in this area, with most of the work occurring in the northern portion of the property in the current cattail area.

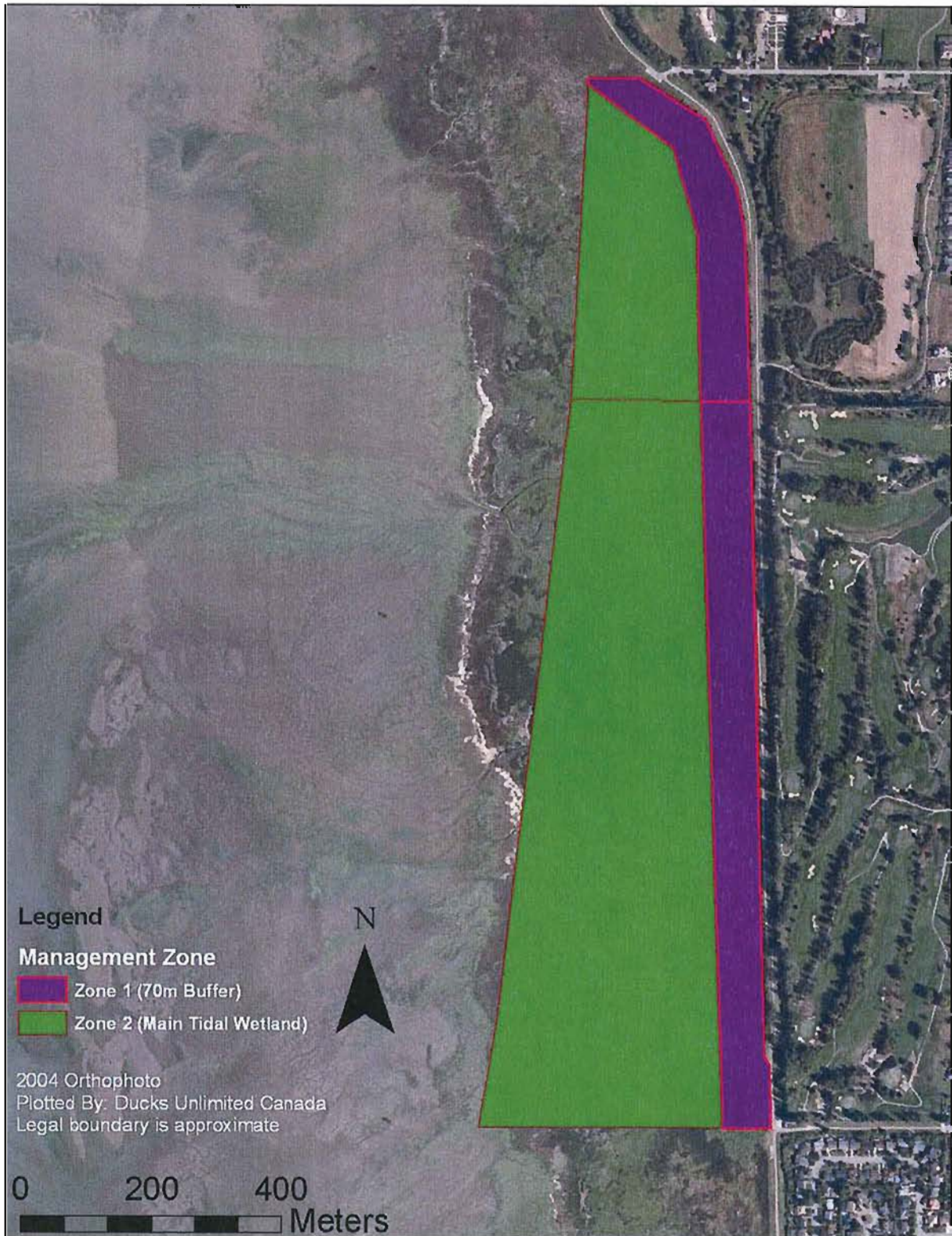


Figure 6. Property Management Zones

Management Considerations

The known physical, ecological and cultural information combined with the strategic planning information, provides the following recommendations for future action on the property:

Ecological Gift Designation

The key attributes important for the Ecological Gift designation are the tidal wetlands of Sturgeon Bank area. The areas must remain intact in perpetuity, in order to avoid taxation pursuant to section 207.31 of the Income Tax Act. As DUC and City of Richmond are the recipients of the Ecological Gift, annual monitoring will be completed to track the ecological attributes. Human activities that result in the ecosystem conversion (direct and complete conversion of natural landscapes, such as wetlands to human uses e.g. buildings, houses, parking lots, agricultural fields) or ecosystem degradation (change to the structure of a natural system e.g. water diversion, impacting an ecosystem's composition and function) cannot be allowed to negatively impact the ecological functions of the project.

Habitat Conservation

Maintaining the existing tidal wetlands and groundwater will be important to maintain the biodiversity of the property. Therefore activities that reduce the hydrological flow such as ground water pumping should be avoided. Conserving the existing habitat should also protect the existing assemblage of ecological communities and maintain areas for seasonal concentration of migrating species such as birds and salmon.

Habitat Enhancement and Channel Modifications

In the short term (2012 – 2014), initial enhancement activities will cover approximately 5.0 ha of habitat that will improve fish and wildlife habitat through the use of channels and other features to reduce dense monotypic stands of cattail and reed canary grass, and increase the production of sedge and bulrush. The majority of the proposed activities will be located in the north parcel (non ecogift parcel), while some work will also be completed in the southern portion of the south property (ecogift parcel) in conjunction with the proposed works of the City of Richmond to improve outflow channel from the pump house at the end of Blundell Road. Additional enhancement or restoration activities may also be carried out to restore historical estuarine function, or address other management issues such as invasive species.

Invasive Species

Maintaining the integrity (resilience) of the natural areas will reduce the opportunities for invasive species. Several invasive species exist within the historically filled areas along the dike and include Himalayan blackberry, Japanese knotweed, and some yellow flag iris and purple loosestrife although rare do exist along the edge habitat between filled and natural tidal areas. These species should be removed and replaced with native vegetation or other vegetation that supports better ecological functions of the property.

Monitoring

Monitoring of tidal enhancement areas is proposed to be completed within 5 years of the physical works. Longer term monitoring should also be completed to monitor trend in change of ecological function of the property in terms of the enhancement works as well as part of a broader Fraser Delta scale. DUC will conduct annual inspections of the property.

Access

Access occurs primarily along the West Dyke with some informal walking trails to the filled areas within Zone 1. Access control will be a key priority for the property to minimize disturbances to wildlife by vehicles and people. Safety and waste management should also be considerations in determining access points and areas.

Education and Recreation

The opportunity to provide public access for recreation, education, and research activities is unparalleled on Sturgeon Bank. That access could take the form of physical structures, like boardwalks or bird blinds that would allow people to more directly experience Sturgeon Bank than is possible now. The City will conduct a planning and design process to achieve its goals of public access and protection of ecological health that will include consultation with stakeholders and the community.

Any new facilities will be sited outside of the main tidal wetland (Zone 2) of the south parcel (ecogift designated area). Activities that already exist along the West Dyke such as biking or walking along with interpretation signage may occur within the ecogift designated area as long as strategies are incorporated to minimize habitat and wildlife impacts.

Cooperation

DUC and City of Richmond will develop a process to manage the site, identify the process to address issues and coordinate public communication of the site. The City of Richmond would be responsible for the day to day operation of the project, with more explicit duties of both parties outlined in a cooperative management agreement. As well, the management of the property should complement the adjacent Sturgeon Bank Wildlife Management Area.

West Dyke Improvements

The West Dike is part of the City's 49 km long diking system and is a primary component of the City's flood protection system. The City of Richmond's 2008-2031 Flood Protection Strategy provides a framework for long term dike improvement in response to climate change related sea level rise anticipated over the next 100 years. The City Council endorsed Dike Master Plan – Phase 1 specifically recognizes the West Dike as a long term defence that will be raised in the future as predicted sea level rise is realized. The master plan also promotes barrier islands on Sturgeon Banks as wave attenuation structures. Any DUC improvements must be compatible with future construction of these barrier islands. Figure 6 depicts Zone 1, a 70 metre wide area that will be large enough to accommodate any future dike improvements.

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City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Mike Redpath
Senior Manager, Parks
Date: October 15, 2013
File: 06-2345-20-GCIT1/Vol 01
Re: Garden City Lands - Phase Two Concept Plan Options

Staff Recommendation

That the Concept Plans as detailed in the report "Garden City Lands - Phase Two Concept Plan Options" from the Senior Manager, Parks dated October 15, 2013, be received for information.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Communications Sustainability	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY DIRECTORS	INITIALS: DW	APPROVED BY CAO

Staff Report

Origin

On July 22, 2013 the following resolution was adopted by Council:

"That the Vision and Guiding Principles as detailed in the staff report titled Garden City Lands – Phase One Vision and Guiding Principles from the Senior Manager, Parks dated July 8, 2013, be endorsed as the basis for Garden City Lands future planning, Phase Two – Concept Development."

In addition, this report directly relates to the achievement of the following Council 2011-2014 term goal:

"7.4 Commence planning for the eventual use of the Garden City Lands".

The purpose of this report is to respond to the July 22, 2013 Council direction to adopt the vision and guiding principles as the basis for Phase Two – Concept Development, by presenting three concept options for review prior to the public open house on November 7, 2013.

Findings of Fact

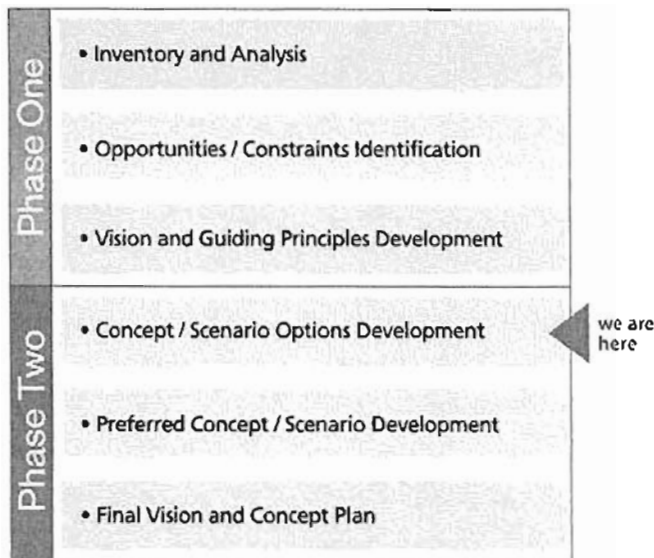
The City owned Garden City Lands (Lands) are approximately 136.5 acres (55.2 hectares) located at 5555 No. 4 Road within and on the eastern edge of Richmond City Centre, between Westminster Highway, Garden City Road, Alderbridge Way and No. 4 Road. In addition, a sliver of the visible grass and wetland areas along the western edge lies within a separate address, 5040 Garden City Road, a right-of-way created for the original construction of Alderbridge Way. This adds a little over 2 acres to the 136.5 acres and is included in the Garden City Lands planning project. This property and the Lands are located within the provincially designated Agricultural Land Reserve (ALR). The Metro Vancouver 2040 Regional Growth Strategy has designated the 136.5 acre Garden City Lands 'Conservation and Recreation'.

In the current 2041 Official Community Plan (OCP) Land Use Map, the Garden City Lands, 5555 No.4 Road, are designated as 'Conservation'. This is defined as being natural and semi-natural areas with important environmental values that may also be used for recreation, park, agricultural and food production purposes. The 5040 Garden City Road property has a number of land use designations including 'Commercial, Neighbourhood Residential, Park and Conservation'. Both properties are zoned AG1- Agriculture.

Analysis

One of Council's 2011-2014 term goals is to commence planning for the eventual use of the Garden City Lands. On October 22, 2012 Council adopted the following planning process for developing a Plan for the Garden City Lands.

KEY PLANNING STAGES



The first three steps outlined above have been completed as Phase One. This phase had focused on two main goals: 'getting to know the land' through conducting a technical review of the land and site context, and 'getting to know the community vision' through a very successful public consultation process. A report dated July 8, 2013 was written and presented to Council outlining the key findings from the background inventory and analysis, as well as a summary of the extensive community input.

The synthesis of the community aspirations, values and ideas gathered through the public engagement process provided clear and consistent messages, (**Attachment 1**). The key findings and synthesis provided a solid basis for the development of the following Vision and Guiding Principles adopted by Council on July 22, 2013, (**Attachment 2**).

Vision:

The Garden City Lands, located in the City Centre, is envisioned as an exceptional legacy open space for residents and visitors. Visible and accessible from many directions, the Lands are an impressive gateway into Richmond's downtown, and a place of transition and transformation from the rural to the urban. Its rich, diverse and integrated natural and agricultural landscape provides a dynamic setting for learning and exploration. It is inclusive with a range of spaces, amenities and experiences that encourage healthy lifestyles, social interaction and a strong sense of community pride.

Guiding Principles:

- Encourage Community Partnerships and Collaboration
- Respect Agricultural Land Reserve
- Strive for Environmental Sustainability
- Promote Community Wellness and Active Living
- Maximize Connectivity and Integration
- Allow for Dynamic and Flexible Spaces
- Develop Science-based Resource Management Plans

Phase Two – Concept Options Development

The next step in the Garden City Lands planning process is the development of concepts, exploring different scenarios for the future of the Lands.

Prior to developing these options staff met separately with the Agricultural Land Commission (ALC) staff, the Scientific Advisory Panel for Burns Bog, and a Faculty of Land and Food Systems representative from University of British Columbia, to provide some guidance and input into furthering our understanding of the Garden City Lands site conditions, management, program and site layout considerations.

This information together with all the previous background research has resulted in some key considerations for reviewing different options and ultimately developing a final plan. These are:

Key Considerations:

- **It is a long term vision** – Garden City Lands is unique in its size, City Centre location and site features. The Lands will be for future generations to enjoy and to actively participate in how it unfolds and is programmed over the years.
- **It has to be adaptable and flexible** – A long term perspective that keeps true to the Vision and Guiding Principles, allows for a plan to be flexible and adapt to changes. For instance, “What are best practices of the future? What will our community needs be? What will agriculture look like in the future? How will climate change impact our environment?”
- **It will require an ongoing relationship with Agricultural Land Commission** – An overall Concept Plan for Garden City Lands will help the ALC understand the rationale and relationship between different site elements that may ‘push the envelope’ while respecting the ALR. Finding the right balance of amenities and programs that best serves the community will require ongoing discussion.
- **Tread lightly and develop slowly.** Nature is a complex system. A Concept Plan will provide a framework for development of the Lands by identifying the different land use areas. However, understanding the hydrology regime is critical and requires monitoring

for at least two to five years. Further research and discussion will be needed to develop both a short-term and long-term Management Strategy.

Concept Options

Public Open Houses will be held on November 7, 2013 to present the following Options as well as other background information from Phase One, (**Attachment 3**).

All options share common elements that respond to the Vision and Guiding Principles and to the existing site conditions. The elements included in each concept are:

- Natural features
- Water features
- Agricultural fields
- Gateways and Connections
- Parkland Spaces and Circulation
- Interpretation Art Opportunities
- Community Hub

These elements will be expressed in different degrees and layouts in the options with the intent that ultimately the best ideas from each option will be used to formulate a final concept plan and design/development guidelines.

A key difference between Option A and Option B and C is that Option A focuses on the majority of the site being natural and the urban agricultural component being approximately 35 acres in total. Both Option B and C increase the potential urban agricultural component to approximately 50 acres. Option B and C are different design approaches to the layout of the other common elements.

Option A - In Nature

Long Term Vision – A Nature Conservation Framework

This option reflects the existing landscape with a focus on ecology and creating a natural 'sanctuary' or experience within the City Centre. The concept layout is also inspired by the historic Richmond grid for both urban and agricultural land uses while responding to the existing eco-systems.

A large naturalized woodlot is created on the north edge along Alderbridge Way to reflect the environmentally sensitive areas in West Cambie and to add biodiversity to the Lands. The existing seasonal wetlands (remnants of a slough system) will be expanded with the intent of creating a year round feature and potential storm water retention area.

The raised peat bog area will be retained in each concept and will require further research to determine the ultimate management strategy. The bog watercourse will be protected with a buffer area between it and other uses. Unique features such as the fern 'forest' and the large expanses of natural grass and sedge fields will be conserved.

This plan locates the Community Farm and Sustainability Hub and the multi-purpose community fields on the north edge with access from Alderbridge Way. Proposed roads and new cross-walks from the West Cambie area will make this location accessible and the existing disturbed land fill area could be considered suitable for non-farm uses.

The urban agricultural component of the site in this Nature Conservation option would be limited to approximately 35 acres.

Option B - 'On the Grid'

Long Term Vision – An Urban Agriculture Framework

This option draws inspiration from the historical Richmond grid which is reflective of the City's unique blend of urban and agricultural land patterning. The focus in this option is in creating a larger urban agriculture area though the middle of the site.

As in Option A, the plan locates the Community Farm and Sustainability Hub and the multi-purpose community fields on the north edge with access from Alderbridge Way.

The proposed new transportation and traffic patterns in the West Cambie area will improve access into the site from Alderbridge Way.

The plan breaks the site into one acre square parcels that logically work for agriculture, community, ecological conservation and woodlot succession. The grid patterns are flexible and can be combined into larger grid areas or broken down into even smaller units providing a variety of scales of agricultural plots, demonstration and garden areas, and community activity spaces.

The terminus of the future Lansdowne Greenway, which will utilize water as a major theme and ecological feature, is acknowledged through the design of a more formal water garden that transitions into the natural expanded wetland to the north. On the eastern edge along No. 4 Road, a natural succession bog forest provides a transition to the Department of National Defence (DND) and Nature Park and adds biodiversity to the Lands.

In each option there are perimeter trails as well as an extensive trail system within the Lands. A double row of trees along Garden City Road will help strengthen this edge as part of the Garden City Road Greenway cycling and pedestrian network.

Option C - 'Off the Grid'

Long Term Vision – An Urban Agricultural Framework

This option works with and reflects the historical and natural water flows of the Garden City Lands bog and the river slough tributaries. The agricultural plots and landscape patterns are at 45 degrees from the typical urban grid creating a unique and dynamic space within the City. As with Option B the flexible parcels work for agriculture, community, ecological conservation and woodlot succession.

This plan locates the Community Farm and Sustainability Hub and the community fields closest to the most urban edge along Garden City Road and provides easy access to the Canada Line station on No. 3 Road. The location of the Community Hub acts as a terminus to the future Lansdowne Greenway, which will ultimately connect to the Oval and the Middle Arm waterfront, and also acts as a major gateway into the Lands themselves. As with all concepts the land transitions from the more urban edge along Garden City Road to the natural edge along No. 4 Road.

A terraced landscape form provides a more structured gateway into the Lands on the northwest corner while a bog succession woodlot reflects a natural character in the southeast corner and connects to the DND lands and the Nature Park.

Next Steps

These options together with other support boards will be presented to the public on Thursday, November 7, 2013 and added to the creategardencitylands.ca and Let's Talk Richmond website. The feedback from these different venues will be summarized in a report back to Council before commencing with the development of a Final Concept Plan.

Financial Impact

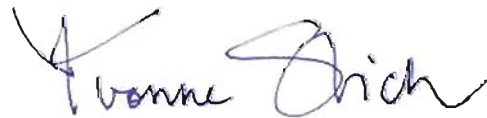
None.

Conclusion

The Garden City Lands, located in the City Centre, is envisioned as an exceptional legacy open space for residents and visitors. On October 22, 2012 Council adopted a planning process for developing a Plan for the Garden City Lands. After a successful public engagement process in Phase One, Council in July 2013 adopted a Vision and Guiding Principles to be used as the basis for developing concept options in Phase Two. Three concept options have been developed and are presented in this report for information.



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



Yvonne Stich
Park Planner
(604-233-3310)



PHASE 1: Garden City Lands Public Input

This graphic represents a summary of input from a variety of sources such as focus groups, the June 1st Ideas Fair, and Let's Talk Richmond.

Garden City Lands Guiding Principles and Vision

Adopted by Council July 22, 2013

THE 7 GUIDING PRINCIPLES

The synthesis of the community aspirations, values and ideas gathered through the public engagement process provided clear and consistent messages. That together with the key findings from the background inventory and analysis provides a solid basis for the development of guiding principles and an overall vision. These following principles and vision will be used as the foundation for Phase Two - Concept development.

Encourage Community Partnerships and Collaboration

Working together with others to achieve a common vision is critical to creating a productive and sustainable legacy for the Lands. Success will be a result of the coordinated efforts and commitment to a vision by many stakeholders.

Respect Agricultural Land Reserve

Respect the agricultural designation and encourage viable and sustainable agricultural uses that benefit the community. Find creative and innovative ways to allow for a full range of other permitted uses on the Lands while ensuring agricultural viability. Applying *agro-ecology* sustainability principles will ensure the careful and thoughtful integration of ecology, wildlife, culture, economics, and society with agricultural production.

Strive for Environmental Sustainability

The conservation and restoration of the higher ecological value bog areas and the unique bog plants and wildlife represents a green legacy for future generations to enjoy and learn from. Managing the existing biodiversity of the site and enhancing the wetland ecology will increase the ecosystem or natural services that the Garden City Lands provide and position the City well for climate change resiliency. Green infrastructure such as stormwater detention ponds can also add biodiversity to the site and provide recreational and aesthetic benefits. In addition to looking at the environmental values of the site itself, there is an opportunity to develop strong ecological connections with the surrounding areas.

Promote Community Wellness and Active Living

Well designed and placed amenities and infrastructure will foster access to year round activities such as walking and cycling, picnicking, nature appreciation and gardening. Trails, boardwalk, and viewing platforms carefully sited to protect the ecological values of the site will provide access for people to enjoy the fresh air, open skies, views and the changing seasons. Innovative programs and creative interpretation features will encourage ongoing discovery and learning. The amenities and infrastructure will have a distinct design and character that respects and reflects the unique landscape and history of the lands. This will be a place of social interaction and community cohesiveness where new memories and traditions will be created.

Maximize Connectivity and Integration

There will be seamless connection and integration with the surrounding urban, natural and rural landscapes through physical, visual and ecological links and networks. Recreation, ecological areas, and agriculture functions on the site will be integrated in a way that is respectful and beneficial. A culture of walking and cycling will be promoted. Access from the surrounding neighborhoods will be safe, comfortable, and clearly delineated with crosswalks, a trail network and a series of clear and distinct entryways.

Allow for Dynamic and Flexible Spaces

Spaces will be dynamic and able to adapt- expand or contract- depending upon seasons, community interests and needs over the years, new innovative programs and cultural opportunities. The Lands will allow for a range of experiences, quiet spots for serenity and contemplation to areas that encourage vibrancy and excitement through community celebrations, performances, inspiring and engaging programs, and social interactions. Carefully and strategically placed permanent and/or temporary art/landscape installations will add another layer of interest to the Lands and help create a distinct character.

Develop Science-based Resource Management Plans

Natural processes are complex and evolve over time. The bog environment is very sensitive to changes in soil conditions and relies on a strictly maintained hydrology regime. The potential enhancement of the current seasonal wetland areas to permanent water features will need to be carefully considered. An integrated eco-systems approach will be applied to short term and long term enhancement projects. Changes to the land will require ongoing monitoring and research. The lifecycle of physical infrastructure will also be considered in planning, design and construction of amenities.

Building on the public input and Guiding Principles, the following Vision for the future planning of the Lands has emerged:

The Garden City Lands, located in the City Centre, is envisioned as an exceptional legacy open space for residents and visitors. Visible and accessible from many directions, the Lands are an impressive gateway into Richmond's downtown, and a place of transition and transformation from the rural to the urban. Its rich, diverse and integrated natural and agricultural landscape provides a dynamic setting for learning and exploration. It is inclusive with a range of spaces, amenities and experiences that encourage healthy lifestyles, social interaction and a strong sense of community pride.

A In Nature



Legend

NATURAL FEATURES

- 1 Bog Conservation Area
- 2 Naturalized Woodlot
- 3 Park & Street Trees
- 4 Fern Forest
- 5 Grass Meadow
- 6 Hedgerows
- 7 Large Transition Zone
- 8 Parking - Bog Area Entrance

WATER FEATURES

- 1 Expanded Wetland
- 2 Storm Water Retention
- 3 Bog Watercourse
- 4 Drainage Waterways
- 5 Pond with Platforms

AGRICULTURAL FIELDS

- 1 Agricultural Fields
- 2 Apiary Demonstration
- 3 Ebene Balanced Garden Areas
- 4 Community Garden Plots
- 5 U Pick Area
- 6 Demonstration Gardens
- 7 Education Research Fields

GATEWAYS & CONNECTIONS

- 1 Gateway / Entryways / Landmarks
- 2 Landscape Greenway Terminus Feature
- 3 Ecological Connections
- 4 Garden City Road Greenway
- 5 Elevated Viewpoints

PAKLAND SPACES & CIRCULATION

- 1 Community Fields
- 2 Trails & Boardwalks
- 3 Perimeter Cycling & Pedestrian Trails
- 4 Sanctuary
- 5 Bridges & Viewing Areas
- 6 Seating Areas
- 7 Outdoor Forest Rooms
- 8 Informal Play

INTERPRETATION/ ART OPPORTUNITIES

- 1 Historic Rifle Range Marker Art Opportunity
- 2 Communications Tower Environmental Art
- 3 Gateway Art Opportunity
- 4 Bog Interpretation Hub
- 5 COMMUNITY HUB
- 6 Community Farm & Sustainability Hub

PHASED APPROACH TO AGRICULTURAL IMPLEMENTATION



- Naturalized Areas
- Community + Agricultural Use

Long Term Vision: Nature/Conservation Framework



A In Nature Design Intent



This option reflects the existing landscape with a focus on ecology and creating a natural 'handstap' experience within the City Centre. The concept layout is also inspired by the historic Richmond grid for both urban and agricultural land uses while responding to the existing eco-systems.

A large naturalised woodlot is created on the north edge along Alderbridge Way to reflect the environmentally sensitive areas in West Cambie and to add biodiversity to the Lands. The existing seasonal wetlands (remnants of a slough system) will be expanded with the intent of creating a year round feature and potential storm water retention area.

The raised peat bog area will be retained and will require further research to determine the ultimate management strategy. The bog watercourse will be protected with a buffer area between it and other uses. Unique features such as the fern 'forest' and the large expanse of natural grass and sedge fields will be retained.

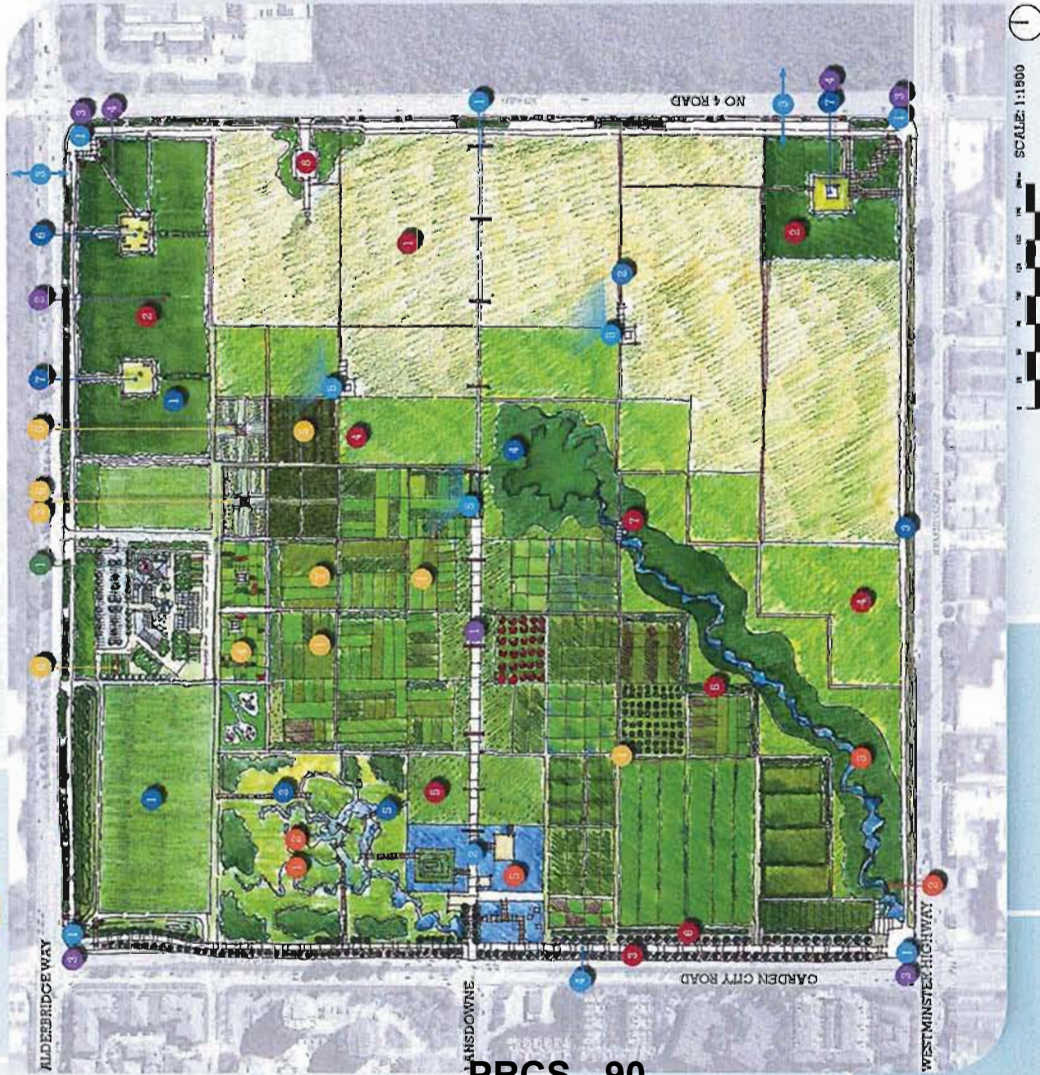
This plan locates the Community Farm and Sustainability Hub and the multi-purpose community fields on the north edge with access from Alderbridge Way. Proposed roads and new cross-walks from the West Cambie area will make this location accessible and the existing disturbed land fill area could be considered suitable for non-farm uses.

The urban agricultural component of the site in this Nature Conservation option would be limited to approximately 38 acres.





B On The Grid



Legend

NATURAL FEATURES

- 1 Bog Conservation Area
- 2 Naturalized Woodlot
- 3 Park & Street Trees
- 4 Fern Forest
- 5 Open Meadow
- 6 Hedgerows
- 7 Lagg Transition Zone
- 8 Parking - Bog Area Entrance

WATER FEATURES

- 1 Expanded Wetland
- 2 Storm Water Retention
- 3 Bog Watercourse
- 4 Drainage Waterways
- 5 Pond with Platforms

AGRICULTURAL FIELDS

- 1 Agricultural Fields (SO Ares +/-)
- 2 Apiary Demonstration
- 3 Ethno Botanical Garden Areas
- 4 Community Garden Plots
- 5 U Pick Areas
- 6 Demonstration Gardens
- 7 Education Research Fields

GATEWAYS & CONNECTIONS

- 1 Gateway / Entryways / Landmarks
- 2 Lookdown Greenway/Territorial Feature
- 3 Ecological Connections
- 4 Garden City Road Greenway
- 5 Elevated Viewpoints

PARKLAND SPACES & CIRCULATION

- 1 Community Fields
- 2 Trails & Boardwalks
- 3 Perimeter Cycling & Pedestrian Trails
- 4 Sanctuary
- 5 Bridges & Viewing Areas
- 6 Seating Areas
- 7 Outdoor Forest Rooms
- 8 Informal Play

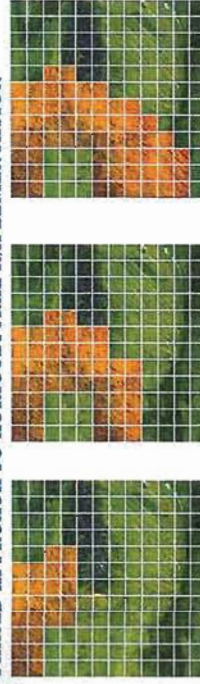
INTERPRETATION/ ART OPPORTUNITIES

- 1 Historic Rifle Range Marker Art Opportunity
- 2 Communications Tower Environmental Art
- 3 Gateway Art Opportunity
- 4 Bog Interpretation Hub

COMMUNITY HUB

- 1 Community Farm & Sustainability Hub

PHASED APPROACH TO AGRICULTURAL IMPLEMENTATION



Long Term Vision: Urban Agriculture Framework



B On The Grid Design Intent



This option draws inspiration from the historical Richmond grid which is reflective of the City's unique blend of urban and agricultural land patterning. The focus in this option is to create a larger urban agriculture area through the middle of the site.

As in Option A, the plan locates the Community Farm and Sustainability Hub and the multi-purpose community fields on the north edge with access from Alderbridge Way. The proposed new transportation and traffic patterns in the West Cambie area will improve access into the site.

The plan breaks the site into one acre square parcels that logically work for agriculture, community, ecological conservation and woodland succession. The grid patterns are flexible and can be combined into larger grid areas or broken down into even smaller units providing a variety of scales of agricultural plots, demonstration and garden areas, and community activity spaces.

The terminus of the future Lansdowne Greenway, which will utilize water as a major theme and ecological feature, is acknowledged through the design of a more formal water garden that transitions into the natural expanded wetland to the north. On the eastern edge along No. 4 Road, a natural succession bog forest provides a transition to the DND and Nature Park and adds more biodiversity to the lands.

In each option there are perimeter trails as well as an extensive trail system within the lands. A double row of trees along Garden City Road will help strengthen this edge as part of the Garden City Road Greenway cycling and pedestrian network.



Long Term Vision: Urban Agriculture Framework



Off The Grid



PRCS - 92

Legend

NATURAL FEATURES

- 1 Bog Conservation Area
- 2 Naturalized Woodlot
- 3 Park & Street Trees
- 4 Fern Forest
- 5 Grass Meadow
- 6 Hedgerows
- 7 Lagg Transition Zone
- 8 Parking - Bog Area Entrance

WATER FEATURES

- 1 Expanded Wetland
- 2 Storm Water Retention
- 3 Bog Watercourse
- 4 Drainage Waterways
- 5 Pond with Platforms

AGRICULTURAL FIELDS

- 1 Agricultural Fields (60 Acres +/-)
- 2 Agrarian Demonstration
- 3 Ethno Botanical Garden Area
- 4 Community Garden Plot
- 5 U Pick Areas
- 6 Demonstration Gardens
- 7 Education Research Fields

GATEWAYS & CONNECTIONS

- 1 Gateway / Entryway / Landmarker
- 2 Landscape Greenway/Terminus Feature
- 3 Ecological Connections
- 4 Garden City Road Greenway
- 5 Elevated Viewpoint

PARKLAND SPACES & CIRCULATION

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INTERPRETATION/ ART OPPORTUNITIES

- 1 Historic Ride Range Marker Art Opportunity
- 2 Communications Tower Environmental Art
- 3 Gateway Art Opportunity
- 4 Bog Interpretation Hub

COMMUNITY HUB

- 1 Community Farm & Sustainability Hub

PHASED APPROACH TO AGRICULTURAL IMPLEMENTATION



Long Term Vision: Urban Agriculture Framework



Off The Grid Design Intent



PRCS - 93



This option works with and reflects the historical and natural water flows of the Garden City Lands bog and the river through tributaries. The agricultural plots and landscape patterns are at 45° from the typical urban grid creating a unique and dynamic space within the City. As with Option B the flexible parcels work for agriculture, community, ecological conservation and woodland succession.

This plan locates the Community Farm and Sustainability Hub and the community fields closest to the river edge along Garden City Road and provides easy access to the Canada Line station on No. 3 Road. The location of the Community Hub acts as a terminus to the future Landdown Greenway which will ultimately connect to the Oval and the Middle Arm waterfront, and also acts as a major gateway into the Lands themselves. As with all concepts the land transitions from the more urban edge along Garden City Road to the natural edge along No. 4 Road.

A terraced landscape form provides a more structured gateway into the Lands on the northwest corner while a bog succession woodland reflects a natural character in the southeast corner and connects to the DHD lands and the Nature Park.



Long Term Vision: Urban Agriculture Framework