

February 20, 2018

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To: City Manager

From: General Manager Parks, Recreation and Culture Services

Subject: **Town Centre Park Master Plan- Final Approval**

For: **Council**

**Recommendation:**

That Council:

1. Approve the final Draft of the Town Centre Park Master Plan ("TCPMP") (Attachment 1) as the final plan document, incorporating any changes or adjustments that Council may direct; and
2. Endorse staff bringing forward projects for the completion of phased improvements to Town Centre Park as per the Implementation Strategy that forms part of the TCPMP for consideration by Council in the future at the annual budget and priority setting process; and
3. Direct staff to proceed with completion of a detailed design and budget for park improvements in Zone C as well as installation of a new washroom/storage facility at the future festival hub in Zone A, for Council consideration and approval.

**Report Purpose:**

The purpose of this report is to seek Council approval of the final Town Centre Park Master Plan (TCPMP) and direction for staff to proceed with detailed planning of priority short-term park improvement projects.

**Strategic Goal:**

By creating a long-term plan for the amenities, facilities and infrastructure that supports the sport, recreational and cultural activities in the City's premier destination park – Town Centre Park (TCP), this initiative supports the City's corporate strategic goals of "Increasing Active Participation and Creativity", "Enhancing Sustainability of City Services and Infrastructure" and "Achieving Excellence in Governance". The Short Term priorities (2018-2022) in Zone A within the TCPMP are identified as an "A" Priority in the 2018 Business Plan.

**Executive Summary**

Against the backdrop of Lafarge Lake, the City has developed an award-winning park that is recognized as a first-class community amenity with sport, recreation and cultural amenities that serves residents and visitors of all ages. With Coquitlam being the fastest growing municipality in Metro Vancouver, and with public access via the Evergreen Line terminus station, TCP is expected to substantially increase the number of visitors and users of



the facilities in this City-wide destination park. With this backdrop, staff has proceeded with Council support to update the original 1990's plan for TCP in order to establish a comprehensive new plan to guide the future development, management, and use of this park for the next 20 years and beyond.

The TCPMP preparation process involved consultation with Council, City Committees, stakeholders, the public, organized user groups, and staff. The feedback has supported the development of an overall Vision to *"To build upon the continued success of TCP as a premiere destination park that will evolve to serve the changing needs of the community by continuing to deliver opportunities for residents and visitors to recreate, connect, and celebrate"*. Along with the Vision, four supporting Guiding Principles were developed to guide the plan: Place of Destination, Place of Connection, Place of Evolution, and Place of Celebration.

Additionally, four key Land Use Development Strategies have been proposed to guide the development of the TCPMP and to realize the outcomes in the overarching themes in the proposed Land Use Plan. The Land Use Precincts and Land Use Plan defines and organizes the various land use typologies for the future of the park and illustrates their spatial relationships. As part of the Land Use Plan, 13 Design Recommendations have also been established that apply to the entire park. Finally, an Implementation Strategy has been developed to guide the future phasing of improvements to various Zones of the park, along with high-level (Class D) funding ranges to support phased projects over time.

The City has allocated a total funding of \$5 million for the first phases of park improvements, and staff recommends proceeding with Zone C (Lafarge Lake pathway improvements) as well as a new washroom/storage facility at the events lawn/hub festival site, which is included in Zone A. These improvements can be funded within the current funding envelope. If approved, staff will proceed with preparation of a detailed design and budget for Council consideration. Council may also seek to include the completion of the festival lawn/hub in Zone A to this scope of work if desired.

**Background:**

Coquitlam is currently one of the fastest growing municipalities in Metro Vancouver and the City's population is projected to increase by approximately 90,000 people in the next 30 years, potentially reaching a population of over 225,000 by 2046. This population growth, along with the Evergreen Line terminus station located adjacent to TCP, is expected to substantially increase the number of visitors and users of the facilities and amenities within the park.

TCP is the urban jewel in the City's park system that is already heavily used and well-loved by residents and visitors alike. A comprehensive long-term plan will provide a framework for the park's ongoing development, management and use within the context of its location, natural assets, and

the community's vision. It is important to develop a plan that will provide the direction and prioritization of park projects and programming that can enhance park use for the next 20 years.

The TCPMP process involves the development of a long-term plan for the park based on an assessment of the state of current park programs, infrastructure and amenities; development of a vision and conceptual plan; accompanying principles to guide construction of future amenities; and an Implementation Strategy to move from the present state to the future vision in a structured way. Attachment 2 provides a summary of the plan development milestones since 2016 to arrive at the completion of the Final Draft Master Plan.

On November 6, 2017, staff presented the revised draft of the TCPMP to Council-in-Committee, and comments were received. As well, staff met with Council in a workshop format on January 30<sup>th</sup>, 2018 to review components of the plan, including phasing and costing. Minor adjustments to the plan have been completed based on the outcomes of these discussions. Based on the detailed process followed and the substantial and comprehensive feedback received, staff is now presenting the final Draft of the Town Centre Park Master Plan for Council consideration and approval.

#### **Discussion/Analysis:**

Staff is pleased to present the final Town Centre Park Master Plan (Attachment 1) for Council approval. The Master Plan document is a comprehensive plan that will guide the development of Town Centre Park over the next 20 years. TCPMP has been formatted to be visually rich in images to support the Town Centre Park Vision, Land Use Development Strategies, Land Use Precincts, Land Use Plan, Land Use Summary, Design Directions and Implementation Strategy presented to Council on November 6, 2017.

The Implementation Strategy is developed and categorized into three time frames for implementation with associated order of magnitude capital costs for high-level planning and budgeting purposes. The three time frames are Short (2018-2022), Medium (2023-2027) and Long (2028-2037). It is recognized that the City of Coquitlam will continue to grow and evolve, so it will be necessary to be flexible and adapt to new opportunities and challenges that arise as part of the implementation. The improvements planned in the various zones have been grouped logically, however, each area can be advanced separately and independently, although in some cases adjustments may be needed to facilitate a different grouping of proposed amenities. These options can be discussed with Council as part of the future discussions on the design and scope of future phases.

#### **TCPMP Document Structure**

The TCPMP has been presented in various components for ease of reference, and includes the main park master plan document, as well as three appendices. The main plan document provides an overview of the plan, including the vision, guiding principles, and the phased land use plan.

Appendix A is the Detailed Design Directions for the three Land Use Precincts and 13 Site-wide Design Directions. These design directions present additional detail in the development and implementation of each park improvement. Each design direction provides a brief description of the park feature, the Intent, Character and Scale, Recommendations, Elements and Programming and Uses.

Appendices B and C include background information that was developed as part of the plan preparation process, including public consultation. Appendix B Background section includes the information on the public information process conducted in May 2017, survey results, history of Town Centre Park and high level site analysis. Appendix C (Town Centre Park Master Plan Report: Analysis Summary & Preliminary Guiding Principles) contains the results of the research and the initial public consultation process which provided a variety of issues and possibilities to be considered in the development of the final Master Plan.

#### TCPMP Adjustments and Short Term Projects

Following the review of the plan by Council-in-Committee on November 6, 2017 and by Council members in the workshop held on January 30<sup>th</sup>, 2018, staff has completed revisions to the document in response to the comments received at those discussions. In general, there are no material changes to the proposed park improvements in the various zones. However, for simplicity, staff has aggregated various amenities within various zones. As well, it is recognized that cost estimates are high level (Class D) therefore substantial variability in actual costing is expected. As a result, staff has included a costing range for each amenity package and park item to account for this variability.

Staff continues to recommend that the trail improvements to Zone C (Lafarge Lake path, garden walk, decks, Evergreen Cultural Centre washroom outside access) be advanced as the first phase of improvements to the park. It is noted that the washroom/storage facility for the Festival hub/site (Zone A) is also being advanced as part of this phase, as it has been discussed in the past as a priority service need for events and festivals and has been funded by Council in the 2018/19 budget. This washroom will also replace the current facility at the tennis courts that is in poor shape and needs to be replaced.

Council does have the option of also advancing the creation of the festival lawn/hub area (project S02 in Zone A). This would make sense logically to combine all components of Zones A and C to complete the key amenities to support events adjacent to the Lake and TCP Plaza; however, this amenity would increase the cost of the first project phase by upwards of \$1.3 million and include the removal of the current BMX track. Although this facility is slated to be removed, with the intention to explore the need to replace the facility elsewhere, at this time staff has not initiated a review or any consultation on this issue. Nonetheless, if supported by Council, staff could initiate the detailed planning and final budget work on Zones A and C together, which would combine the planning for the Festival Hub restroom

and Festival Lawn expansion together with the Lafarge Lake trail improvements.

If approved by Council, the TCPMP would then become the overall planning document that would guide future park improvements, amenities, and investments. The intent of the plan is to provide a plan to renew and modernize the park, and retain its high quality, while safeguarding the experiences offered to residents. In addition, staff has developed a plan that seeks to provide complete flexibility for Council to advance any component or proposed improvement to TCP at any time, although logical phasing considerations are provided. As well, staff intend on managing costs by selecting best value projects and features that provide the optimal level of quality with considerations to long term budgets. The TCPMP will provide a blue print that staff will consult and where future projects can be fully coordinated and advanced to Council for consideration.

**Financial Implications:**

Plan Implementation and Costing

The following table outlines a proposed 5 year (Short Term) improvement plan for TCP, including a high-level estimated cost range:

Zone	Five Year (Short Term) Town Centre Park Improvement Plan (2018-2022) Description	Funding Timeline	Planning Timeline	Construction Timeline	Estimated (Class D) Cost	
					Low	High
A	Festival Hub Washroom and Festival Lawn (S01 & S02)	2018/19	2018/19	2019/20	\$1,600,000	\$2,300,000
B	Play Area, Enhanced Water Play and Sand Volleyball (S03 & S04)	2019/20	2019	2020/21	\$2,200,000	\$5,500,000
C	Forest enhancement plantings, improved lake loop including new boardwalk, improved access to the waterfront, Garden Walk, and Exterior access to Evergreen washroom facilities. (S05, S06, S07, S08 & S09)	206/17	2018	2018/19	\$2,700,000	\$4,500,000
	Wayfinding, Lighting Strategies and Parking review (S10, S11 & S12)	2019	2019/21	2022	\$125,000	\$200,000
	<b>TOTAL</b>				<b>\$6,625,000</b>	<b>\$12,500,000</b>

In order to ensure the implementation of the Town Centre Park Master Plan, the individual improvements will be brought to Council for approval and be incorporated as part of the annual business planning process and the 5-Year financial plan.

It is noted that staff have already completed some minor capital works including the provision of enhancements to electrical power and potable water to support Canada Day Celebrations, as well as improving the lighting levels in the northwest parking lot. The planning for the provision of additional power for seasonal and pedestrian lighting along the eastside of Lafarge Lake is now complete and procurement will begin March 2018.

It is also important to note that at this early conceptual stage the cost estimates are Class D and may vary by as much as +/-30% or more when the detailed design work for an individual project is completed. In addition, all cost estimates are in 2017 dollars, meaning that future inflationary, construction escalation costs and design/construction contingencies should be anticipated when the time comes to implement specific improvements. The updated Implementation Strategy allows for flexibility and each proposed park improvement will be presented to Council for consideration. Staff will include proposed funding and adjustment to operating budgets of park improvements for Council's feedback and direction in conjunction with each project.

#### Budget and Funding

The cost of the preparation of the TCPMP was \$120,000, and was funded from Bonus Density approved by Council in the 2015 and 2016 Capital Plans. After accounting for the cost of preparing the plan, there remains \$3.5 million in previous Bonus Density funding allocated by Council to support improvements to TCP. In addition, Council has approved \$1.5 million in additional funding for the TCP festival site washroom/storage building in the 2018/19 capital plan. Based on this, there is currently total funding in the amount of \$5 million to fund the first phases of park improvements, as discussed in this report.

Staff is seeking Council direction to proceed with detailed design for improvements for Zone C and the washroom facility in Zone A, which has an anticipated budget range of \$3.3 to \$5.5 million. If Council seeks to include the development of the festival lawn/hub, it would increase the potential budget range of both Zones (A and C) to between \$4.3 and \$5.8 million. If approved to proceed, staff will bring forward a detailed plan and budget for these improvements for Council consideration. Based on the current Class D cost estimates and current funding levels, staff is prepared to proceed to detailed planning as per Council direction on any combination of Zone A and C amenities.

It should be noted that the 5-Year Financial plan includes an additional \$6 million to be allocated in 2019 and 2020 for future improvements to the park. The Development Cost Charge program also includes an additional \$5.5 million in DCC eligible park infrastructure to be constructed in TCP over the 30 year DCC program time horizon. This will be accompanied by other non-DCC eligible park amenities and infrastructure proposed in the Draft Master Plan. It is noted that the results of the Master Plan, combined with an upcoming Town Centre Neighbourhood Plan update, will trigger adjustments to the DCC program going forward that address the anticipated, increased visitation to the park for a growing population, and the corresponding park improvements envisioned in the Master Plan. Future park plans that support growth in City Centre will then be incorporated into the future updated DCC Bylaw for funding.

**Conclusion:**

Town Centre Park is Coquitlam's premier urban park in the City Centre providing sport, recreation, leisure and cultural amenities for residents and visitors for the past 28 years. Given the anticipated growth in the City and the recently opened Evergreen Line, renewing the vision and the overall development plan for this important park is a significant step to maintain the tremendous quality of outdoor amenities in the park and the City Centre.

The draft plan seeks to create a park that reflects the current needs and desires of our community, achieves harmony with existing infrastructure and amenities, provides experiences valued by the public, and continues to deliver practical, functional and cost effective enhancements to this timeless park. If approved, the TCPMP will offer an aspirational plan that enables Council to advance various improvements to this key park over time in flexible, coordinated and cost-effective way. If supported by Council, staff intends to proceed with preparation of a detailed design and budget for improvements in Zone A and C, as per the information in this report, with funding previously allocated by Council. Future phases will be presented to Council over time to ensure this park continues to evolve in order to provide a place for residents and visitors of all ages to enjoy.

Staff is very pleased to present the final Town Centre Park Master Plan to Council for consideration and final approval.



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Raul Allueva, RPP

**Attachments:**

Attachment 1 – *Town Centre Park Master Plan* and Appendices A, B, and C  
Attachment 2 – TCPMP Process Milestones

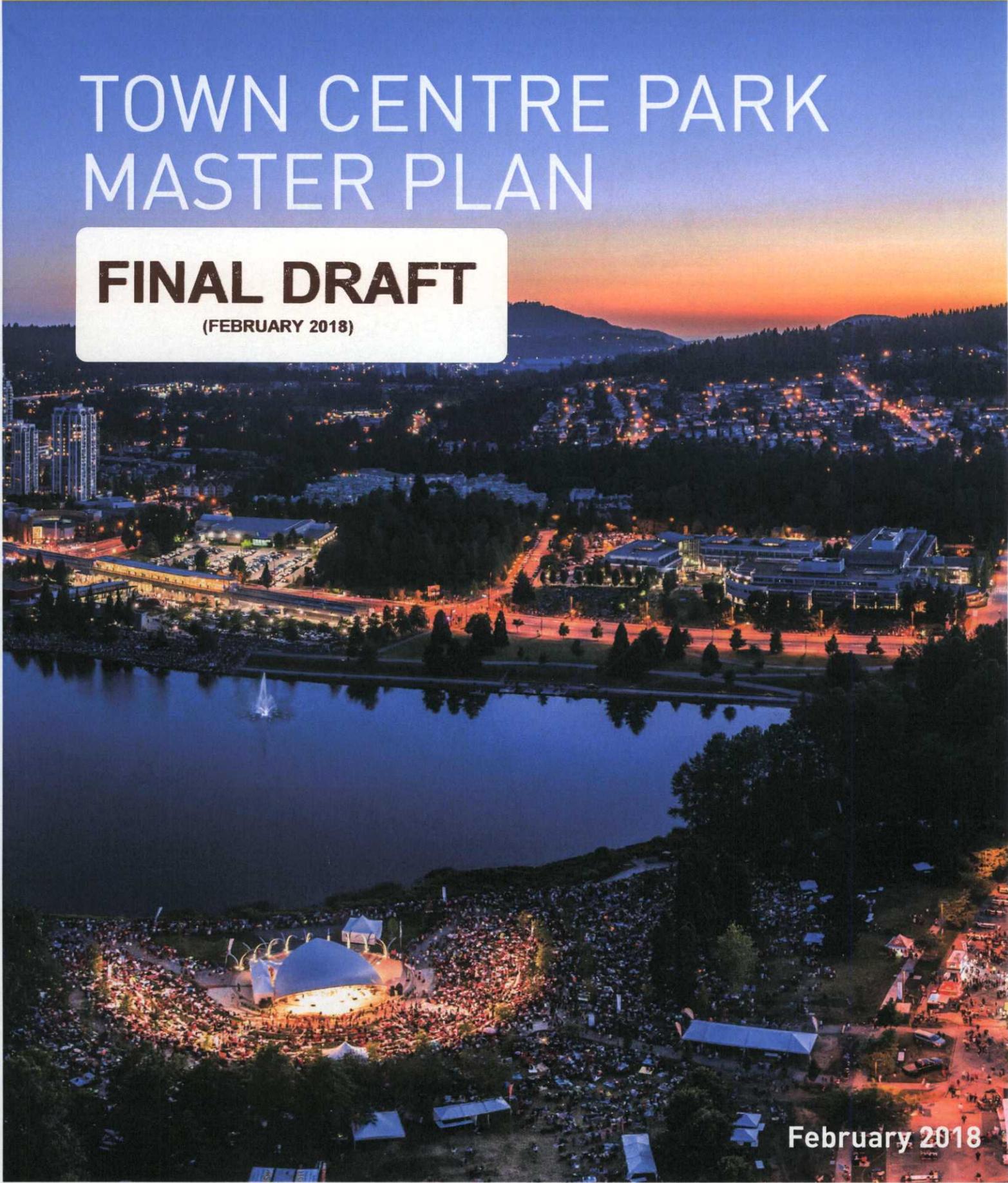
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# TOWN CENTRE PARK MASTER PLAN

**FINAL DRAFT**

(FEBRUARY 2018)

February 2018





**Coquitlam**

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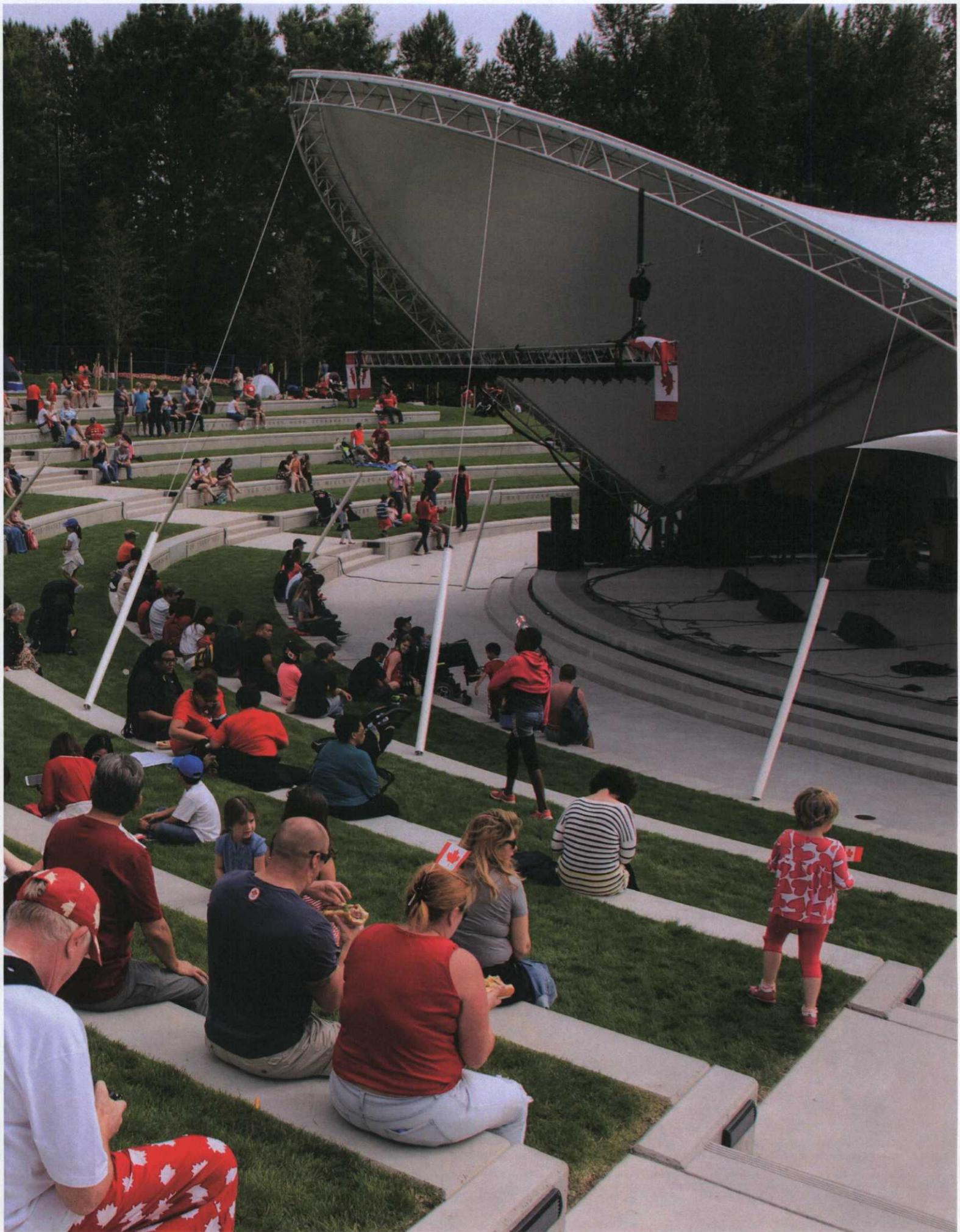
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Mayor Richard Stewart  
Councillor Terry O'Neill  
Councillor Teri Towner  
Councillor Mae Reid  
Councillor Dennis Marsden  
Councillor Craig Hodge  
Councillor Chris Wilson  
Councillor Brent Asmundson  
Councillor Bonita Zarrillo

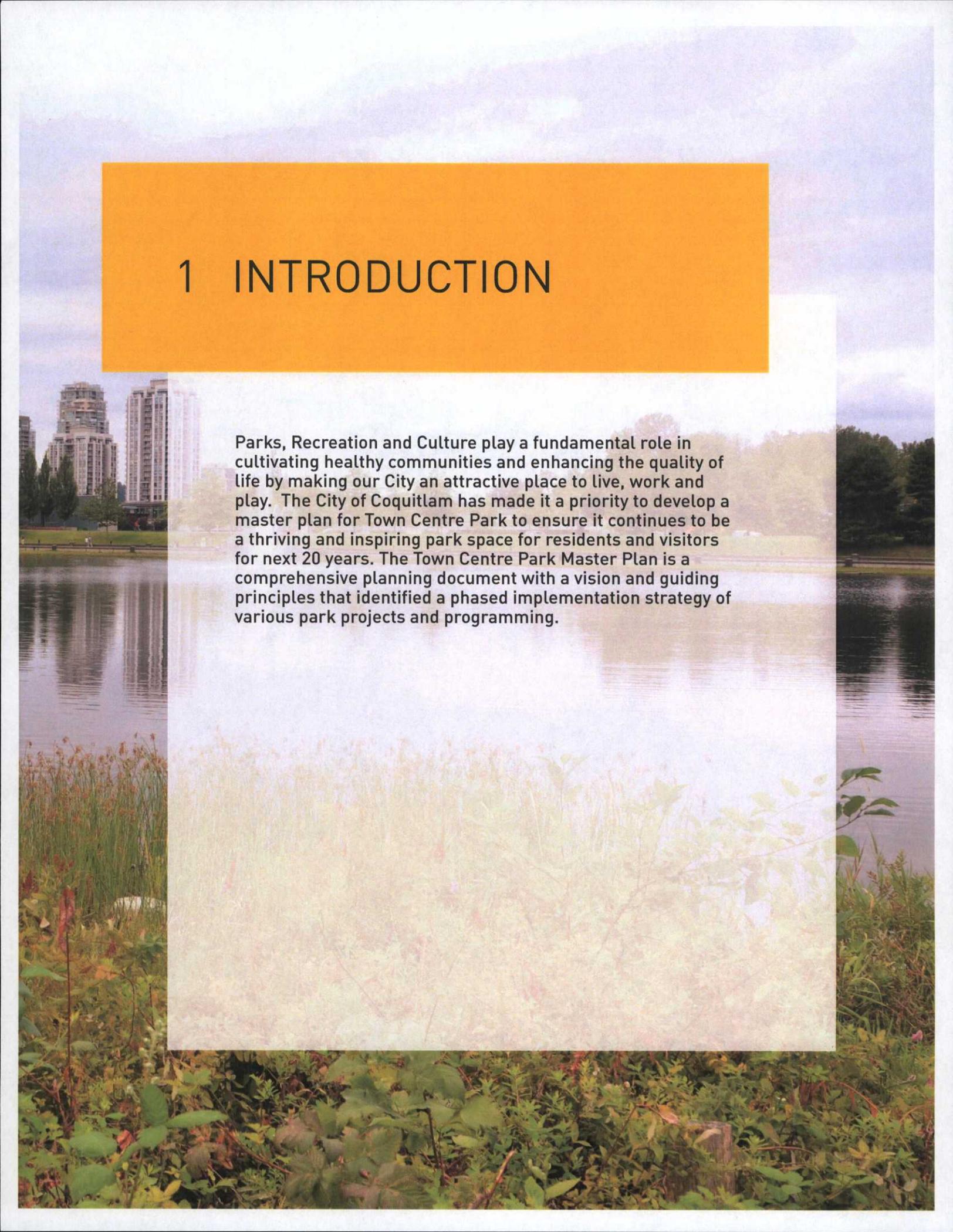
Advisory Committees  
Culture Services Advisory Committee  
Universal Access Ability Advisory Committee  
Sports Advisory Committee  
Sustainability and Environmental Advisory  
Committee

Consultant  
PWL Partnership Landscape Architects Inc.







The background of the page is a photograph of a park. In the foreground, there are green bushes and tall grasses. In the middle ground, a calm lake reflects the sky and the buildings in the background. The buildings are modern, multi-story structures. The sky is overcast with grey clouds. A large orange rectangle is positioned in the upper left quadrant of the page, containing the section header.

# 1 INTRODUCTION

Parks, Recreation and Culture play a fundamental role in cultivating healthy communities and enhancing the quality of life by making our City an attractive place to live, work and play. The City of Coquitlam has made it a priority to develop a master plan for Town Centre Park to ensure it continues to be a thriving and inspiring park space for residents and visitors for next 20 years. The Town Centre Park Master Plan is a comprehensive planning document with a vision and guiding principles that identified a phased implementation strategy of various park projects and programming.

## 1.1 PURPOSE

The Town Centre Park Master Plan provides a framework for the ongoing development, land use and management within the context of its location, natural assets, vision and guiding principles. The Master Plan will guide future improvements, a phased implementation strategy of park projects and programming to begin in 2017 and continue over the course of 20 years. The purpose of the master plan is outlined below:

- To be a strategic companion document to the Parks, Recreation and Culture Master Plan;
- Outlines the value of Town Centre Park;
- Provides an overview of opportunities and challenges in the Coquitlam City Centre context;
- Provides clarity to developers, designers and government regarding long-term strategies, principles and guidelines for the design and programming of the Park;
- Demonstrates how guiding principles will be applied to achieve the vision;
- Provides briefing notes for the design and programming of key public spaces;
- Identify future park projects and programming; and
- Propose a phased implementation strategy.

## 1.2 SCOPE

The Town Centre Park Master Plan utilizes the back-casting planning method that begins with first defining the desired vision of the future park. It then works in reverse to outline the state of the current park and its amenities in order to help identify specific goals for park improvement. The design directions will tie the present state of the park to the future vision.



Fig.1 Existing trail and views at Town Centre Park

## 1.3 HOW TO USE THIS DOCUMENT

The Town Centre Park Master Plan provides a guideline for planning TCP; however, the recommendations made should evolve with the needs of the City and its residents. The success of this Master Plan relies upon leadership at all levels of the City to understanding planning and budget priorities that are subject to final review and approval by Council.

**Section 1:** Introduction – Outlines the purpose, scope and directions on how to use this document.

**Section 2:** Vision & Land Use Plan - Lays out the land use framework including a vision statement, set of principles, strategies for implementation, and priority improvements.

**Section 3:** Land Use Summary and Design Directions – Is comprised of a set of design directions to guide improvements, capital projects as well as maintenance and upgrades.

**Section 4:** Implementation – Suggests a cost plan, implementation strategy, and priorities.



Fig.2 Cunnings Field at Town Centre Park



An aerial photograph of a park. In the foreground, there is a large green soccer field with white and orange markings. To the left, a baseball field is visible. The park is surrounded by trees and a residential area in the background. A semi-transparent orange box is overlaid on the top left, and a semi-transparent white box is overlaid on the middle of the image, containing text.

## 2 VISION + LAND USE PLAN

The Vision Statement and Guiding Principles that follow have been developed through the cumulative understanding of the site analysis, public consultation and City staff feedback. This process revealed some primary keywords that led the way for establishing the collective vision for Town Centre Park. The Vision, the Guiding Principles, and the Land Use Plan will help inform decisions around improvements to the park for the next 20 years.

## 2.1 VISION STATEMENT

To build upon the continued success of Town Centre Park as a premiere destination park that will evolve to serve the changing needs of the community by continuing to deliver opportunities for residents and visitors to recreate, connect and celebrate.



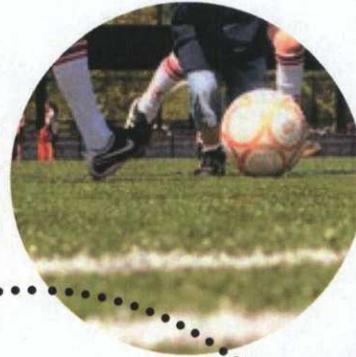
Fig.3 Town Centre Park inventory and analysis process

## 2.2 GUIDING PRINCIPLES

### Guiding Principle 1

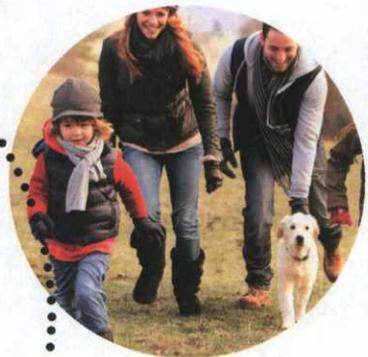
#### IDENTITY OF PLACE

A place with a strong sense of identity and recognition.



#### PLACE OF DESTINATION

A place for both residents and visitors - a dynamic, destination urban park that enables and supports access to sports, play, cultural opportunities, and passive recreation.



#### DIVERSITY OF USE

A place that builds on a diverse range of activities and offers a choice of journeys, experiences, and activities.



## Guiding Principle 2

### WELLBEING

A place that offers a high standard of comfort, convenience, and amenity throughout the park.



### PLACE OF CONNECTION

A place for the community to connect through high-quality sport, recreation, cultural, outdoor activities, and diverse seasonal planting pallets linking residents and the city to the park.



### INCLUSIVITY

A place that provides recreation facilities, cultural events, sports activities, and open spaces for local residents and visitors of all ages and abilities.



### Guiding Principle 3



## Guiding Principle 4

### COMMUNITY

A place that fosters a sense of community and supports activities for all seasons.



### PLACE OF CELEBRATION

A place of year round activities, festivals, events and displays that celebrate community pride, creativity and fun.



### PRIDE

A place that provokes a sense of connection, belonging, and interaction.







Fig.4 Town Centre Park walkway parallel to Pinetree Way



Fig.5 Stairs leading into park from David Ave



Fig.6 Fitness equipment in use at Town Centre Park

## 2.3 LAND USE DEVELOPMENT STRATEGIES

### 1. Synchronize a Town Centre Park Identity

Town Centre Park is a diverse environment with many attractions and areas of destination. Therefore, the creation of a strong and unified identity and sense of place are needed to integrate these unique components together. The Master Plan proposes that an overall identity for Town Centre Park be strengthened and reinforced with improvements over time. This visual cohesiveness should be established, communicated and reinforced in several ways:

- **Branding:** Establish an overall branding system that outlines distinct graphic typologies and layout systems for TCP. The program may include environmental graphics, donor recognition signs, wayfinding, and exhibition displays that will communicate and celebrate the TCP brand.
- **Signage:** One of the most powerful and important ways to create a strong identity will be with onsite signage. Develop an identity concept to replace the aging signage infrastructure and create a cohesive, identifiable information system throughout the park. Signage will need to be adaptable and flexible to adjust to a variety of contexts throughout the park and for pedestrian, bicycle and vehicular oriented roles. A signage plan shall be developed and implemented in the early phases to begin to establish the recognition of the park as Coquitlam's premier urban park. The signage plan will promote the park as a home of diverse amenities and attractions including sports, play and rest.
- **Harmony:** Create a design palette and program of security and site elements that are in harmony with the existing context and are appropriate to the site and its neighborhood.
- **Design Standards:** A cohesive identity can also be developed using consistent design standards for repeating elements in the park, such as park furniture and lighting. These elements can provide consistent cues that reinforce park identity and boundaries.
- **Colour:** Recognition can be created by implementing a coherent set of a colours that will be iconic for the Town Centre Park.
- **History:** Include references to the history of the site and the Park's inception to enrich its identity and branding.
- **Public Art:** Create opportunities to express the identity of the Park and the community using public art.
- **Maintenance:** In addition to implementing layout guidelines and construction standards, maintenance will ensure that the improved identity system for the park remains up-to-date.

## 2. Build in Flexibility

Flexibility in the Master planning for Town Centre Park is essential for a successful long-term vision. As the park continues to grow and develop, the park should be able to adapt to reflect both existing and future programs. Specifically, flexibility has been sought on:

- **Adaptable:** Creation of spaces that can transform from usable park areas for casual use to places for hosting and supporting events, including adaptable venues for larger events and temporary uses, such as Coquitlam Celebrates Canada Day.
- **Temporary:** Provision of infrastructure improvements and controlled access for trucks and other vehicles to facilitate efficient set-up and dismantling of temporary infrastructure for events, while maximizing availability of the park and its facilities for public use.
- **Seasonal:** Provision of improved capability to support four season event operations, to allow the park to provide maximum seasonal enjoyment and to spread increased event programming over a broader portion of the year.
- **Phasing:** Consideration towards phased implementation over the years that allows the park to evolve gradually and ensure it functions well at each phase. The order of projects may also vary depending on priority of needs and funding sources.

## 3. Define a Heart for the Park and Supporting Nodes

Flexible, programmable spaces suitable for day-to-day use form a new active, urban destination known as the "Heart of the Park". These clusters of active nodes are centred along the site's vertical axis. Within the core area of the park are a series of pedestrian-scaled urban plaza environments aligned north south across the park that connect buildings and facilities, such as: a new Field House at the north, a renewed concession and facilities building in the centre, and a new facility with potable water and facilities for the Green Commons. Proposed design features include:

- **Recreation:** Build flexible and multi-use recreation spaces.
- **Spine:** Reinforced park spine and pathway connections.
- **Sustainable:** Use of green building technology in the renewal and construction of the buildings.

## 4. Create Clear Pedestrian and Vehicle Organization and Hierarchy

Clear and logical pedestrian and vehicle organization is critical to the success of the park as well as for optimizing the efficiency of site operations. The following steps are proposed to achieve this objective:

- **Circulation:** Configuration of pedestrian and bicycle connections and linkages to allow circulation through and/or around the site during event periods.
- **Wayfinding:** Implement clear signage and wayfinding for pedestrians, cyclists, and vehicles.
- **Identity:** Create clear visual attributes for all parking lots to makes spaces identifiable for users.
- **Flexible:** Allow flexible use and programming at the parking lots.
- **Hierarchy:** Create a hierarchy of plazas, nodes and entries through wayfinding and character elements.

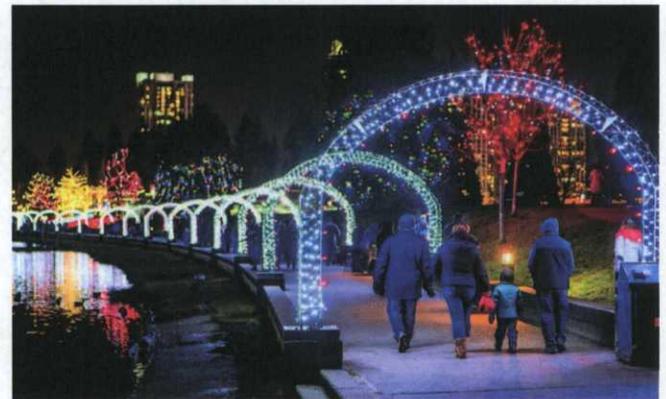


Fig.7 100,000 winter lights display at Lafarge Lake along a 1.2-kilometer walkway through the park



Fig.8 Existing trail along Lafarge Lake

## 2.4 LAND USE PLAN

The Land Use Plan defines and organizes various park uses for the future of the park, and makes suggestions for their spatial relationships and sizes. Park elements and actions are described below:

### **Strengthen Park Identity**

1. Create key park pedestrian gateways to improve main and secondary entrances
2. Improve vehicular entrances
3. Create character nodes throughout the park

### **Create Sense of Arrival**

4. Introduce Arrival Plaza north of SkyTrain station with coffee cart
5. Provide wharf deck with access to water

### **Create the Park Core**

6. Relocate hockey and basketball courts
7. Create new multisport area
8. Add tennis courts (relocated from existing location)
9. Reduce works yard size
10. Reduce volleyball from 6 to 4 fields
11. Relocate and add more table tennis

### **Create Regional Destination**

#### **Children's Play**

12. Upgrade and expand space to create a Play Area that is more dynamic and appealing for a range of age groups
13. Upgrade and expand space to create a Water Play that is more dynamic and appealing for a range of age groups. Relocate the Water Play to better integrate with new play and make it usable all year round

### **Connect the Park**

14. Complete Park Promenade North – South by expanding existing path and add new south section
15. Create Festival Hub by adding new plaza space to the festival lawn area
16. Create Community Hub by converting existing circular planted area into a community gathering place by new concession building
17. Create a Sports Hub by converting the existing circular space into a gathering place by the new Field House
18. Improve East-West axis to sports area
19. Complete Town Centre discovery trail around the park by introducing a lower level path along David Ave.
20. Complete a pedestrian route through the north of Lafarge Lake

### **Expand Urban Oasis**

21. Remove BMX bike park off site - expand festival lawn to BMX location
22. Relocate tennis courts to the north - expand festival lawn to the Pipeline Road edge
23. Focus amenities in relation to the new Town Centre Park Plaza

### **Celebrate Fragrance and Colours**

24. Expand Inspiration Gardens at south-east corner to create an extensive Garden Walk through the park
25. Improve understory and successional tree planting along the south area of Lafarge Lake

### **Enhance Park Experience and Accessibility**

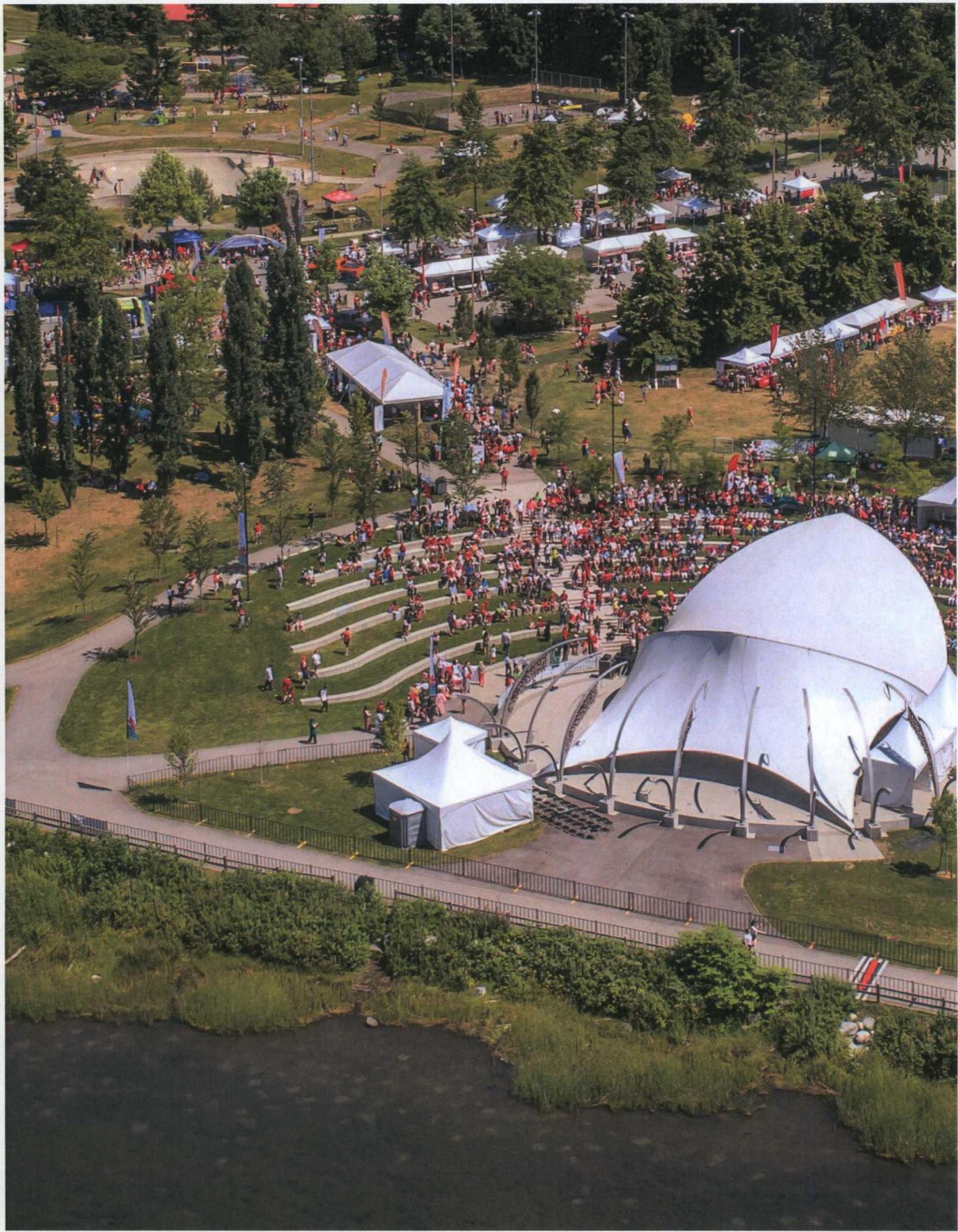
26. Improve path surfacing along the north and south areas of Lafarge Lake to make it more accessible

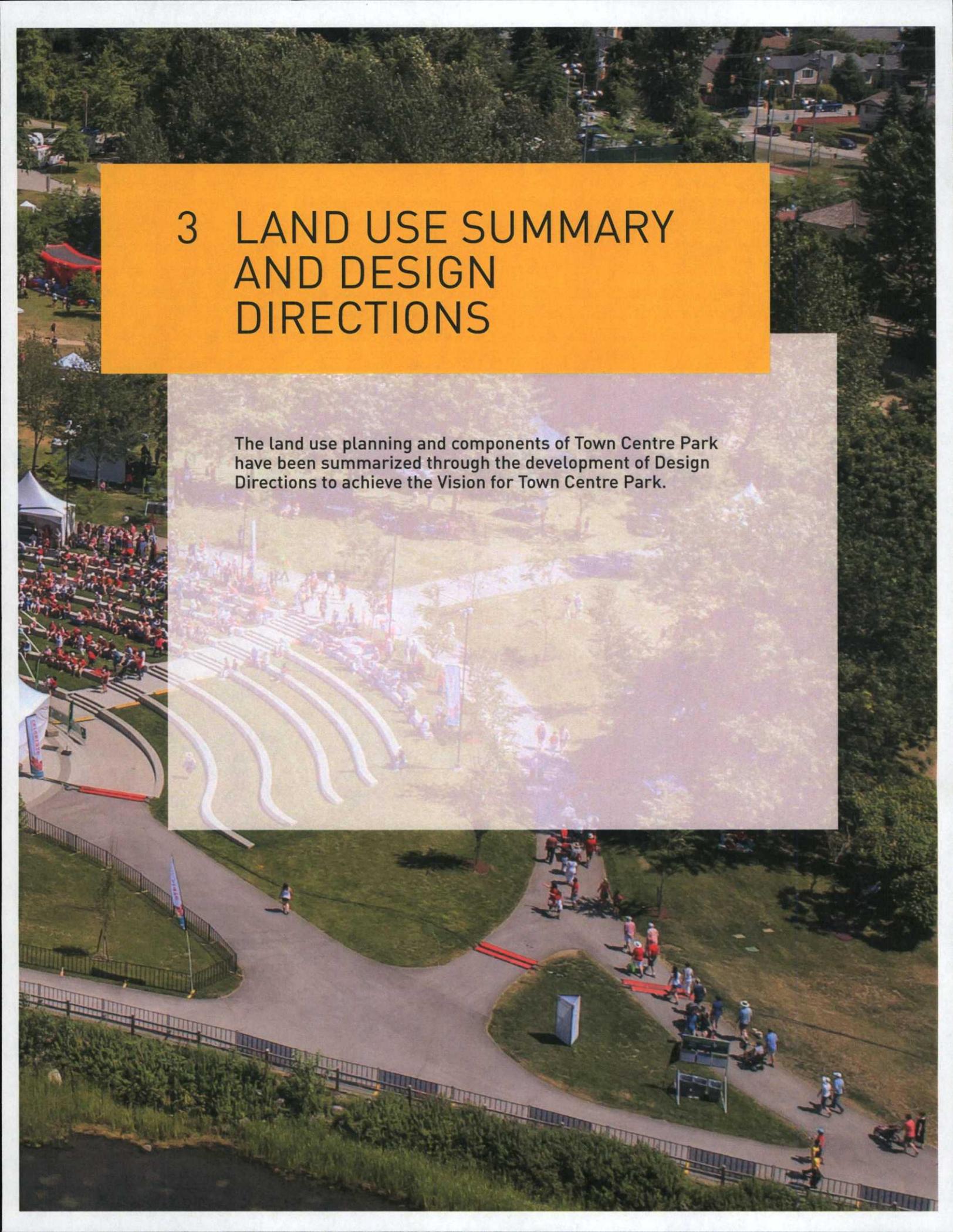
### **Upgrade Infrastructure**

27. Replace existing facilities building with new North Field House
28. Replace existing central restroom/ concessions building with new Central Fieldhouse building
29. Add new restroom at Festival Hub
30. Add new restroom at access from east side of Evergreen Cultural Centre
31. Add new restroom by Cunnings Field

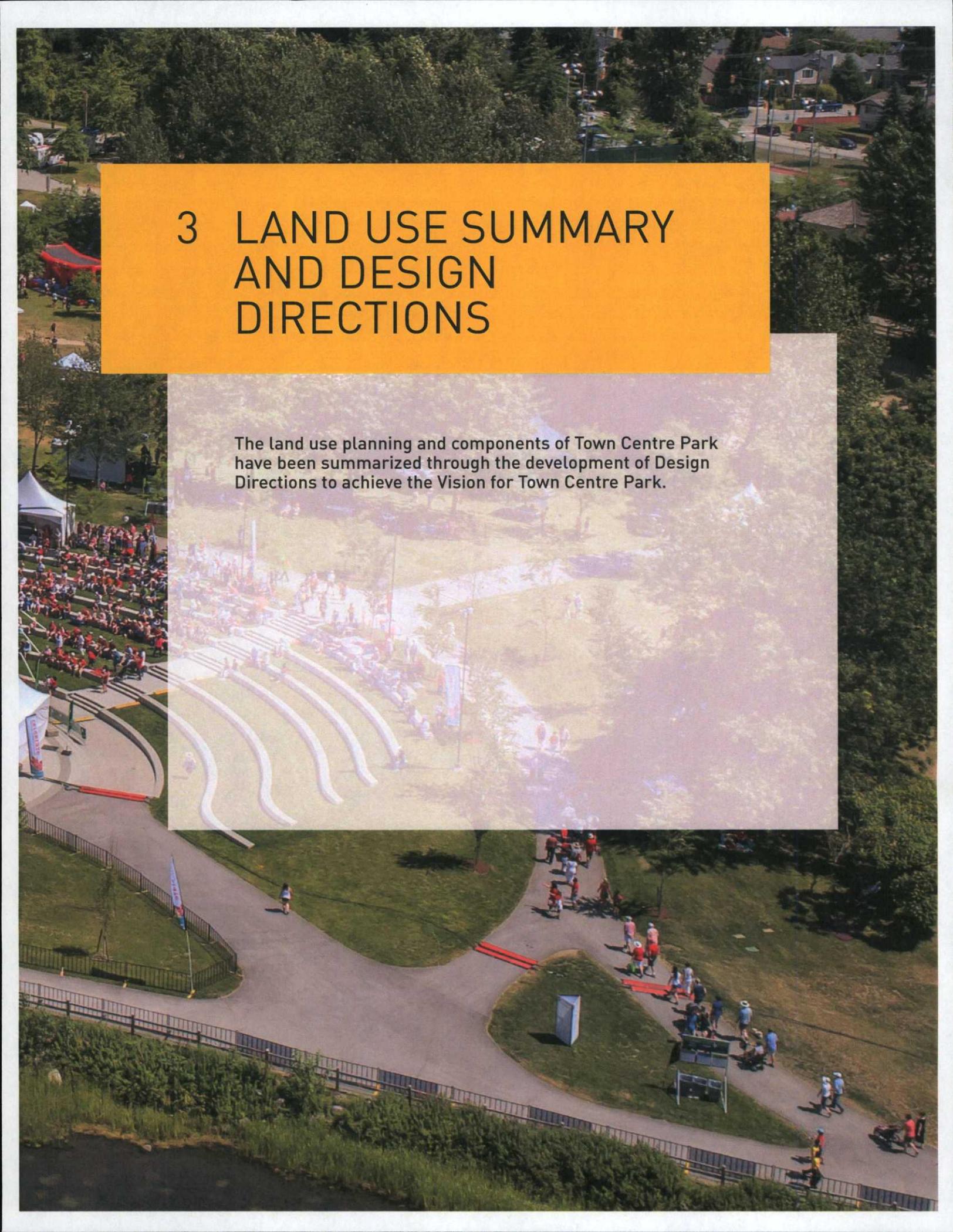


Fig.9 Land Use Plan



An aerial photograph of a park area. In the foreground, there is a paved path with a metal railing overlooking a body of water. A group of people is gathered on the path. In the middle ground, there is a large, semi-circular seating area with white bleachers. A crowd of people is seated on the bleachers, and a stage area is visible in front of them. The background shows a residential neighborhood with houses and trees. A large orange rectangular box is overlaid on the upper portion of the image, containing the section header.

# 3 LAND USE SUMMARY AND DESIGN DIRECTIONS

An aerial photograph of a park area. In the foreground, there is a paved path with a metal railing overlooking a body of water. A group of people is gathered on the path. In the middle ground, there is a large, semi-circular seating area with white bleachers. A crowd of people is seated on the bleachers, and a stage area is visible in front of them. The background shows a residential neighborhood with houses and trees. A large orange rectangular box is overlaid on the upper portion of the image, containing the section header.

The land use planning and components of Town Centre Park have been summarized through the development of Design Directions to achieve the Vision for Town Centre Park.

## 3.1 LAND USE SUMMARY

Following are the proposed key program elements in Town Centre Park:

1. Festival Lawn
2. Festival Hub
3. Arrival Plaza
4. Town Centre Park Plaza
5. Lafarge lake
6. Lafarge Lake South
7. Lafarge Lake North
8. Community Hub
9. Kid's Play Area
10. Water Play
11. Multisport Area
12. Tennis Courts
13. Volleyball
14. Works Yard
15. Skatepark
16. Inspiration Gardens
17. Garden Walk
18. Sports Hub
19. North-South Park Promenade
20. East-West Park Promenade
21. Parking Lot A
22. Parking Lot B
23. Parking Lot C
24. Parking Lot D
25. Parking Lot E
26. Trevor Wingrove Way
27. North Field House
28. Central Field House
29. Restrooms at Festival Hub
30. Restrooms at Cunnings Field



Fig.10 Land Use Summary Plan

## 3.2 DESIGN DIRECTIONS

### LAND USE PRECINCTS DESIGN DIRECTIONS

There are three distinct land use precincts with design directions: The Green Commons, The Park Core and the Sports Commons. Each precinct has a distinct character that is a sum of its individual parts and programs.

- Green Commons: Passive Recreation Zone
- Park Core: Active Recreation Zone
- Sports Commons: Premier Sports Zone

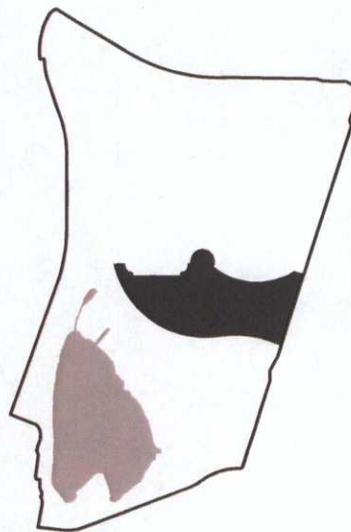
### SITEWIDE DESIGN DIRECTIONS

The proposed 13 land use design directions have been categorized into general areas that apply to the entire site.

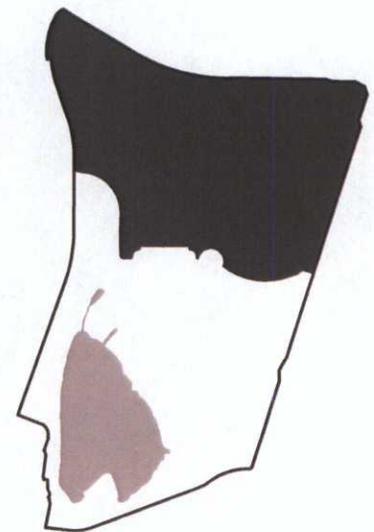
- Facilities
- Circulation
- Wayfinding
- Lighting and Safety
- Accessibility
- Nodes and Gateways
- Vehicular Circulation
- Green Infrastructure and Sustainability
- Landscape Planting
- Garden Walk
- Public Art
- Materials
- Furnishing and Elements



**GREEN COMMONS**



**PARK CORE**



**SPORTS COMMONS**



Fig.11 Promenade at Franklin D. Roosevelt Four Freedoms Park, New York



Fig.12 Vondel Park in Amsterdam

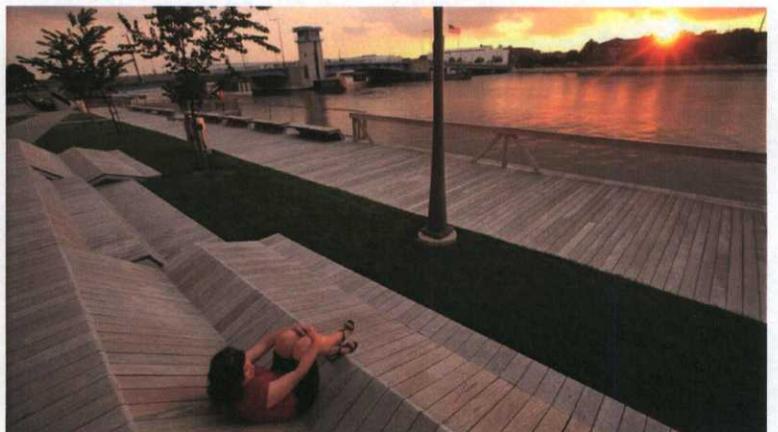
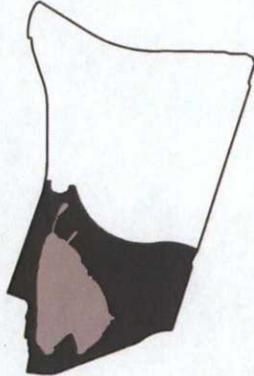


Fig.13 City Deck along the edge of Fox River in downtown Green Bay, Wisconsin

## 3.3 LAND USE PRECINCT DESIGN DIRECTIONS

### 3.3.1 GREEN COMMONS PRECINCT: PASSIVE RECREATION ZONE



Green Commons is a key recreation area for the Town Centre Park. It is composed of a number of different spaces and areas listed below. Each area provides different function and quality to the park to create a diverse and flexible green open space area. For additional detail, refer to *Appendix A*.

1. Festival Lawn
2. Festival Hub
3. Arrival Plaza
4. Town Centre Plaza
5. North and South Lafarge Lake Areas



Fig.14 Green Commons Precinct



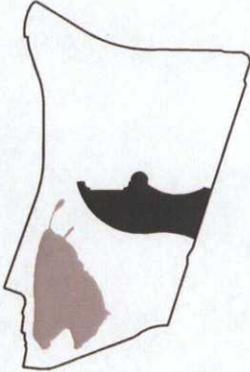
Fig.15 Flexible open space in New York's Central Park



Fig.16 New York Botanical Garden's decking and benches are made from native, sustainably harvest trees



Fig.17 Example of open lawn programming



### 3.3.2 PARK CORE PRECINCT: ACTIVE RECREATION ZONE

The Park Core is a dynamic hub of activity in the centre of the park filled with opportunities for active and social play. It also acts as a linking zone connecting the Sports Commons and Green Commons. This area is designed to host users of all ages, and continue to attract people throughout the seasons. By focusing active recreational opportunities in one area helps brand the park identity as a regional destination park for play. For additional detail, refer to *Appendix A*.

- |                    |                               |
|--------------------|-------------------------------|
| 1. Community Hub   | 6. Sand Volleyball            |
| 2. Play Area       | 7. Works Yard                 |
| 3. Water Play      | 8. Skatepark                  |
| 4. Multisport Area | 9. North-South Park Promenade |
| 5. Tennis Courts   |                               |



Fig.18 Park Core Precinct



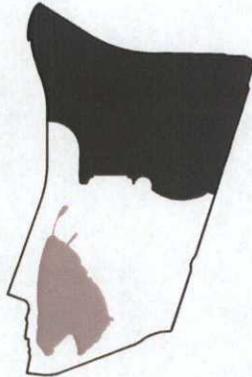
Fig.19 Integration of seating, stormwater management and circulation at Monash University's Caulfield campus



Fig.20 Example of re-imagining the park's relationship with the lake



Fig.21 Example of a lively public playground in Rotterdam



### 3.3.3 SPORTS COMMONS PRECINCT: PREMIER SPORTS ZONE

The Sports Commons area features high-quality sport fields is well organized and is a clearly defined zone. Key improvements moving forward will be focused on maintenance, facilities upgrades, and minor improvements, rather than implementing big moves in this zone. For additional detail, refer to *Appendix A*.

1. Sports Hub
2. North-South Promenade
3. East-West Promenade



Fig.22 Sports Commons Precinct



Fig.23 Example of seating areas along promenade



Fig.24 Example of iconic connector ways

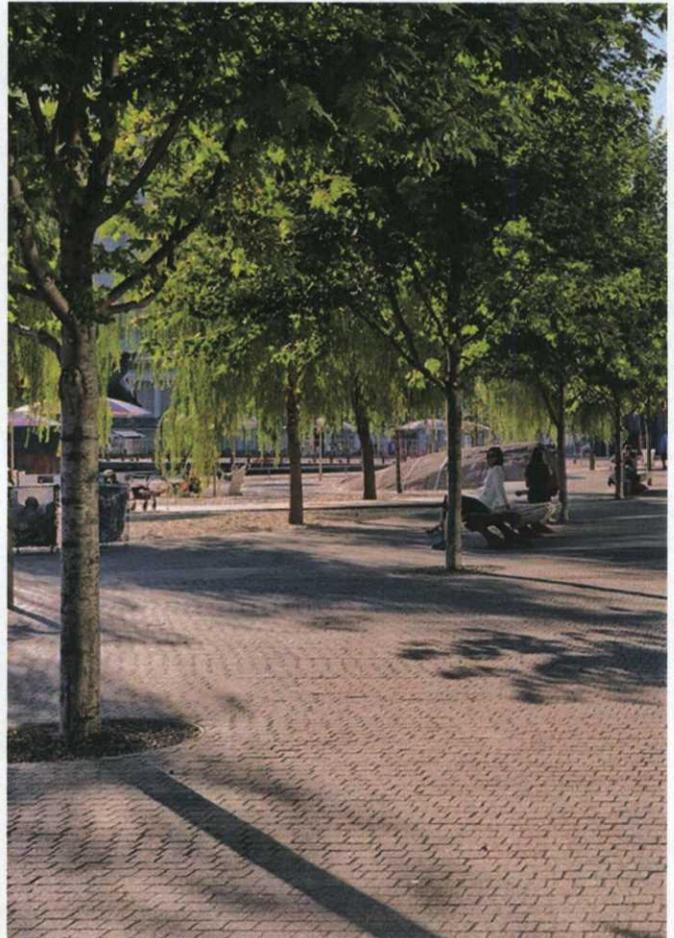


Fig.25 Village of Yorkville Park, Toronto

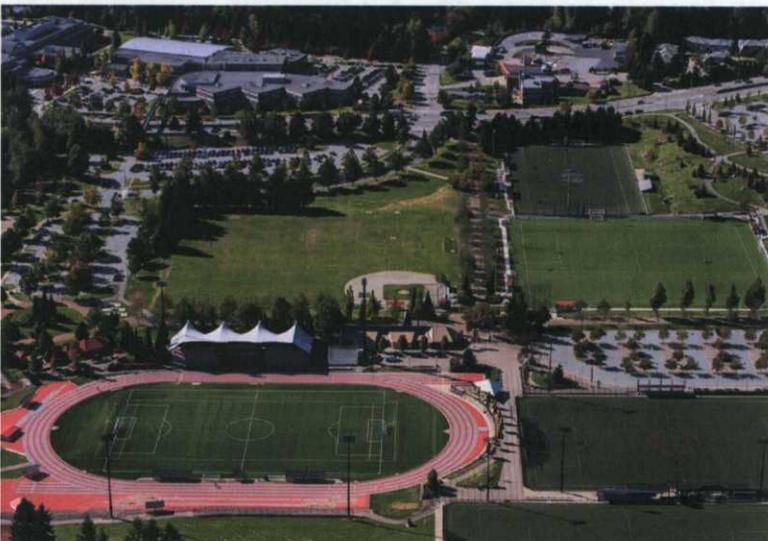


Fig.26 Existing Town Centre Park Sport Commons

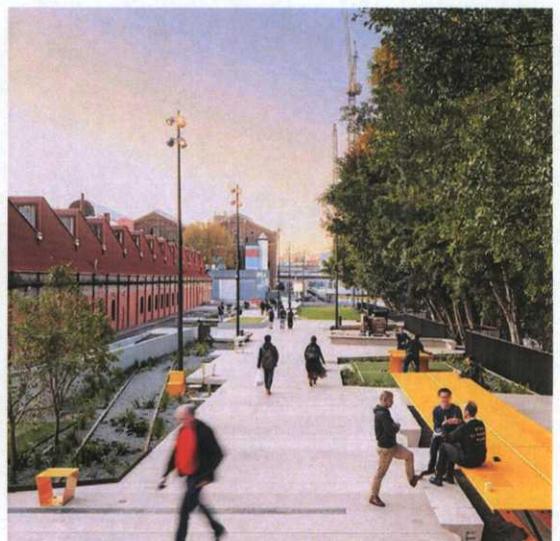


Fig.27 The Goods Line, Sydney, Australia

## 3.4 SITEWIDE DESIGN DIRECTIONS

### 3.4.1 FACILITIES

Facilities are important elements of the park that help define its identity and character, and enhance the experience and comfort of visitors. Their distribution is critical to allow for easy and direct access to washrooms from all areas of the park. For additional detail, refer to *Appendix A*.

1. Arrival Plaza
2. Evergreen Cultural Centre Restroom Access
3. Central Field House
4. North Field House
5. Restrooms at Festival Hub
6. Restrooms at Cunnings Field



Fig.28 Park facilities at Boundary Bay, BC

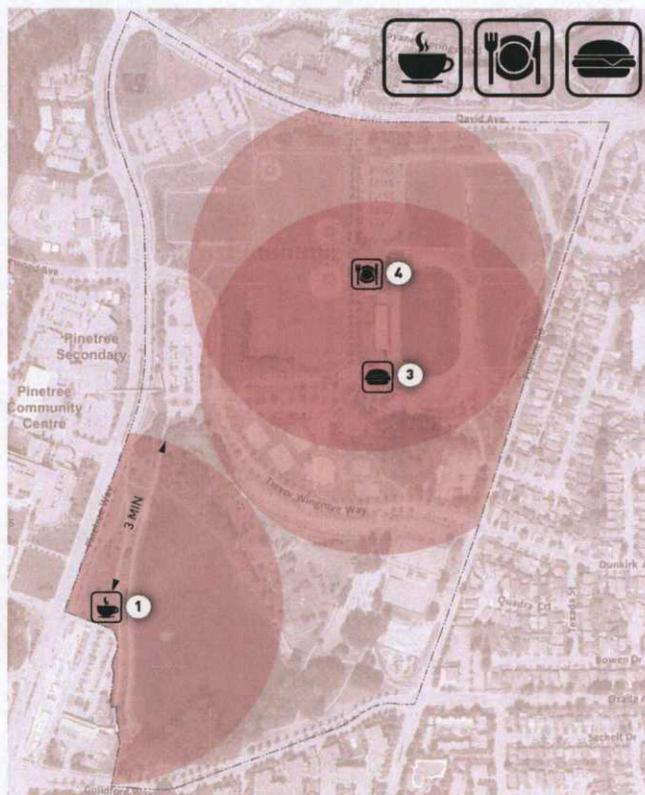


Fig.29 Food and Beverage Locations

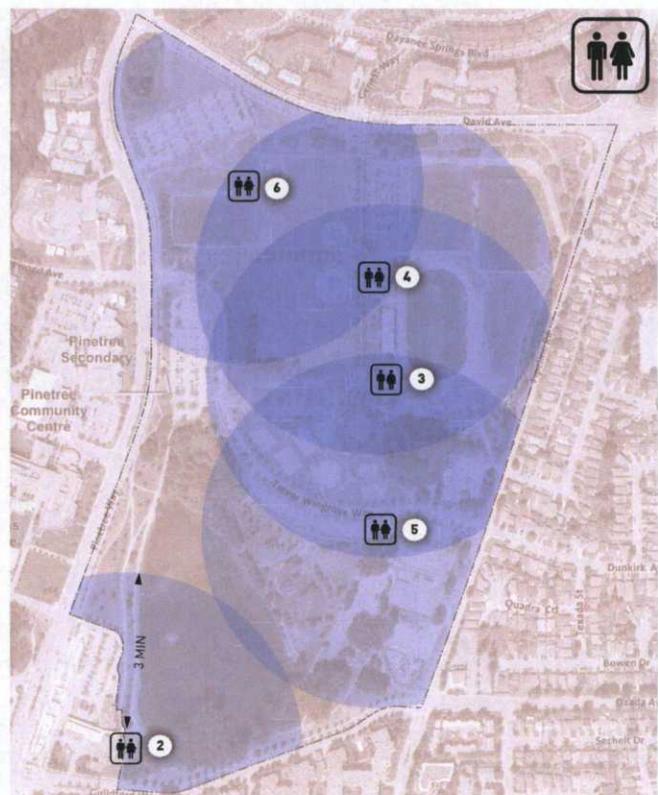


Fig.30 Restroom Locations

### 3.4.2 CIRCULATION

Town Centre Park currently has an existing set of internal pedestrian pathways and promenades. The layout and organization of these pathways create a hierarchy of circulation that connects park users from the edges to the various amenities within the park. The pedestrian circulation is proposed to be organized into a number of walking loops and promenades distinguished through a hierarchy of scale. Detailed design directions for Walking Loops can be found in *Appendix A*. The North-South Promenade and East-West Promenade design guidelines can be found in the Sports Commons Precinct section in *Appendix A*.

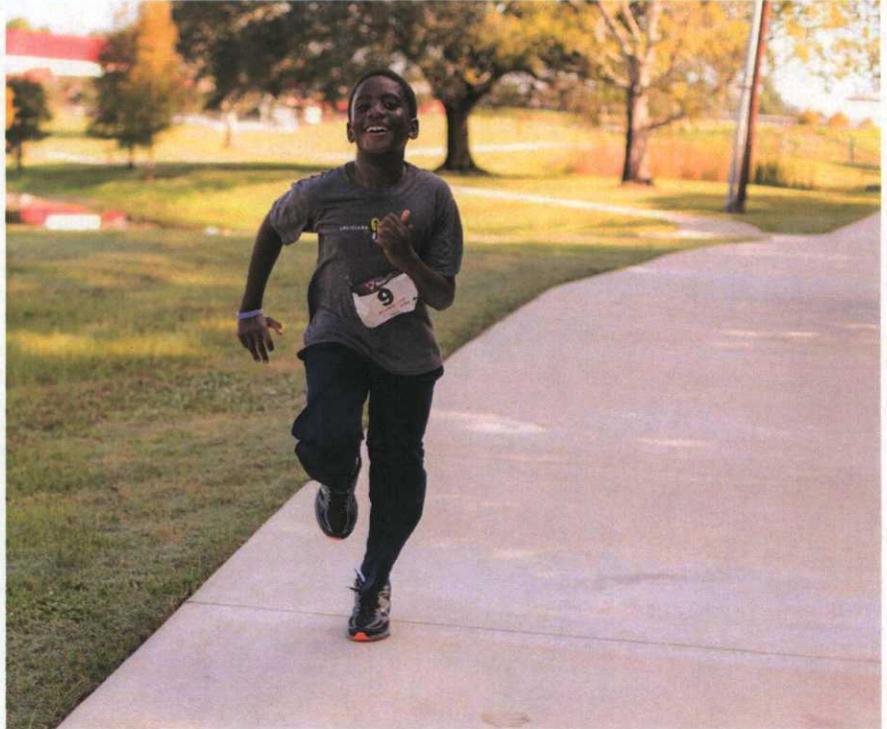


Fig.31 Concrete paving adjacent to sod lawn creates an accessible hard surface



Fig.32 Example of a mixed-use park path

### 3.4.3 WAYFINDING

It is recommended that a site-wide wayfinding strategy for Town Centre Park be developed in the early phases to address the various signage and wayfinding needs. Town Centre Park is a complex space of varying atmospheres, places and operational modes. Proposed pedestrian routes of diverse scale, celebratory spaces, plazas, hubs, nodes and tranquil areas make up the diverse spaces within Town Centre Park that will need to be addressed in terms of wayfinding to allow park users to easily access the various park amenities. Through thoughtful planning and design, wayfinding can also play a key role in the establishment of the park's identity. At a high level, a wayfinding strategy should address the following:

**Intent:**

- Clear and visible signage and wayfinding for pedestrians, cyclists and vehicles
- Development of goals and principles for wayfinding strategy
- Management and plan for implementation
- Development of wayfinding visual identity
- Defining wayfinding standards and consistency of their application
- Defining wayfinding distribution strategy and consistency of their location
- Consider the incorporation of an area on wayfinding signage to provide information on upcoming events and activities in the park



Fig.33 Example of placemaking using large signage

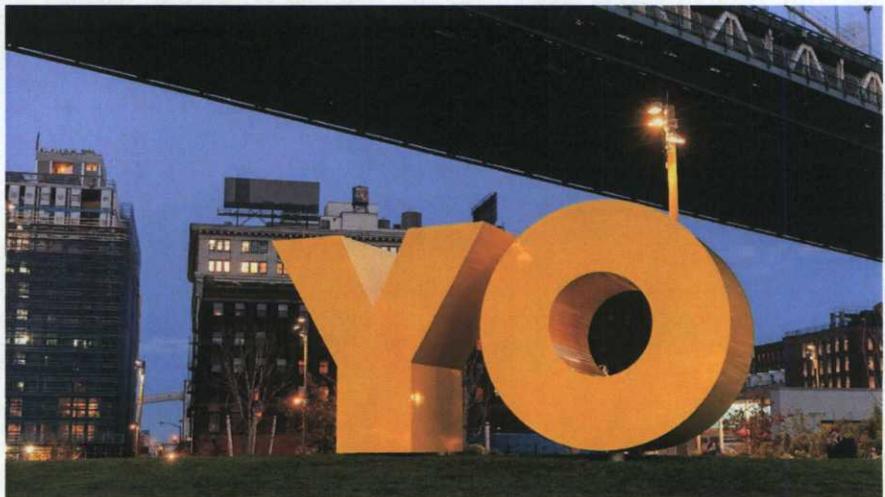


Fig.34 Whimsical Art in Brooklyn Bridge Park



Fig.35 Wireless Hill interpretive signage



Fig.36 Lidabashi Plano Landscape of Time plaza design

### 3.4.4 LIGHTING & SAFETY

Suitable, safe and pleasant lighting is a significant design feature that can enhance the security of open spaces as well as help highlight important areas such as paths and accessible areas. Appropriate lighting strategies can also be creatively utilized to add interest to open spaces by highlighting features or activities, such as public art or planting. Furthermore, lighting can express the intended usable hours of the space in the evenings as well as in changing seasons. For additional detail, refer to *Appendix A*.

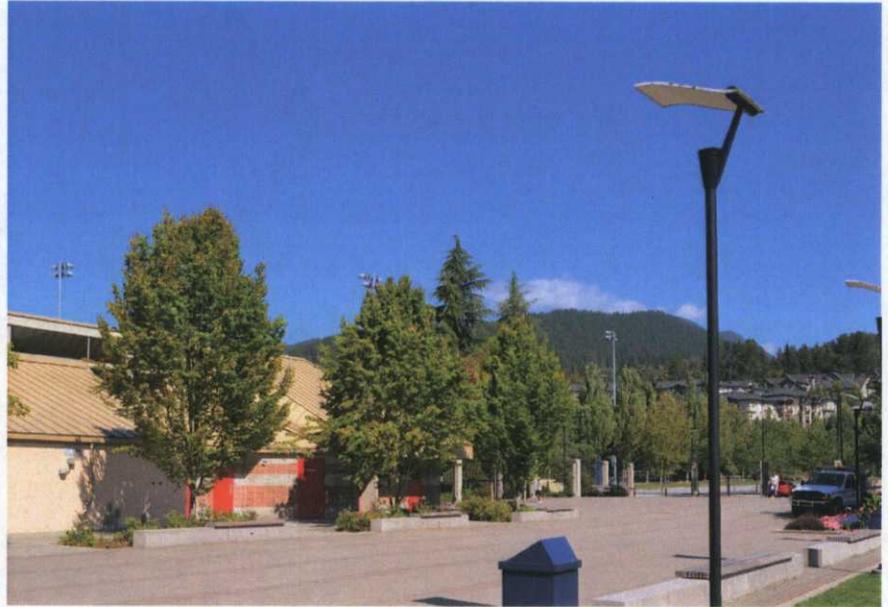


Fig.37 Example of existing light post at Town Centre Park



Fig.38 Existing lighting for outdoor programs at Town Centre Park

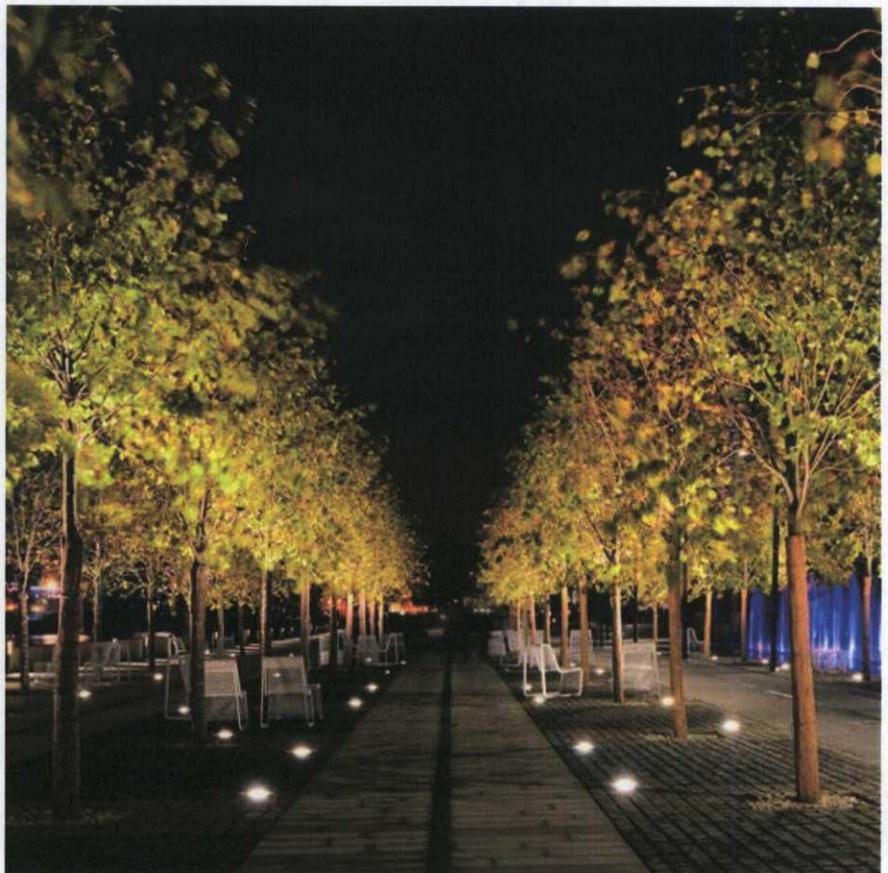


Fig.39 Example of lighting that creates a sense of place and wayfinding

### 3.4.5 ACCESSIBILITY

The redevelopment and detailed design of Town Centre Park will consider accessibility in many ways: the design of amenities to ensure inclusivity, universal design of park access routes and trails, ramps, surfaces and finishes; and techniques used for wayfinding, communication, lighting, and tactile indicators.

**Intent:**

- Incorporate universal design into the site to allow barrier-free “access for all”

For additional detail, refer to *Appendix A*.



Fig.40 Tactile paving for visually impaired users



Fig.41 Accessible play equipment



Fig.42 Wheelchair accessible park furniture

### 3.4.6 PEDESTRIAN NODES & GATEWAYS

Nodes and gateways create a sense of arrival and park identity by demarcating key thresholds that usher users into Town Centre Park. These points of emphasis can be defined with distinctive design and wayfinding elements such as signage, gates, planting, furniture, and formal plazas. These spaces can range from simple places to pass through to more formal areas to stop and enjoy. They all serve to welcome and orient users and create a cohesive identity for the park. For additional detail, refer to *Appendix A*.

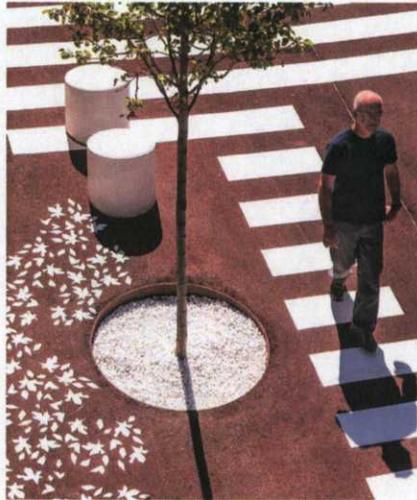


Fig.43 Example of pedestrian node

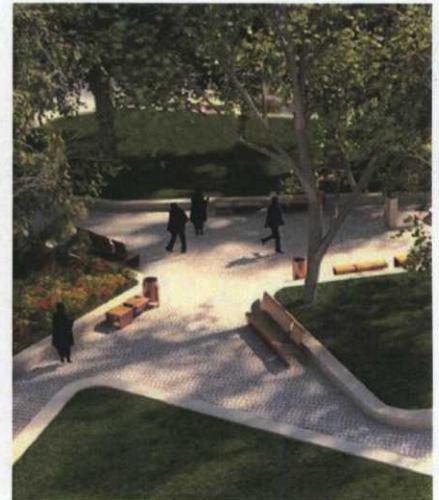


Fig.44 Seating at pedestrianized intersection



Fig.45 Sculptural park signage at Parc Blandan, Lyon

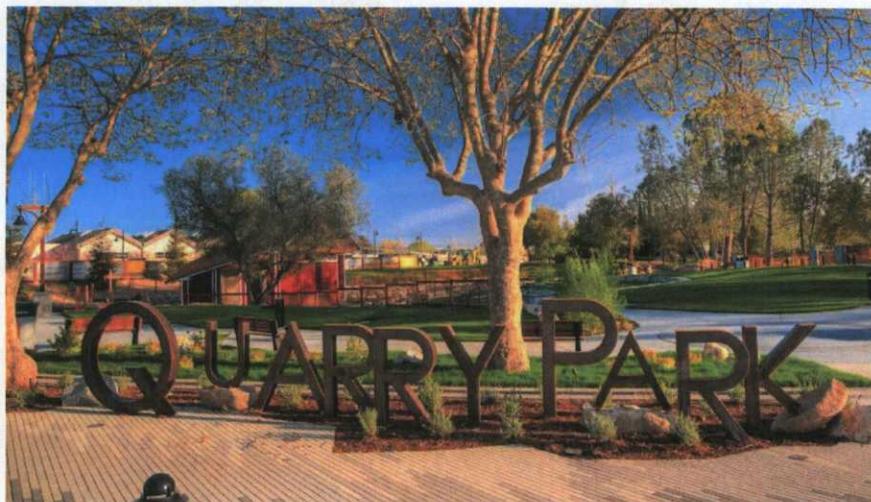


Fig.46 Iconic park signage at Quarry Park, California



Fig.47 Interesting plaza design using porous paving

### 3.4.7 VEHICULAR CIRCULATION

Vehicular circulation by park operations and delivery of event and festival equipment are important components of a successful destination park. Therefore, the vehicular circulation throughout the park will be incorporated by ensuring specific pedestrian pathways are adequately designed to be used by:

- Daily park operations
- Event and Festivals

For additional detail, refer to *Appendix A*.



Fig.48 Example of modern direction post



Fig.49 Example of planting bed in parking lot

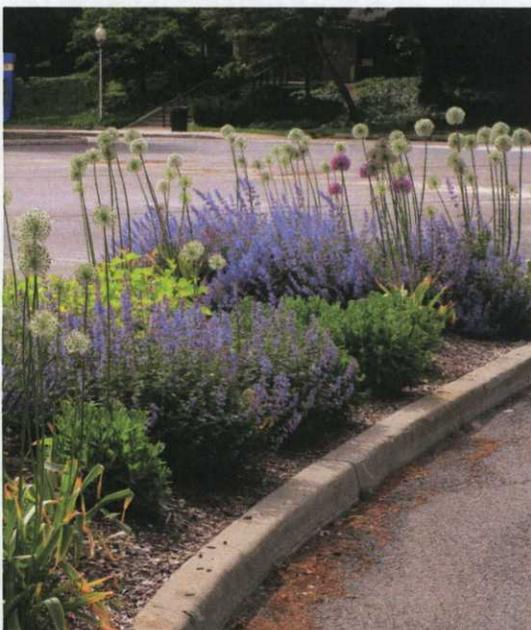


Fig.50 Example of planting bed in parking lot



Fig.51 Existing Town Centre Park signage

### 3.4.8 GREEN INFRASTRUCTURE & SUSTAINABILITY

Plants and trees provide a wide variety of benefits to parks. They create habitat for urban wildlife, improve the physical and mental wellbeing of people, reduce the urban heat island effect and improve the flora and fauna ecosystems that will continue to benefit the City of Coquitlam for years to come. For additional detail, refer to *Appendix A*.

### 3.4.9 LANDSCAPE PLANTING

A variety of plant species in the planting design throughout the park can contribute to reducing maintenance needs and help support urban wildlife. When designing, consider using plants to define spaces and direct circulation, deter wind, supply shade, buffer odors and noise, help reduce erosion and aid in managing stormwater. For additional detail, refer to *Appendix A*.



Fig.52 Interactive stormwater amenity



Fig.53 Tree-lined plaza in Toronto



Fig.54 Permeable paving in parking lot



Fig.55 Trillium ovatum



Fig.56 Polystichum munitum

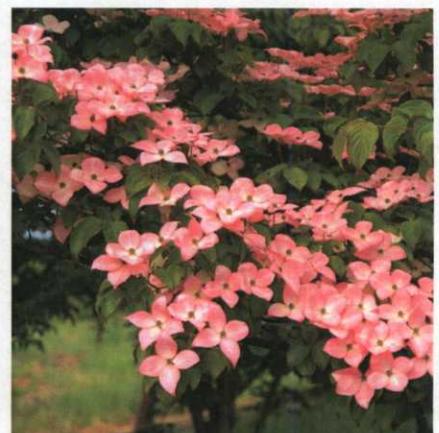


Fig.57 Cornus satomi

### 3.4.10 GARDEN WALK

The Garden Walk is a planted ribbon that extends from the Inspiration Garden, and weaves through the park and ends at Pinetree Way and Trevor Wingrove Way. The Garden Walk is a horticultural feature that will create year-round interest in the park. As this is intended as a major feature of Town Centre Park, a balance between sustainability best practices and horticultural excellence will be implemented to reflect the values of the park. For additional detail, refer to *Appendix A*.



Fig.58 Monarch butterfly on liatris



Fig.59 Hamamelis x intermedia 'Jelena' in the winter



Fig.60 Example of mass planting



Fig.61 Garden Walk connects two significant park gateways between the lake and amphitheatre

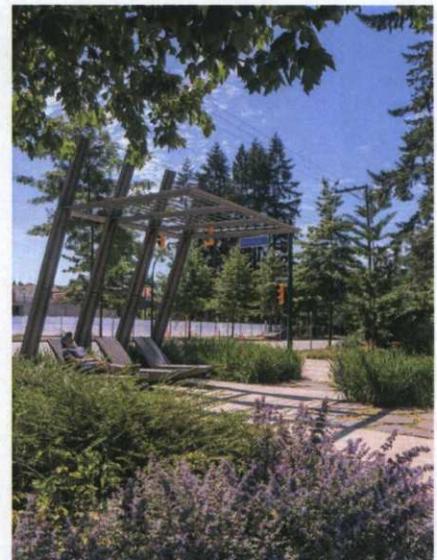


Fig.62 Evergreen shrubs provide year-round support to colourful planting

### 3.4.11 PUBLIC ART

Public art at Town Centre Park is an opportunity to enhance the park and create a sense of place by reflecting the region, environment and history of the park. The urban character of this large inner-city greenspace will be emphasized by the inclusion of site-specific public art commissions. For additional detail, refer to *Appendix A*.



Fig.63 Public art in Charleson Park as part of the Vancouver Biennale



Fig.64 Pop Rocks installed on Vancouver's Robson Street

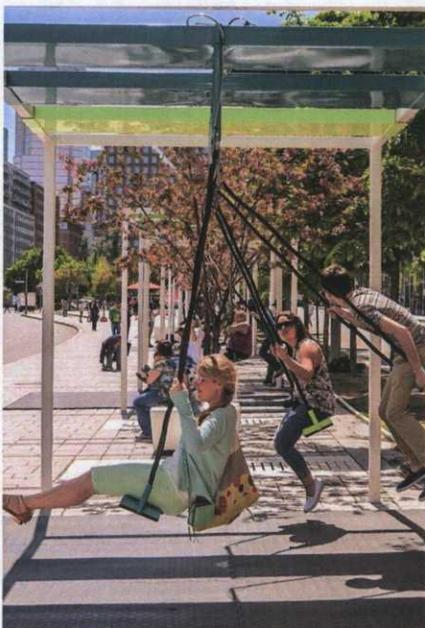


Fig.65 Bus stop swings in Montreal



Fig.66 Example of recycled rubberized play surface

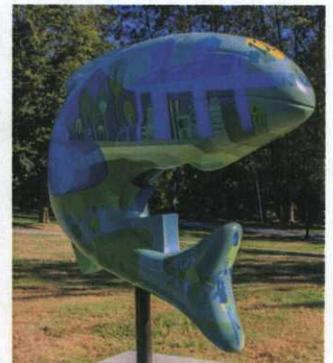


Fig.67 Public art in Coquitlam

### 3.4.12 MATERIALS

To strengthen the social role of an urban park, the site must feature materials that make the space comfortable and safe to use. High-quality, durable materials that withstand changing weather conditions are important to open spaces within the Pacific Northwest region. In Town Centre Park, requirements will vary slightly according to the specific context of each space, but overall materials will help create the design language of the site and contribute to the public atmosphere, provide comfort and encourage activity. For additional detail, refer to *Appendix A*.

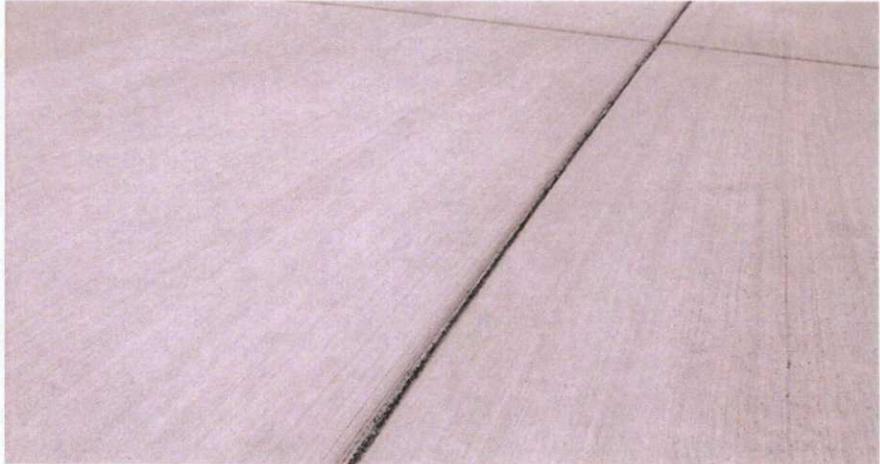


Fig.68 Example of broom finish concrete paving



Fig.69 Example of drivable pavers



Fig.70 Example of concrete walkway in a park

### 3.4.13 FURNISHINGS & ELEMENTS

Furnishings and elements serve as accessories in the park. It is critical that they support overall wayfinding and branding strategy by developing a cohesive family of products that can be recognized as a brand and provide a backdrop for feature elements such as signage. It is recommended that a site-wide furnishings strategy be developed to address the multiple needs. Town Centre Park is a complex space of many moods, places, and operational modes. Proposed major pedestrian routes, celebratory spaces, and tranquil areas make up the diverse spaces within the Park that will need to be addressed in terms of diversity of furniture available to support it. Through thoughtful planning and design, at a high level, a furnishing strategy should address the following:

- Development of goals and principles
- Develop furnishing distribution map
- Develop implementation and replacement strategy
- Defining standards and consistency of their application
- Develop typology strategy

For additional detail, refer to *Appendix A*.



Fig.71 Example of iconic seating as part of overall wayfinding and park branding



Fig.72 Example of stone gabion park furniture

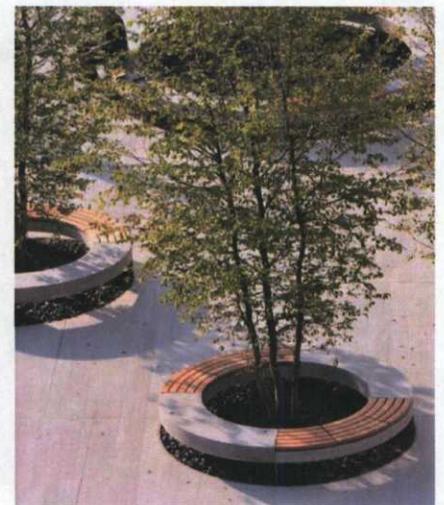


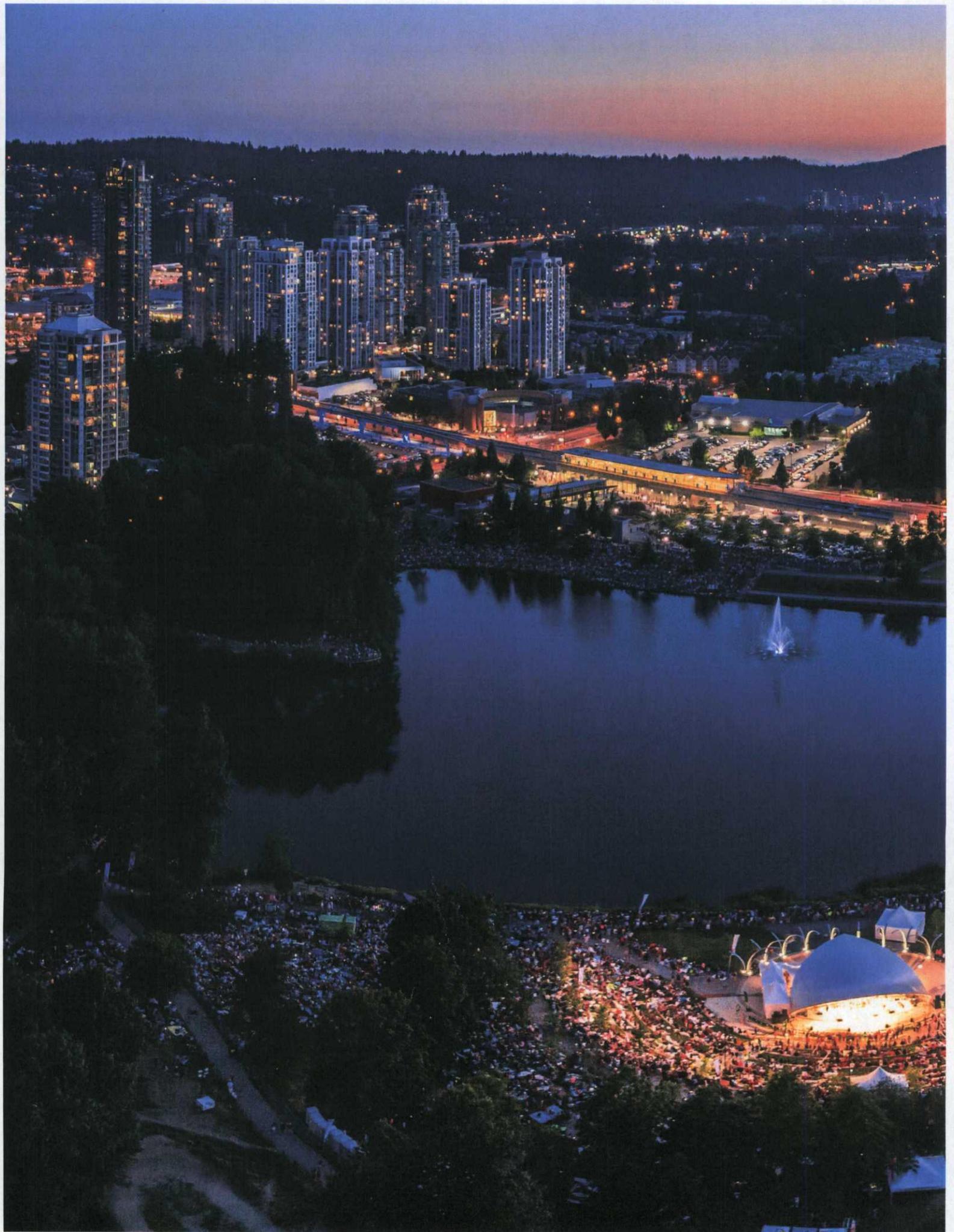
Fig.73 Integrated seating and planting

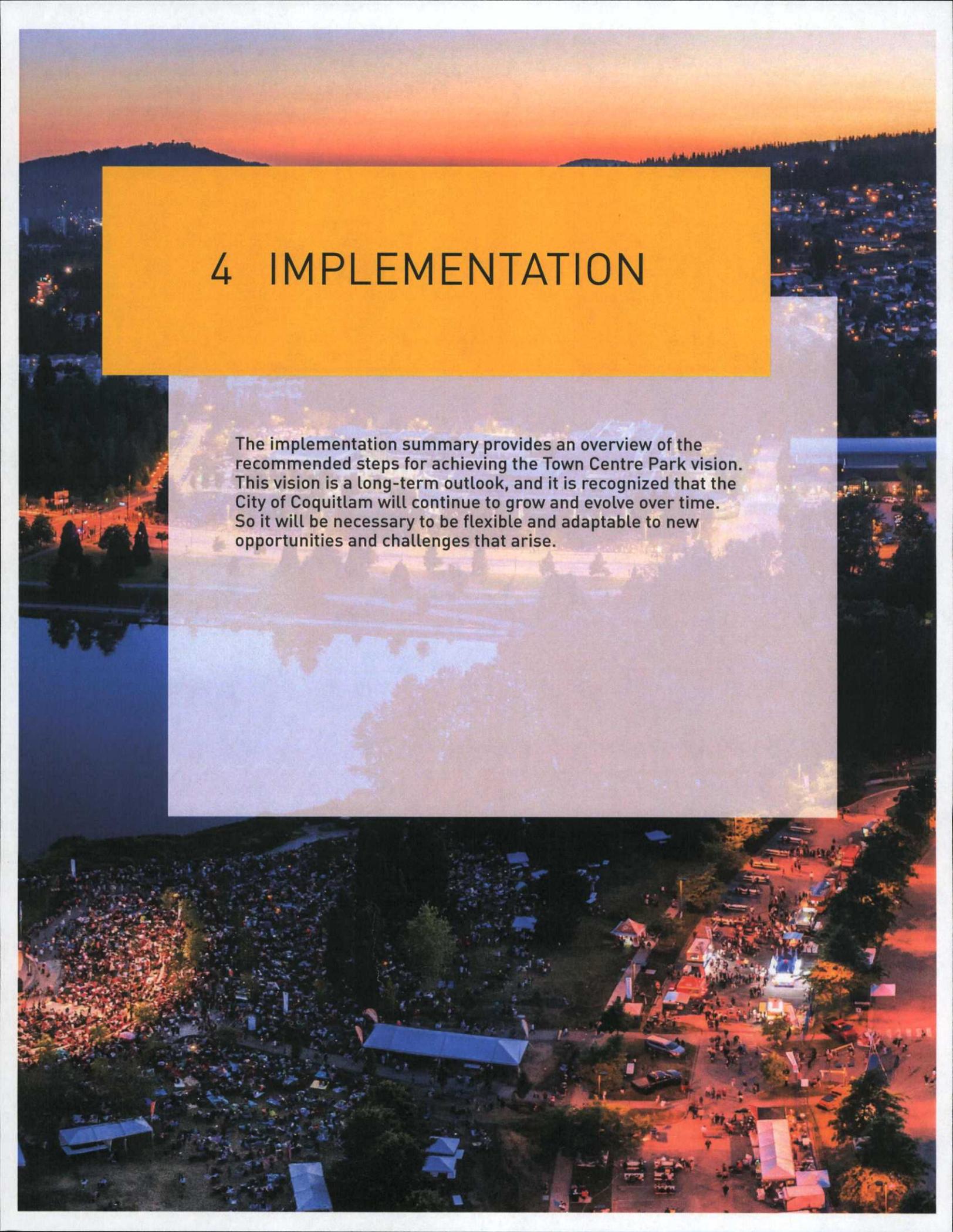


Fig.74 Contemporary bench made from metal and durable wood



Fig.75 Circular bench and tree grate



An aerial night photograph of a town, likely Coquitlam, with city lights glowing against a dark sky. In the background, a range of mountains is visible under a sunset sky with orange and red hues. The town's lights are reflected in a body of water in the foreground. A large, semi-transparent white rectangle is overlaid on the center of the image, containing the section header and a paragraph of text. The text is in a clean, sans-serif font.

## 4 IMPLEMENTATION

The implementation summary provides an overview of the recommended steps for achieving the Town Centre Park vision. This vision is a long-term outlook, and it is recognized that the City of Coquitlam will continue to grow and evolve over time. So it will be necessary to be flexible and adaptable to new opportunities and challenges that arise.

## 4.1 OVERVIEW

The plan will need to be balanced among concurrent initiatives throughout the community. As such, the projects recommended in this plan will need to be prioritized within the City's broader recreation system improvements.

The implementation of the plan will be affected by the complex use patterns in Town Centre Park and the influences of several City departments and outside organizations. While the Parks, Recreation and Cultural Services Department is the key department responsible for overseeing the plan, successful implementation will require coordination between a number of groups including, but not limited to:

- City Council;
- Park Keepers which include City staff from Park Planning and Design, Park Operations, Facilities, Cultural Services and operating partners;
- Various City Advisory Committees;
- Various City Departments.

Ongoing participation and collaboration of all these groups will be required to support successful implementation of the Master Plan.

## 4.2 IMPLEMENTATION STRATEGY

Projects are organized into three time frames:

1. Short-term Projects are anticipated to be completed between 2018 and 2022 (5 years). These projects typically garnered extensive public support and will have an immediate benefit for park users. In some cases, short-term projects must be completed prior to medium- and long-term projects (e.g. relocation of an existing use, prior to development of that area). Short-term priorities also include existing amenities that are in poor condition or in need of repair or upgrade to remain viable.
2. Medium-term Projects are recommended for 2023 to 2027 (5 years) and will require a deeper investment in Town Centre Park. Several of these projects will require strategic planning and procurement of funds from sources other than municipal capital.
3. Long-term Projects are recommended for consideration from 2028-2037 (ten years) and have lower priority or more complicating factors that may delay implementation. These include major infrastructure facilities (e.g. new field house). It is anticipated that the Master Plan will be updated in the long-term to confirm the needs of the community at that time and the recommended projects will be updated to reflect these needs.

Implementation of Master Plan projects will be provided for Council's consideration within the context of annual community planning and community-wide budget considerations. A flexible approach to implementation will be required as circumstances may expedite or delay time frames. All the projects identified to date are important to the community, and should opportunity arise, consideration to complete a project sooner may be warranted.

## 4.2.1 PRIORITIES

This section gives a proposed high-level scenario of the priorities for each action defined in the visioning process.

It is important to recognize that some areas of focus are more important than others. Below are top 5 future vision aspects of the park that have been recognized as key to achieving the long-term park vision.

Town Centre Park is:

1. A destination park in Coquitlam with its own identity, different from other parks in the city.
2. A park with healthy ecosystems and habitat for a variety of adaptive plant species, birds and wildlife.
3. Have an upgraded park core with new multisport area, and upgraded and combined play and splash area.
4. An urban oasis by providing additional quiet locations for relaxation and passive enjoyment by expanding open lawn area.
5. A place that is accessible to all with improved walking surfacing and infrastructure.

## 4.2.2 COST PLAN

The achievement of the Vision for Town Centre Park will be supported by the successful completion of improvement projects that result in early, visible enhancements and support sustained success.

Provided are estimated project costs based on experience of designing new large municipal parks over the years without verification of quantity surveyors, which has to be provided and adjusted at the time of detailed design stages for each of the areas outlined in this document. Town Centre Park is already well established and this may result in adjustments in the costs.

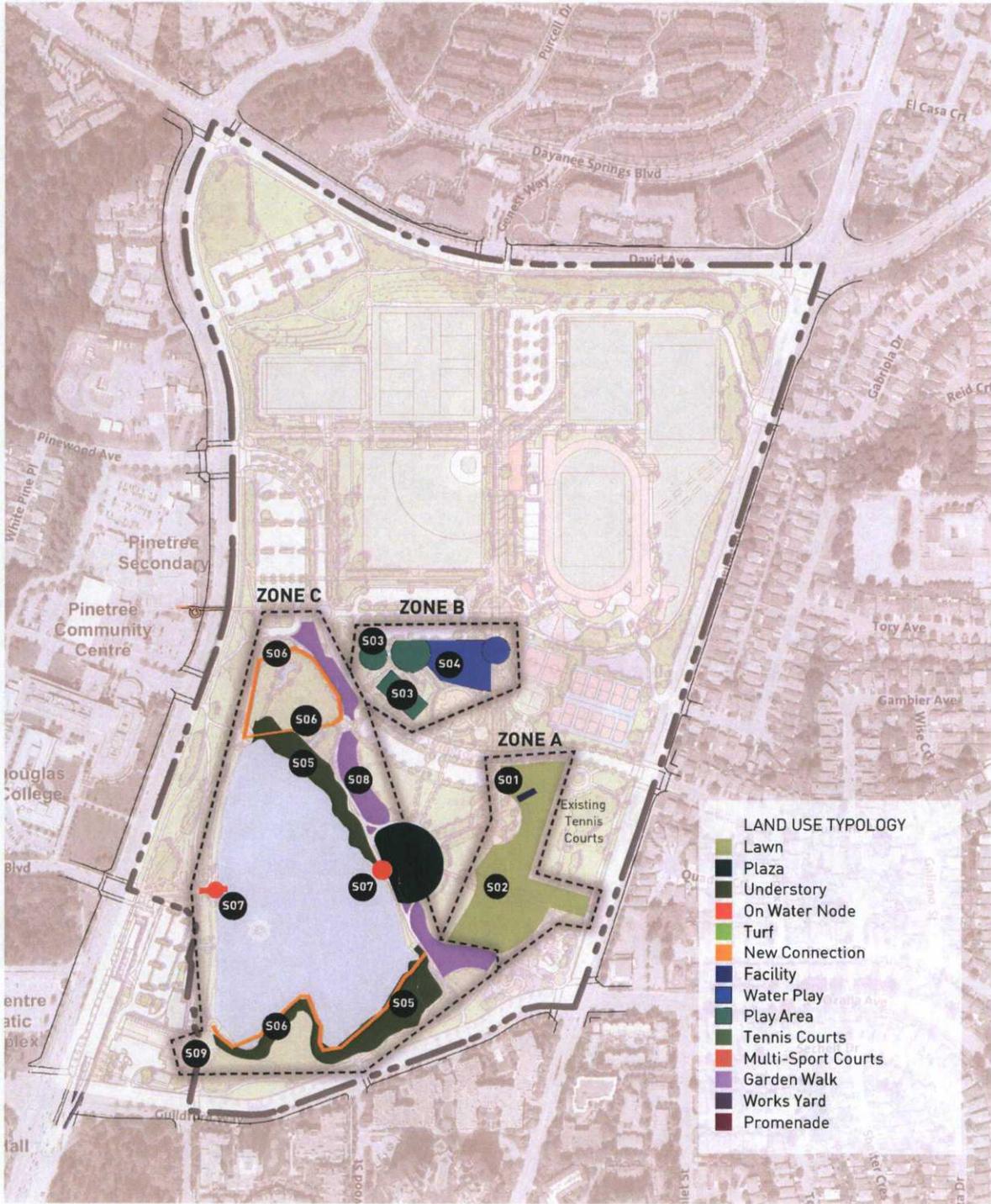
Given the guideline nature of this document, we were unable to obtain input from an architect, civil, geotechnical, electrical and structural engineers, or professional quantity surveyors without detailed design. As a result, the estimated project costs exclude elements outside of traditional landscape architectural scope such as buildings, road driving surfaces, complex retaining wall structures, parking lot lighting, and design of underground utilities and services including water, storm and sanitary sewers. Adjustments for construction cost escalation and inflation have not been included.

4.2.2.1 PRELIMINARY OPINION OF PROJECT COST

PRIORITY: SHORT TERM (2018-2022)									
Zone	Item #	Action	Location/Category	Land Use Typology	Approximate Area (m <sup>2</sup> )	Related Projects for Consideration	Guideline	Probable Cost Range	
								Low	High
A	S01	Add restroom and storage facility at future Festival Hub.	Green Commons: Festival Hub	Facility	N/A	S05	Section 3.4.1	\$600,000.00	\$1,000,000.00
	S02	Festival Lawn: Expand Festival Lawn westward into existing BMX park to provide additional open space available to a variety of park programs and activities. Improve areas to provide support for large festival events such as Canada Day celebration.	Green Commons: Festival Lawn	Lawn	10000	S04	Section 3.3.1	\$1,000,000.00	\$1,300,000.00
<b>TOTAL COST OF ZONE A PROJECTS</b>								<b>\$1,600,000.00</b>	<b>\$2,300,000.00</b>
B	S03	Expand, update and improve children's play area to include unique play elements accessible to children of all ages and abilities. Remove two existing volleyball courts and retain four Sand Volleyball Courts.	Park Core: Play Area	Play Area	4800	S02, S03	Section 3.3.2	\$1,000,000.00	\$2,500,000.00
	S04	Upgrade and expand Water Play to be dynamic and appealing for a wide range of age groups and abilities.	Park Core: Water Play	Water Area	1900	S01, S03	Section 3.3.2	\$1,200,000.00	\$3,000,000.00
<b>TOTAL COST OF ZONE B PROJECTS</b>								<b>\$2,200,000.00</b>	<b>\$5,500,000.00</b>
C	S05	Enhance the health and quality of the forested areas including the understory surrounding the lake.	Green Commons: North and South Lake Margins	Understory	10800	S07	Section 3.3.1 Section 3.4.8 Section 3.4.9	\$400,000.00	\$500,000.00
	S06	Improve pathway loop around Lafarge Lake including a new connection through the north lake area.	Green Commons: North and South Lake Margins	New Connection	3100	S06	Section 3.3.1 Section 3.4.2	\$800,000.00	\$1,500,000.00
	S07	Introduce "on the water" areas such as decks and wharfs for better access to the water as well as a dedicated location(s) for fishing.	Green Commons: North and South Lake Margins	On Water	1400		Section 3.3.1 Section 3.4.6	\$500,000.00	\$800,000.00
	S08	Garden Walk: Design a significant horticultural feature that extends from the Inspiration Garden, and weaves through the park and ends at Pinetree Way and Trevor Wingrove Way.	Town Centre Park	Garden Walk	6700	S06	Section 3.4.10	\$700,000.00	\$1,000,000.00
	S09	Create access to restroom at Evergreen Cultural Centre.	Green Commons: Evergreen Cultural Centre	Facility	N/A		Section 3.4.1	\$300,000.00	\$700,000.00
<b>TOTAL COST OF ZONE C PROJECTS</b>								<b>\$2,700,000.00</b>	<b>\$4,500,000.00</b>
	S10	Wayfinding: Develop a site-wide signage and visual identity strategy to emphasize its unique character and importance.	Town Centre Park	Strategy	N/A		Section 3.4.3	\$75,000.00	\$100,000.00
	S11	Lighting: Develop a site-wide lighting strategy for the Park to address the multiple lighting needs.	Town Centre Park	Strategy	N/A		Section 3.4.4	\$25,000.00	\$50,000.00
	S12	Operational review of parking lots and encourage multiple programming opportunities.	Town Centre Park	Strategy	N/A		Section 3.4.7	\$25,000.00	\$50,000.00
	S13	Furnishings and Elements: Develop a site-wide furnishing be developed to address the multiple needs.	Town Centre Park	Strategy	N/A		Section 3.4.13	N/A	N/A
	S14	Emphasize park system of looped park paths through consistent pathway surface treatments, colours, nodes and wayfinding signage.	Town Centre Park	Strategy	N/A		Section 3.4.2	N/A	N/A
	S15	Material Quality: Introduce unique and cohesive identifying colours and material palette for the park, to be used to create a sense of place through repeated use on park elements.	Town Centre Park	Strategy	N/A		Section 3.4.12	N/A	N/A
	S16	Provide more open space and amenities for informal recreation and picnicking.	Town Centre Park	Strategy	N/A		Section 3.3.1 Section 3.4.1 Section 3.4.13	N/A	N/A
	S17	Weather Protection: Use durable, well-designed materials and appropriate landscaping to make the site more comfortable for users and increase the longevity of site elements over time.	Town Centre Park	Strategy	N/A		Section 3.4.12 Section 3.4.13	N/A	N/A
<b>TOTAL COST OF ALL STRATEGIES</b>								<b>\$125,000.00</b>	<b>\$200,000.00</b>
<b>TOTAL COST OF SHORT TERM PRIORITY PROJECTS</b>								<b>\$6,625,000.00</b>	<b>\$12,500,000.00</b>

Notes:

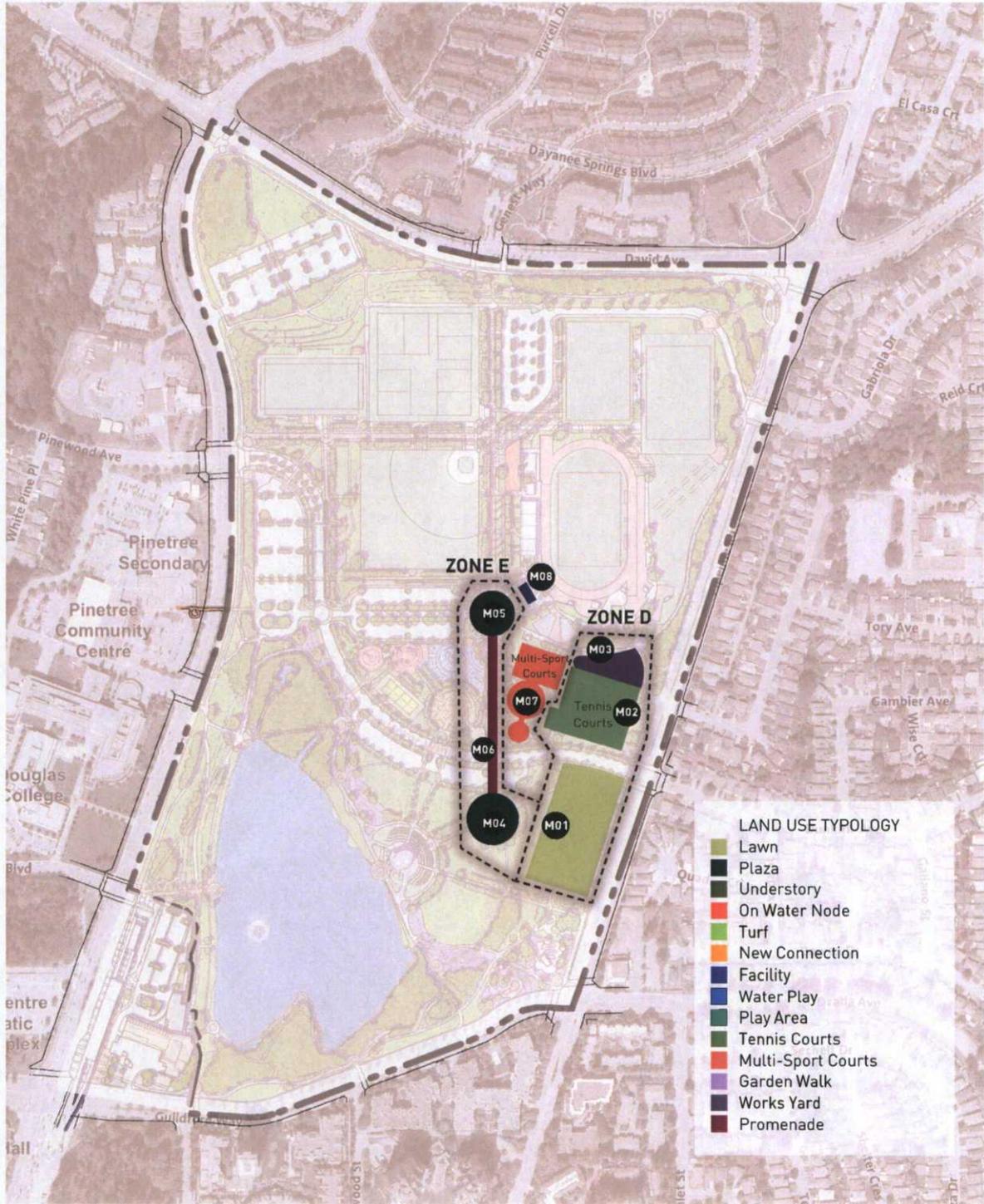
Adjustments for construction cost escalation and inflation are not included.



**PRIORITY: MEDIUM TERM (2023-2027)**

Zone	Item #	Action	Location/ Category	Land Use Typology	Approximate Area (m <sup>2</sup> )	Related Projects for Consideration	Guideline	Probable Cost Range	
								Low	High
D	M01	Festival Lawn: Expand Festival Lawn into the existing Tennis Courts to complete the open space available for a variety of park programs and activities.	Green Commons: Festival Lawn	Lawn	10000	M02, M03	Section 3.3.1	\$750,000.00	\$1,000,000.00
	M02	Tennis Courts: Relocate Tennis courts to the Park Core area along Pipeline Road to allow for open space expansion and more focused active recreation in the central area.	Park Core: Tennis Courts	Tennis Courts	5800	M01, M03	Section 3.3.2	\$3,000,000.00	\$4,000,000.00
	M03	Works Yard: Relocate Parks Works Yard and Recycling Centre.	Park Core: Works Yard and Recycling Centre	Works Yard	1900	M01, M02	Section 3.3.2	\$900,000.00	\$1,200,000.00
<b>TOTAL COST OF ZONE D PROJECTS</b>								<b>\$4,650,000.00</b>	<b>\$6,200,000.00</b>
E	M04	Festival Hub: Design a plaza space for gathering and events at open lawn area. Improve Pedestrian circulation to and from Amphitheatre area.	Green Commons: Festival Hub	Plaza	2500	S04	Section 3.3.1	\$1,500,000.00	\$2,000,000.00
	M05	Community Hub: Repurpose existing space in front of the central concession building to become a Community Hub.	Park Core: Community Hub	Plaza	1800	S02, M08	Section 3.3.2	\$1,500,000.00	\$1,900,000.00
	M06	North-South Park Promenade: Create Promenade from Community Hub to Festival Hub.	Park Core: North-South Promenade	Promenade	1700	S02, M04, M05, M07	Section 3.3.2	\$1,000,000.00	\$1,500,000.00
<b>TOTAL COST OF ZONE E PROJECTS</b>								<b>\$4,000,000.00</b>	<b>\$5,400,000.00</b>
	M07	Multisport Courts: Provide two full-sized Multisport Courts.	Park Core: Multisport Court	Multi-Sport Courts	3600	M02, M03, M06	Section 3.3.2	\$800,000.00	\$1,500,000.00
	M08	Central Field House: Replace existing facility at the Community Hub to provide upgraded restrooms and improved concession services.	Park Core: Central Field House	Facility	N/A	M05	Section 3.4.1	\$1,500,000.00	\$2,500,000.00
	M09	Public Art: Create opportunities for various modes of art that enhance the park and build a sense of place by reflecting the region, environment and history of the site.	Town Centre Park	Strategy	N/A		Section 3.4.11	\$250,000.00	\$500,000.00
<b>TOTAL COST OF MEDIUM TERM PRIORITY PROJECTS</b>								<b>\$11,200,000.00</b>	<b>\$16,100,000.00</b>

Notes:  
Adjustments for construction cost escalation and inflation are not included.

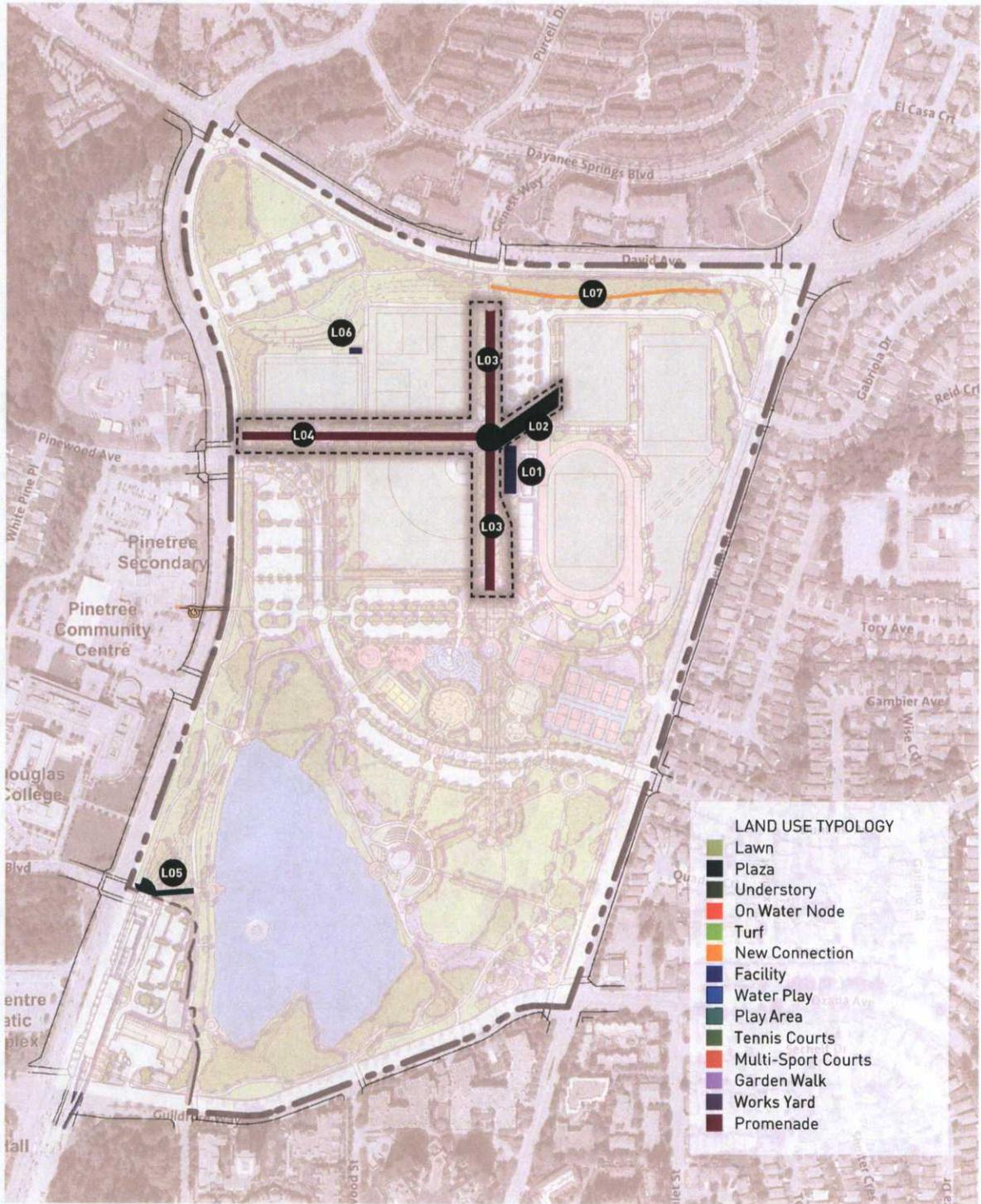


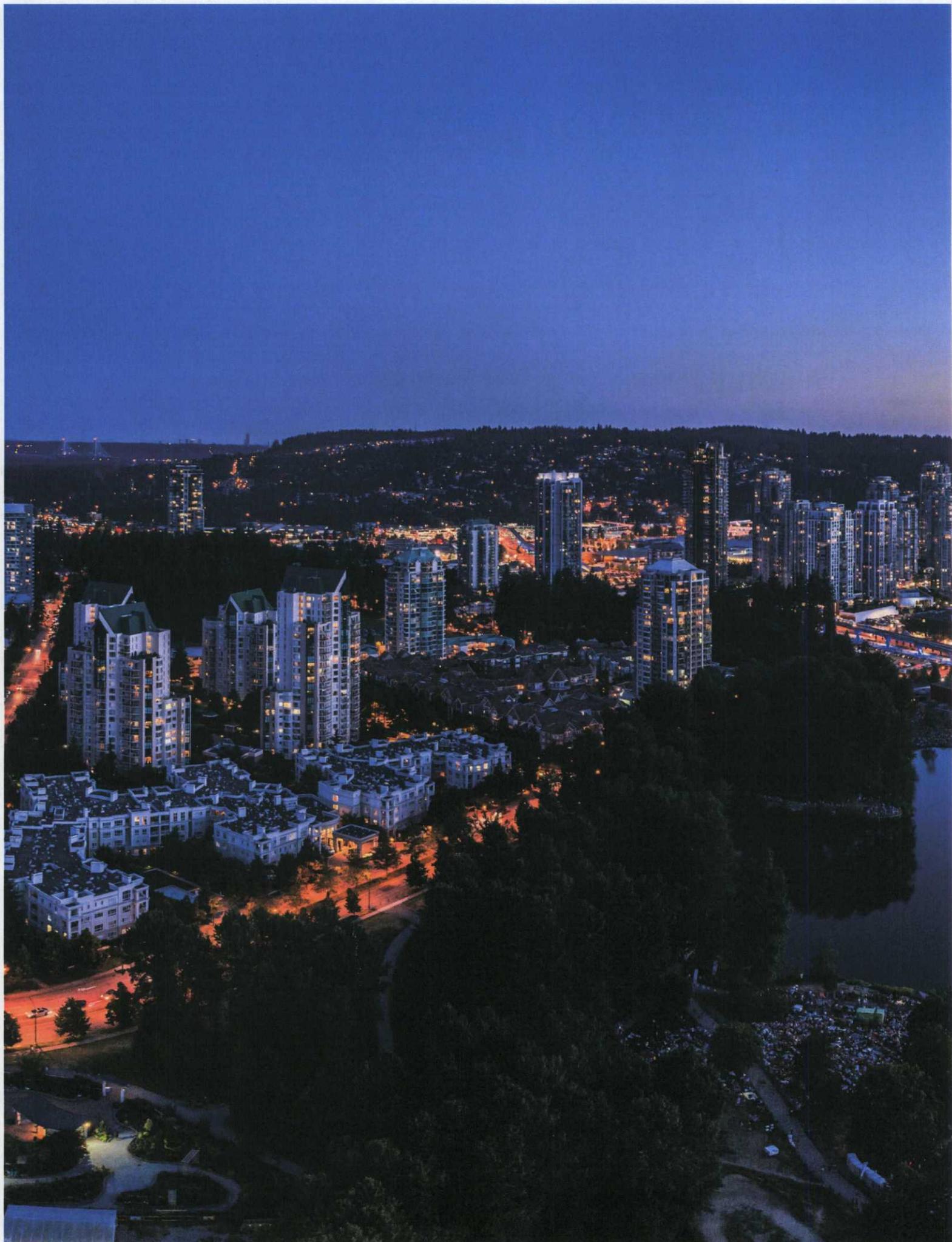
**PRIORITY: LONG TERM (2028-2037)**

Zone	Item #	Action	Location/ Category	Land Use Typology	Approximate Area (m <sup>2</sup> )	Related Projects for Consideration	Guideline	Probable Cost Range	
								Low	High
	L01	North Field House: Replace existing facility at Sports Hub with storage, restrooms, restaurant, concession and viewing decks.	Sports Commons: North Fieldhouse	Facility	N/A	L04	Section 3.4.1	\$2,500,000.00	\$4,000,000.00
F	L02	Sports Hub: Repurpose existing space in front of the north concession building with improved facilities to serve the surrounding fields.	Sports Commons: Sports Hub	Plaza	1900	L02, L05	Section 3.3.3	\$750,000.00	\$1,500,000.00
	L03	North-South Park Promenade: Central north-south axis becomes the Park Promenade, an axis with an urban character that connects the Sports Hub to Community Hub.	Sports Commons: North-South Park Promenade	Promenade	2900	M05, L04	Section 3.3.3	\$1,000,000.00	\$1,500,000.00
	L04	East-West Park Promenade: Enhance existing connection between Pinetree Way and the Sports Hub.	Sports Commons: East-West Park Promenade	Promenade	2000	L04	Section 3.3.3	\$1,000,000.00	\$1,500,000.00
	<b>TOTAL COST OF ZONE F PROJECTS</b>								<b>\$2,750,000.00</b>
	L05	Arrival Plaza: Create an entry plaza as a point of entry from the Lafarge Lake-Douglas SkyTrain Station.	Green Commons: Arrival Plaza	Plaza	500	S08	Section 3.3.1	\$300,000.00	\$500,000.00
	L06	Add restroom and storage facility by Cunnings Field.	Sports Commons	Facility	N/A		Section 3.4.1	\$750,000.00	\$1,500,000.00
	L07	Improve the Town Centre walking loop around the park by introducing a lower level path along David Ave.	Town Centre Park	New Connection	700		Section 3.4.2	\$50,000.00	\$250,000.00
	L08	Stormwater Management: Design for future climate scenarios by using permeable hard and softscapes, as well as raingardens to mitigate run-off from entering storm mains.	Town Centre Park	Strategy	N/A		Section 3.4.8	N/A	N/A
	L09	Vehicular Circulation: Explore potential incremental closure of Trevor Wingrove Way with pilot projects and special events to test long term option of limiting vehicular access through the park.	Town Centre Park	Strategy	N/A		Section 3.4.7	N/A	N/A
<b>TOTAL COST OF LONG TERM PRIORITY PROJECTS</b>								<b>\$11,850,000.00</b>	<b>\$19,750,000.00</b>

**Notes:**

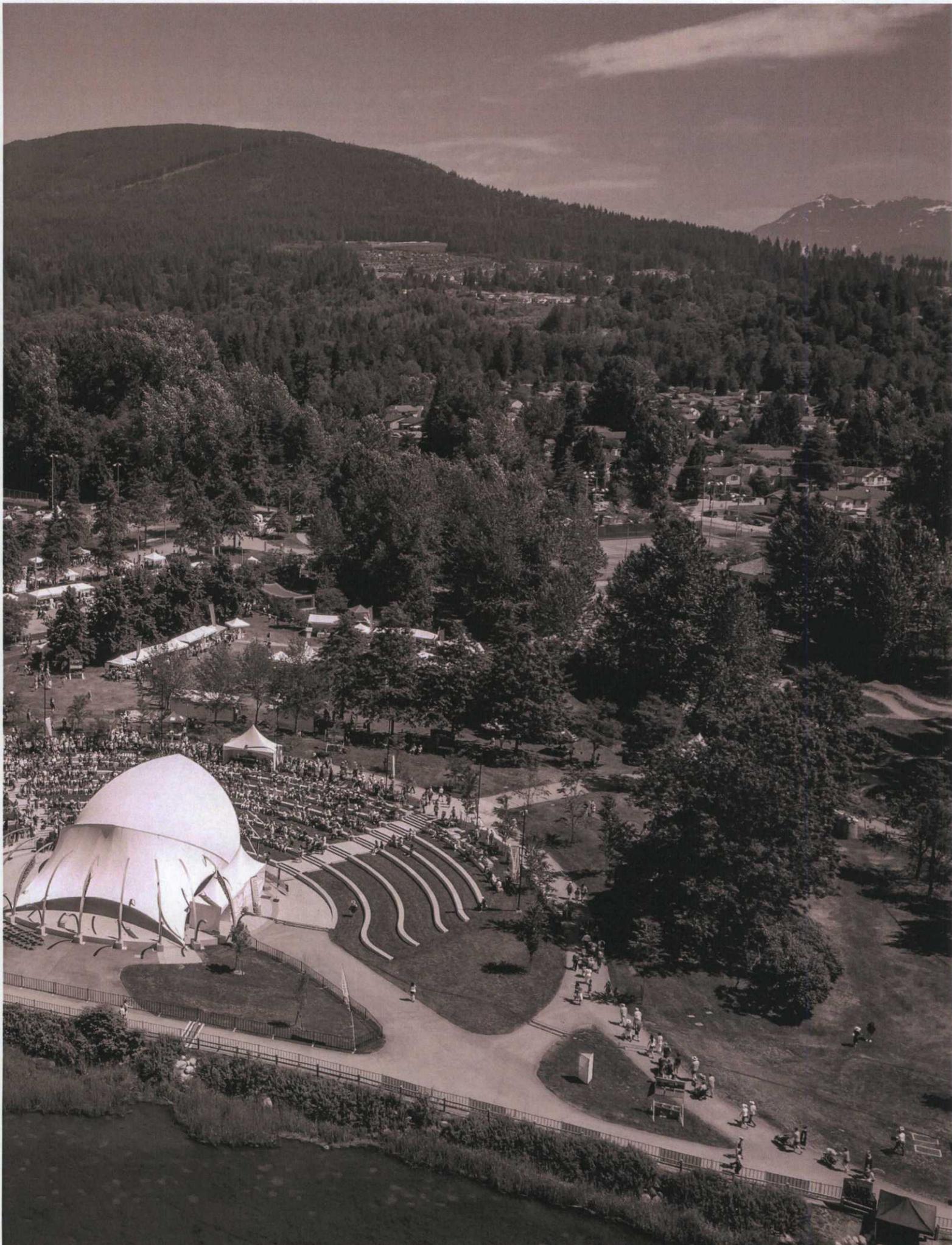
Adjustments for construction cost escalation and inflation are not included.

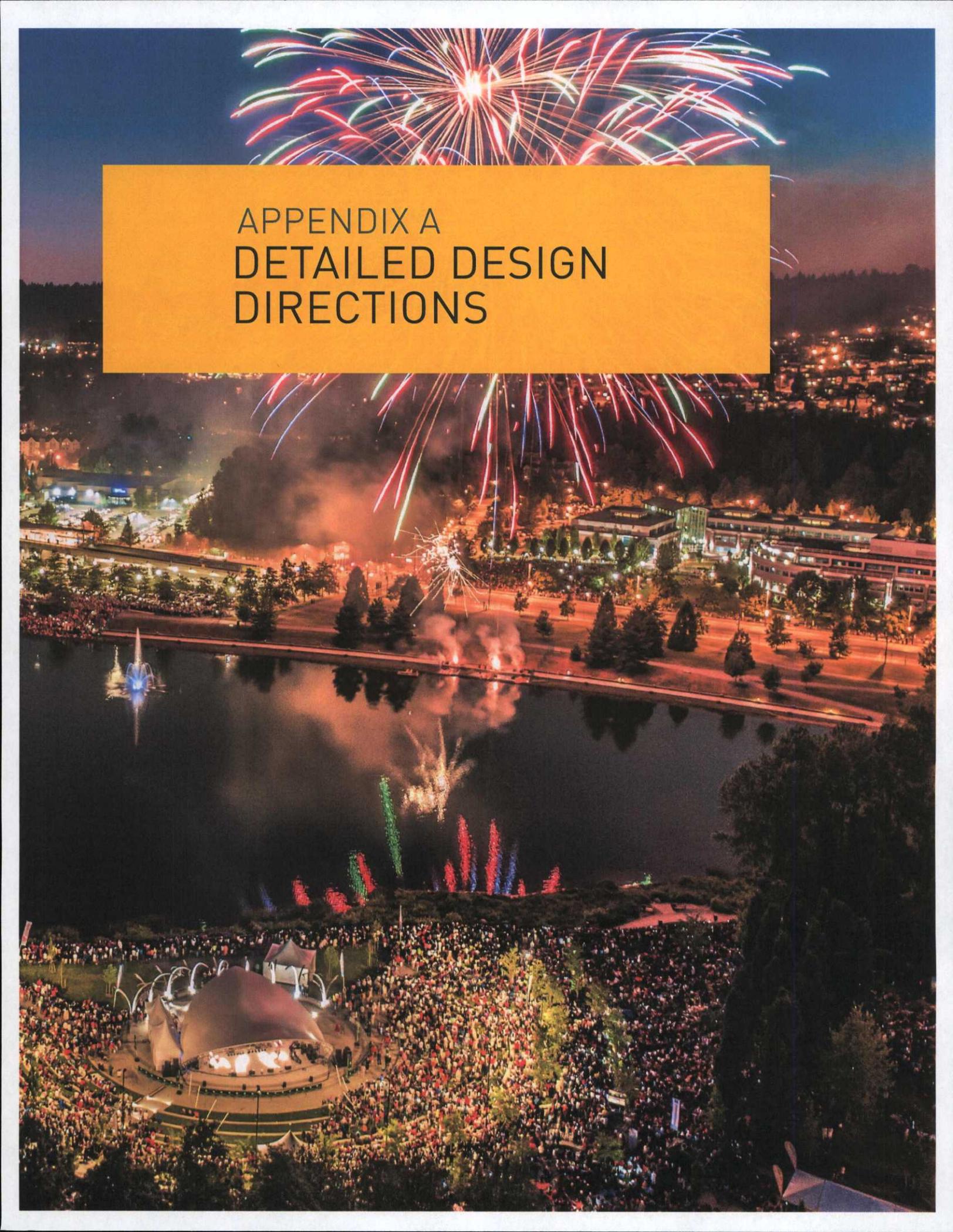




# APPENDIX A





An aerial night photograph of a city during a fireworks display. The sky is filled with vibrant, multi-colored fireworks (red, green, blue, white) exploding in various patterns. Below the fireworks, a large body of water reflects the lights. In the foreground, a massive crowd of people is gathered on a grassy area, surrounding a large, illuminated, dome-shaped structure that appears to be a stage or performance area. The city lights and buildings are visible in the background, creating a festive and celebratory atmosphere.

APPENDIX A  
DETAILED DESIGN  
DIRECTIONS

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# 1 LAND USE PRECINCT DETAILED DESIGN DIRECTIONS



# 1.1 GREEN COMMONS PRECINCT: PASSIVE RECREATION ZONE

## 1.1.1 FESTIVAL LAWN

Festival Lawn will be created by the eventual relocation of the BMX park to another appropriate park site and expanding the open lawn area further to the east towards Pipeline Road. The resulting expanded lawn area will offer new park space for passive recreation activities such as flying kites, playing games, picnicking, and relaxing. During large festivals and other community gatherings and events, Festival Lawn can be readily setup as one or two outdoor performance venues with temporary stages and permanent support facilities, including water, electricity, and nearby washrooms.

### Intent:

- Promote passive recreation in the urban core
- Increase open green space
- Provide improved area for festivals and events
- Open and clear lines of vision and points of destination
- Improve and expand horticultural planting beds and urban forest
- Facilitate a space for open programming usable year-round

### Character and Scale:

- Character: Open and flexible lawn area acting in urban park
- Size and scale: Up to 40,000m<sup>2</sup>
- Geometry: as per diagram

### Recommendations:

- Improve pedestrian circulation to and from Amphitheatre area by providing pedestrian and drivable paths
- Retain and enhance the appeal and comfort of the open lawn area
- Improve site drainage
- Provide facilities for everyday passive recreation activities
- Provide support for large festival events such as Canada Day celebration with improved extended and level lawn areas
- Provide universally accessible pathways
- Provide water and electricity for events
- Irrigate active and programmable lawn areas
- Consider large and small audience capacity
- Provide washroom facilities in the area
- Plant a variety of trees to provide shade and year round seasonal interest

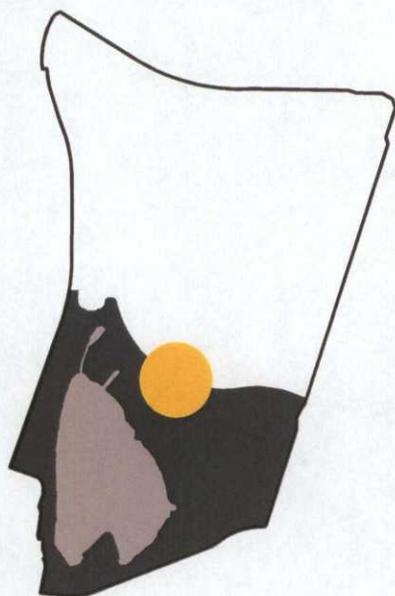


Fig.1 Festival Lawn area

**Elements:**

- Picnic tables
- Drinking fountains
- Pedestrian lighting
- Benches
- Waste receptacles

**Programming and Uses:**

- Passive
  - Recreation such as relaxing, flying kites
  - Informal play such as pickup soccer
  - Barbecuing
  - Picnicking
  - Dog walking
- Programmed
  - Festivals and events
  - Concerts
  - Seasonal light displays

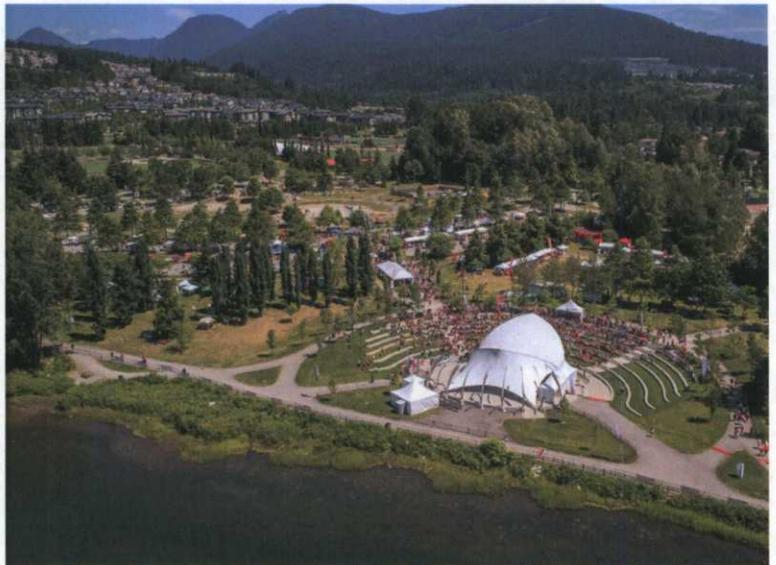


Fig.2 Town Centre Park Plaza, Town Centre Park, Coquitlam



Fig.3 Visualization of the proposed Festival Lawn and Festival Hub with LaFarge Lake in the background

## 1.1.2 FESTIVAL HUB

Festival Hub functions as a new urban gathering space in the park, featuring comfortable seating, public art, high quality paving and lighting. It is intended as a place where one, can access Wi-Fi, read a book or chat with friends and neighbours. Festival Hub is envisioned as having a flush surface to ensure accessibility for all. The southern edge of Festival Hub integrates with Festival Lawn and remains visually connected to the back of the Amphitheatre Stage. The northern edge of Festival Hub will integrate with the new urban promenade leading to Celebration Hub across Trevor Wingrove Way, creating a large contiguous hard-surface area for expansion during festivals and events. Festival Hub, in combination with the Festival Lawn, will have built-in infrastructure to support events including lighting, water and electricity.

### Intent:

- To foster sense of community by providing large gathering space for Coquitlam's urban core that supports diverse social engagement of all character and scale
- To improve and expand area designated for festivals and events

### Character and Scale:

- Character: Urban gathering space in the park
- Size and scale: 1,500-1,800m<sup>2</sup>

- Geometry: It is recommended that Festival Hub is circular as part of an overall theme for park's gathering spaces

### Recommendations:

- Provide a suitable area of hard surfacing for setting up stages and events
- Provide perimeter seating with seating walls and benches
- Allow portions of the plaza to be drivable for maintenance and staging vehicles
- Provide hardscape patterning to reflect the nature of plaza as event space
- Provide shade in the form of tree canopies or structures
- All paving should be high quality and permeable when possible
- Plaza planting should emphasize colour, texture and fragrance
- Introduce flexible passive programming in the form of a water feature

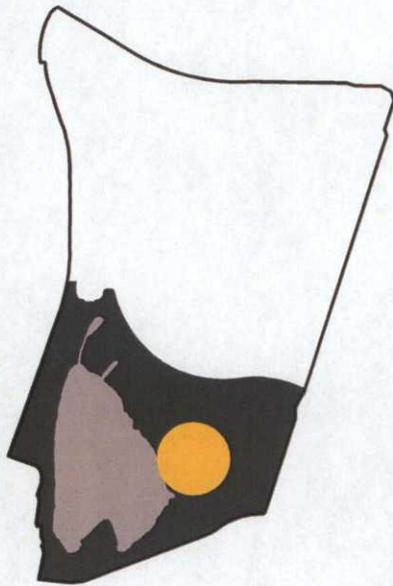


Fig.4 Festival Hub location

- Allow for organic programming by providing areas for introduction of movable elements that can be arranged by users
- Explore industrial design elements to celebrate the history of the park

**Elements:**

- Small-scale public art embedded in the landscape and surrounding elements
- Wayfinding: large scale signage and maps

- Custom and standard seating
- Hook-up for water and electricity
- Provide lighting
- Wi-Fi hook up and charging stations
- Active water feature
- Movable tables and chairs
- Bike parking
- Flag posts
- Water fountain/bottle refill

**Programming and Uses:**

- Large city- and regional-scale festivals such as Canada Day celebration, and Kaleidoscope Arts Festival

- Informal daily community gatherings
- Meeting with friends
- Outdoor exercise such as tai chi or yoga
- Rest area and passive recreation zone on non-programmed days
- Informal play
- Picnicking

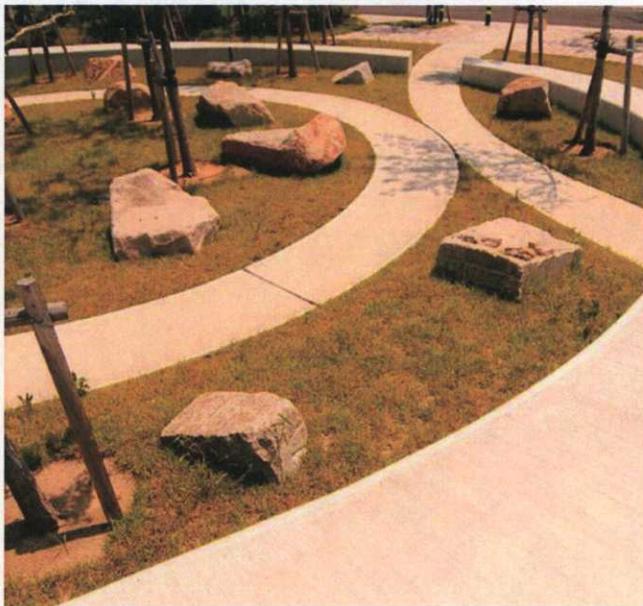


Fig.5 Example of circular plaza at Thomas Jefferson University Lubert Plaza



Fig.6 Example of gathering hub and a series of filtration bogs at Uptown Normal, Illinois

### 1.1.3 ARRIVAL PLAZA

The Arrival Plaza is the key point of entry from the Lafarge Lake-Douglas SkyTrain Station, drawing users into the park. The space invites and carries people in while also providing a place to rest or wait for friends or transit. It functions as a new urban space featuring comfortable seating, public art, high quality paving and lighting elements. Arrival Plaza is envisioned as having steps that lead users toward the lake's edge.

**Intent:**

- To increase importance of the park as a point of arrival
- To promote access to nature
- To provide clear paths of connection from transit to the park
- To improve safe access to and from the SkyTrain station
- To invite visitors to explore the park

**Character and Scale:**

- Character: Linear plaza space with stepped platforms to accommodate for grade change that leads to the lake
- Size and scale: 1,000-1,200m<sup>2</sup> total area

**Recommendations:**

- Establish a strong street presence and visibility from Pinetree Way
- Provide public art, particularly considering locally-commissioned artists
- Create an opportunity for coffee carts, food trucks or light food services
- Provide a mix of flexible open space with hard surfacing and planting
- Provide lighting
- All paving should be high quality and permeable when possible
- Provide seating in various forms, both formal and informal
- Provide green space (i.e. high-quality, low-maintenance planting) when possible to soften the space

- Explore industrial design elements to celebrate the history of the park
- Incorporate First Nations design elements

**Elements:**

- Public art
- Wayfinding using large-scale signage and maps
- Custom and standard seating
- Coffee kiosk
- Pedestrian lighting
- Catenary lighting
- Bike racks
- Water fountain/bottle refill

**Programming and Uses:**

- Possible street café zone
- Passive seating area with view towards the water

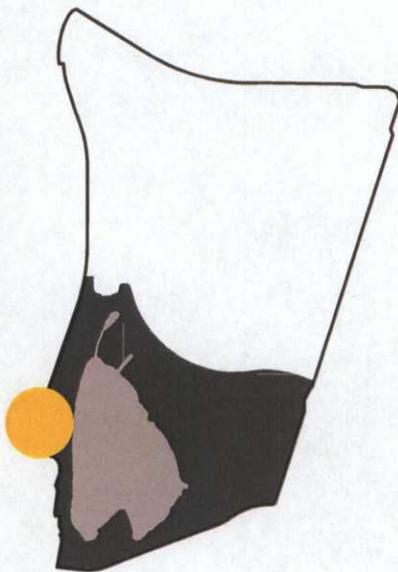


Fig.7 Location of Arrival Plaza

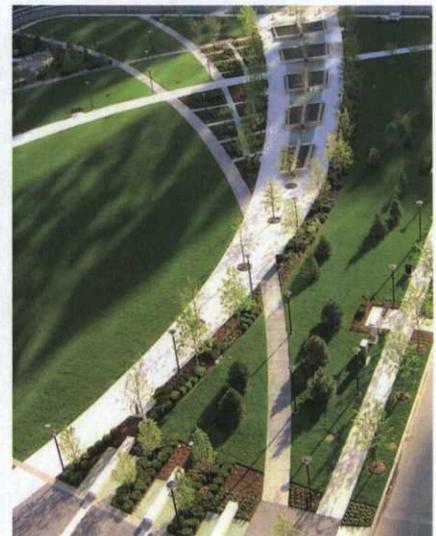


Fig.8 The Park at Lakeshore East, Chicago



Fig.9 Example of coffee kiosk

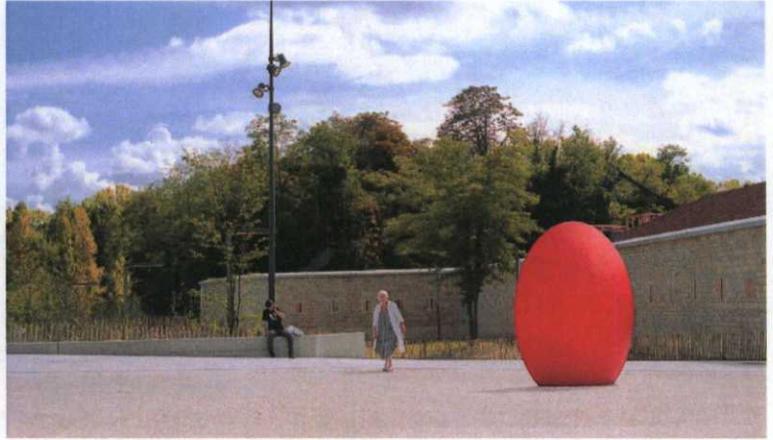


Fig.10 Award winning public art wayfinding system in Parc Blandan in Lyon, France



Fig.11 Example of a sloping square, Sjövik Square, Stockholm

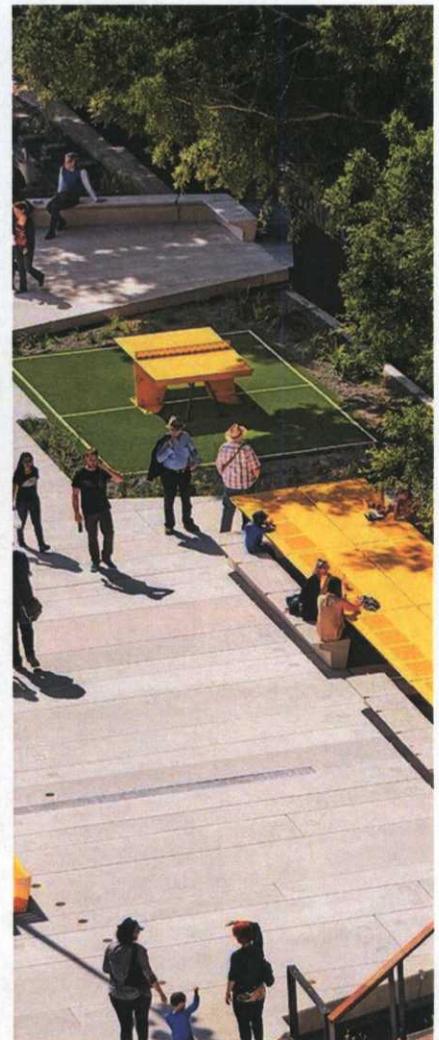


Fig.12 Example of park branding in Sydney



### 1.1.4 TOWN CENTRE PARK PLAZA

The new Plaza structure and steps constructed in 2016 is a well-designed and programmed facility. This element has been integrated into the proposed Master Plan without alteration. Some minor improvements might be necessary to allow for pedestrian circulation improvements to the expanded Festival Lawn area.

**Intent:**

- To provide performance and stage space in a park setting
- To create iconic and unique elements for the park
- To facilitate a flexible environment for organizers, setup crews and the public
- Allow for better integration of disabled access paths and disabled spots distribution in the area
- Provide permanent shade/ band shell structure for stage area
- Explore industrial design elements to celebrate the history of the park
- Provide access to the west edge of Lafarge Lake from behind the stage

**Character and Scale:**

- Character: Outdoor plaza with terraced lawn areas
- Size and scale: approximate 4,300m<sup>2</sup> area to be maintained

**Recommendations:**

- Maintain existing quality and aesthetics of Plaza space
- Integrate and adjust paths around the area to accommodate for Festival Lawn expansion

**Elements:**

- Wayfinding
- Public art
- Pedestrian lighting
- Vertical roof/ band shell structure

**Programming and Uses:**

- Performances
- Passive uses such as tai chi or reading
- Outdoor community engagement



Fig.13 Town Centre Park Plaza

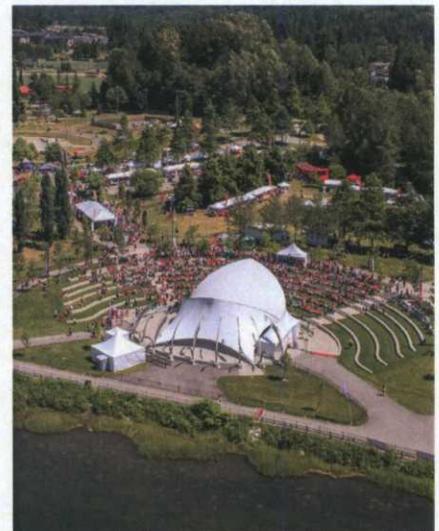


Fig.14 Canada Day celebrations

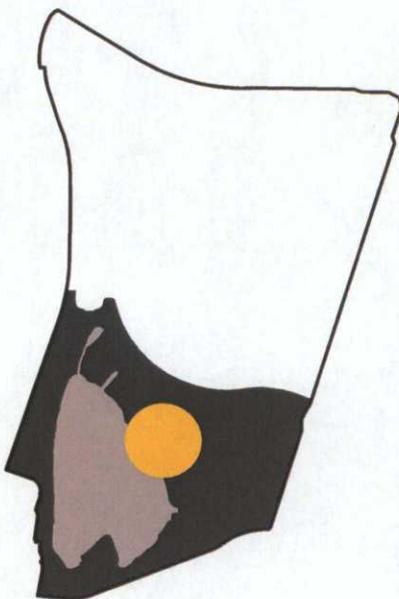


Fig.15 Town Centre Park Plaza

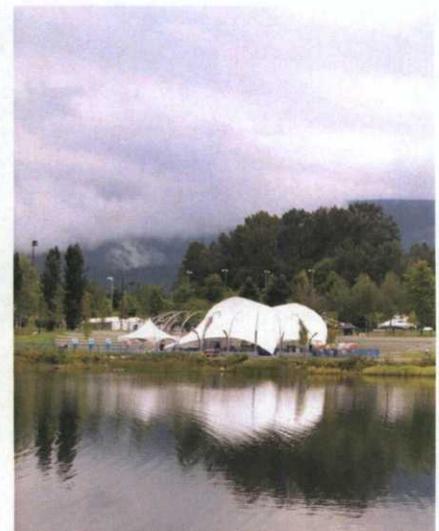


Fig.16 Existing Plaza reflected in the lake

## 1.1.5 NORTH & SOUTH LAFARGE LAKE MARGINS

Lafarge Lake is one of the most loved areas of the park. The Lafarge Lake edge will be improved with diverse understory re-vegetation and reforestation with a diversity of temperate tree species. The lake is a visual attraction and the perimeter trail provides a passive recreational opportunity in the urban centre. The southern portion of the lake is envisioned as having a multi-use boardwalk and pathways with additional docks for fishing and resting. The north side of Lafarge Lake is envisioned to have an east-west pedestrian bridge to connect to the pedestrian loop.

### Intent:

- To enhance and preserve Lake area as a primary urban body of water in the downtown core
- To provide a healthy and diverse urban forest
- To improve access to water and forest

### Character and Scale:

- Character: A mixture of seat wall edges at east and west areas and improved planted and forest edges at north and south end
- Size and scale: Maintain lake area at the same size

### Recommendations:

- Introduce "on the water" areas such as decks and wharfs for better access and connection to the water
- Provide a deck area at the extension of the Arrival Plaza
- Create an additional dedicated location for fishing to decrease user conflicts on trails
- Enhance the health and quality of the urban forest areas surrounding Lafarge Lake
- Create an accessible bridge with resting points along the east-west pedestrian connection
- Provide wider and universally accessible paths around the lake

### Elements:

- Wayfinding
- Seating: Custom and standard
- Boardwalks
- Pedestrian and low-level lighting

### Programming and Uses:

- Walking
- Fishing
- People watching
- Seasonal lights displays



Fig.17 Location of LaFarge Lake margins

### 1.1.5.1 NORTH LAKE MARGIN

#### Recommendations:

- Improve planting, urban forest and water quality in this area
- Provide pedestrian bridge connection in east-west direction
- Provide at least 1 place to stop and rest on the bridge

### 1.1.5.2 SOUTH LAKE MARGIN

#### Recommendations:

- Layered understory planting
- Diverse tree species
- Improve the existing pathways
- Maintain and expand the existing boardwalk section
- Provide a pier for fishing



Fig.18 Example of accessible waterfront programming along the Schinkel channel, The Netherlands

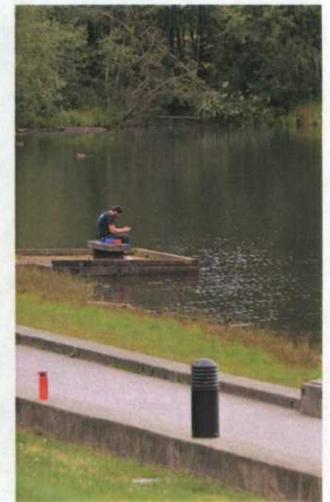


Fig.19 Existing decks along Lafarge Lake, Town Centre Park



Fig.20 Winter lights display around Lafarge Lake

## 1.2 PARK CORE PRECINCT: ACTIVE RECREATION ZONE

### 1.2.1 COMMUNITY HUB

The Community Hub is a plaza that will act as the central gathering point and informal event space within the Park Core zone. This plaza will be a common area for gathering and relaxing amidst the active recreation that surrounds it. The Community Hub is in front of the proposed Central Fieldhouse, close to parking Lot C and central within the park. This plaza will also connect the Sports Hub to the north to the Green Commons to the south.

#### Intent:

- To provide a plaza space within the Park Core
- To create a strong hub at the park centre
- To create an informal event space

#### Character and Scale:

- Character: Urban plaza
- Size and scale: 1,500-2,000m<sup>2</sup> approximate area
- Geometry: It is recommended that the Community Hub is circular as part of an overall theme for park's gathering spaces

#### Recommendations:

- Open area to users by removing planted roundabout to create a plaza space
- Establish a strong connection between the Central Field House facilities and the Community Hub
- Create an opportunity for temporary outdoor seating
- Create opportunities for small events such as a stage
- Consider screening views of parking lot C with low plantings
- Provide perimeter seating with seating walls and benches
- Provide hardscape patterning to reflect the nature of plaza as event space
- Provide lighting
- All paving should be high quality and permeable when possible

#### Elements:

- Wayfinding
- Pedestrian lighting
- Seating
- Water feature
- Water fountain/bottle refill

#### Programming and Uses:

- Gathering
- Small-scale events
- Relaxing
- Outdoor patio for the Central Field House concession stand
- Informal play in the water feature

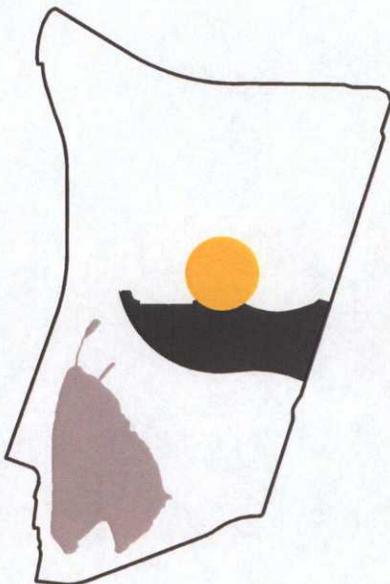


Fig.21 Community Hub

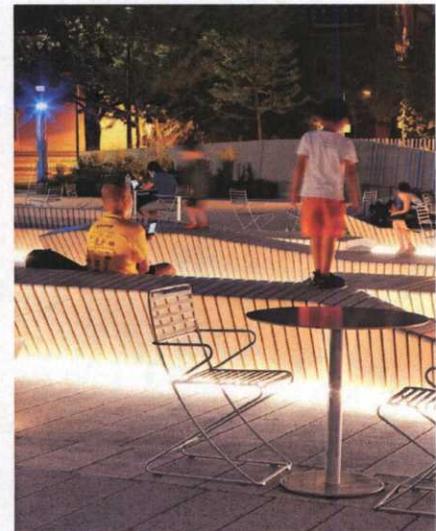


Fig.22 Benches at The Plaza at Harvard

## 1.2.2 PLAY AREA

The expansion of the Play Area is facilitated by removing two volleyball courts, and will be updated to improve children’s play opportunities. This will involve introducing a variety of inclusive natural play elements to engage the children mentally and physically. The goal of the Play Area, together with the Water Play, is to create a regional destination for children’s play, by featuring premium play equipment and innovative design.

### Intent:

- To create a unique, destination play amenity
- To provide stimulating, innovative play opportunities for children of all ages and abilities
- To use natural play principles when designing park elements
- To enable year-round use of play area

### Character and Scale:

- Character: Playground with unique elements
- Size and scale: 1,500-2,000m<sup>2</sup> approximate area
- Geometry: The geometry will be organic and rest within its surrounding context and will be organic in nature

### Recommendations:

- Utilize and showcase natural, local materials where possible
- Create safe, engaging play for a wide range of ages and abilities
- Suggest a separation of play areas by age
- Promote physical activity and the development of motor skills
- Provide shade and shelter for all-year enjoyment of the area
- Include comfortable areas for adults to supervise play
- Create a strong border around the play area that does not hinder visibility
- Consider design themes that reflect the region

### Elements:

- Playground equipment
- Seating
- Water fountain/bottle refill

### Programming and Uses:

- Play and physical health
- Social and education learning opportunities for children
- Parental monitoring

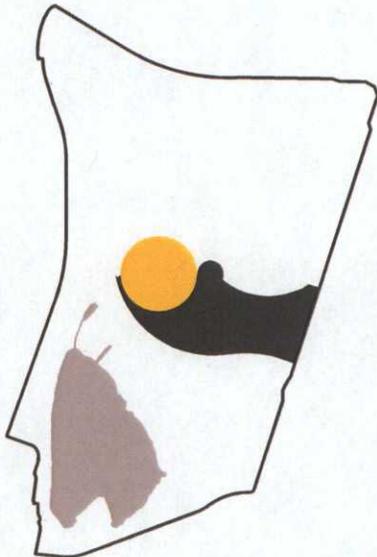


Fig.24 Play Area



Fig.23 Normand Park public play space

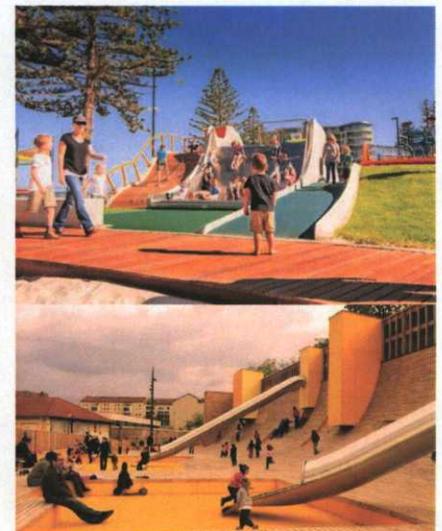


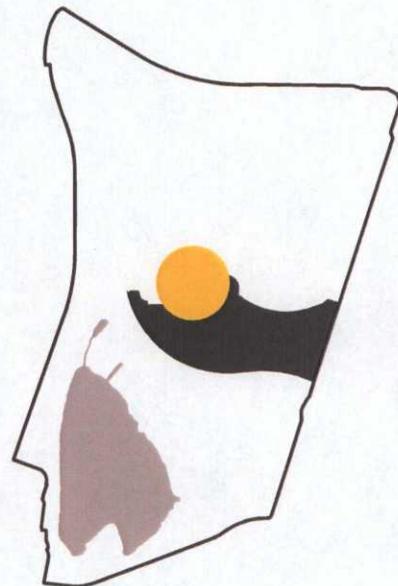
Fig.25 Examples of fun, active play spaces



Fig.26 Wynnum Kids Water Park



Fig.27 Example of a splash park



### 1.2.3 WATER PLAY

The Water Play, together with the Play Area, endeavor to create a regional play destination by introducing innovative design for a range of ages. The Water Play should serve double duty when dry as an engaging play space that inspires creativity even when the sun is not shining.

#### Intent:

- To create a unique, destination play amenity
- To provide stimulating, innovative play opportunities for children of all ages and abilities

- Provide shade and shelter for all-year enjoyment of the area
- Incorporate unique and novel play opportunities to engage with the water
- Consider design themes that reflect the region
- Design should consider age and accessibility to the space

#### Character and Scale:

- Character: Water Play with year-round play opportunities
- Size and scale: 1,500-2,000m<sup>2</sup> approximate area
- Geometry: The geometry will work with the surrounding context

#### Elements:

- Unique water play equipment
- Water fountain/bottle refill
- Shade structures

#### Recommendations:

- Multi-season usability of the Water Play to create a dynamic space that serves the community year-round
- Enhanced Water Play will be designed to serve city-wide needs
- Comfortable areas for adults to supervise play

#### Programming and Uses:

- Play and physical health
- Social and education learning opportunities for children
- Parental monitoring

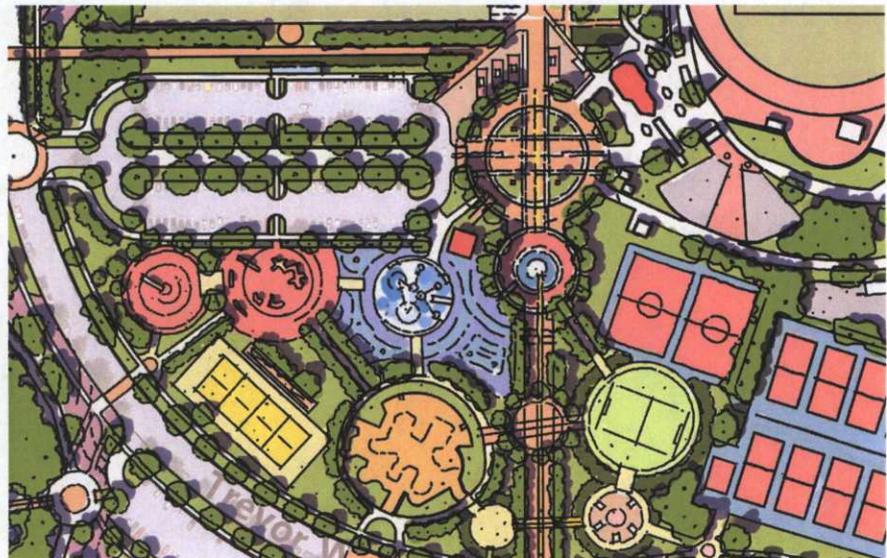


Fig.28 Water Play

## 1.2.4 MULTISPORT AREA

The area will feature two full-sized multisport courts that can simultaneously accommodate various, building flexibility and adaptability into the future of the park.

### Intent:

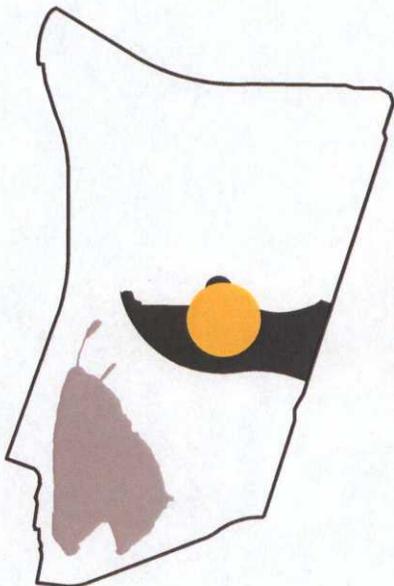
- To provide multi-functional sports facilities that can adapt to changing needs

### Character and Scale:

- Character: Open, visible sport courts integrated together to create a cohesive aesthetic
- Size and scale: 4,000-5,000m<sup>2</sup> approximate area
- Geometry: The overall geometry will fit in with the surrounding context, with rectilinear elements arranged within the area.

### Recommendations:

- Add 2 multisport courts
- Include markings and equipment for various sports, such as badminton, volleyball, and basketball
- Provide seating for spectators



- Aesthetically integrate the courts together to create an identity for the area
- Provide supportive programming such as ping pong tables
- Design interesting visual appeal such as colourful court marking

### Elements:

- Sport courts
- Ping pong tables
- Seating
- Proper lighting allowing to use facilities after dusk
- Consider weather protection rain coverage/ canopy for extended use all year round
- Water fountain/bottle refill
- Wi-Fi access and charging stations

### Programming and Uses:

- Various court based sports
- Ping pong tables
- Informal group gatherings
- Overflow area for larger vents in the park



Fig.29 Example of multi-sport facilities in Paris's Saint-Paul area



Fig.30 Example of a fun and active New York school playground using stormwater retention

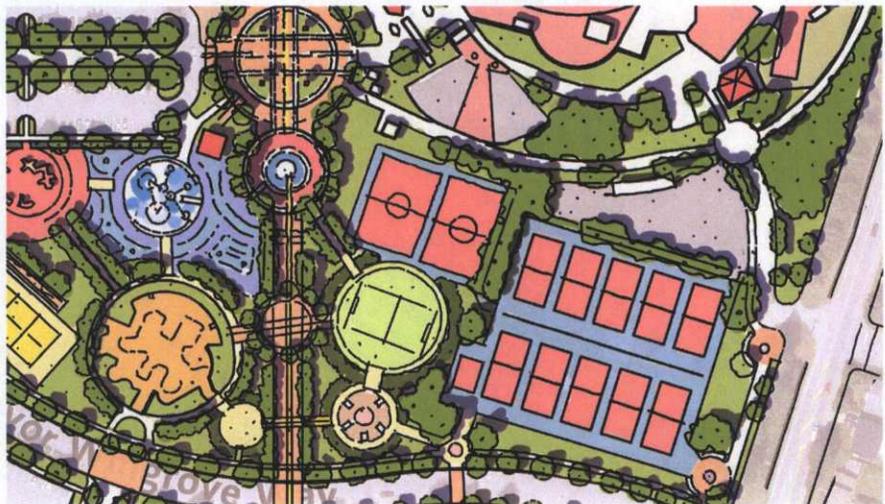


Fig.31 Multisport Area



Fig.32 Tennis courts with unified lighting

## 1.2.5 TENNIS COURTS

The Tennis Courts will be relocated to the Park Core. The relocation provides three advantages: it allows for the expansion of the Festival Lawn; enables new tennis facilities to be built; and creates a cohesive identity for the Park Core as an active recreation zone.

### Intent:

- Relocate Tennis Courts to allow for Festival Lawn expansion
- Increase the number of courts from 8 to 10

### Character and Scale:

- Character: Open, visible sport courts integrated together to create a cohesive aesthetic
- Size and scale: 350-400m<sup>2</sup> approximate area

### Recommendations:

- Provide 10 tennis courts
- Group tennis courts together to reduce fencing and grading
- Provide seating for spectators
- Include markings for Pickleball

### Elements:

- 10 full sided tennis courts
- 1 half sized court
- Fencing
- Shade structure
- Water fountain/bottle refill
- Seating

### Programming and Uses:

- Various court-based Provide 10 tennis courts and lines for Pickleball

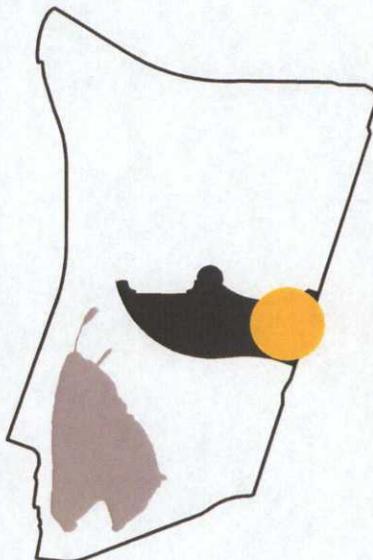


Fig.33 Tennis Courts

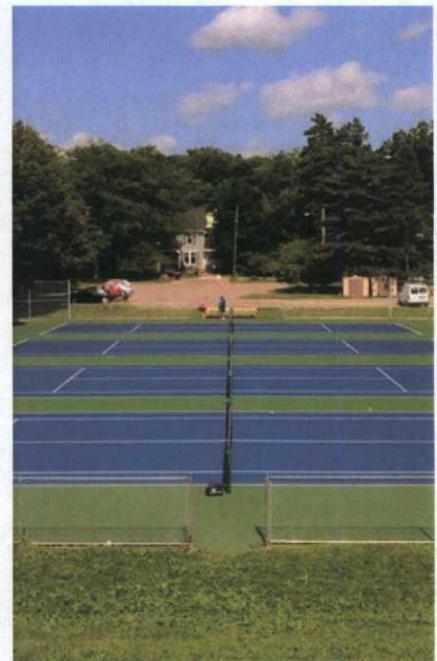


Fig.34 Outdoor tennis courts in a row

## 1.2.6 SAND VOLLEYBALL

The existing sand volleyball courts are reduced from six to four to allow for the expansion of the Play Area and Water Play. At that time, the condition of the existing sand volleyball courts will be evaluated and opportunities for improvements will be considered.

### Intent:

- To reduce the number of courts by two
- To evaluate and maintain remaining four courts

### Character and Scale:

- Character: Sand volleyball courts with removable nets
- Size and scale: 1,500-2,000m<sup>2</sup> approximate area

### Recommendations:

- Retain the existing infrastructure where possible
- Assess the lifecycle of the courts and equipment periodically
- Provide seating for spectators

### Elements:

- 4 full sized courts
- 4 post and net systems
- Bleachers
- Shade structure
- Water fountain/bottle refill

### Programming and Uses:

- Sand volleyball practice and tournaments

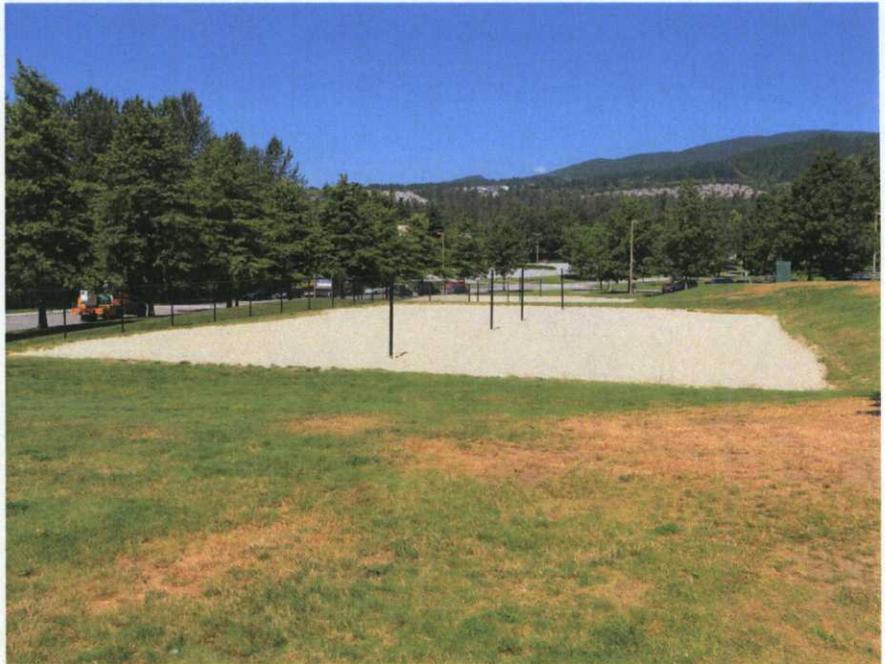


Fig.35 Existing sand volleyball courts

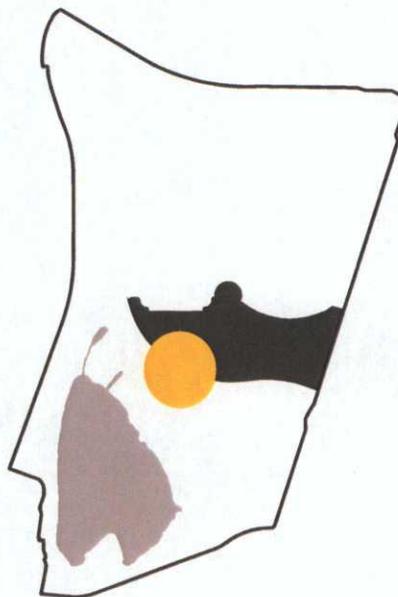


Fig.36 Sand Volleyball

## 1.2.7 WORKS YARD & RECYCLING CENTRE

The works yard will be relocated in the park and reduced in area. The existing recycling centre in the park will be decommissioned. The old works yard and recycling centre area will be reallocated for the relocation of the Tennis Courts.

### Intent:

- To increase valuable park open space

### Character and Scale:

- Character: Fenced gravel surfaced area with dense perimeter planting to screen
- Size and scale: 1,500-3,000m<sup>2</sup> approximate area

### Recommendations:

- Relocate recycling centre off site
- Reduce overall area of works yard
- Provide an efficient layout for the works yard
- Buffer the works yard with vegetation from the Park Core

- Provide sufficient lighting
- Create a clear and visual entry to the works yard with signage and gate
- Work with park operations staff to assess priorities and functionality of the works yard

### Elements:

- Works yard to service the park
- Parking spaces for works yard use
- Material storage

### Programming and Uses:

- Park Operations support



Fig.37 Existing Works Yard, Town Centre Park

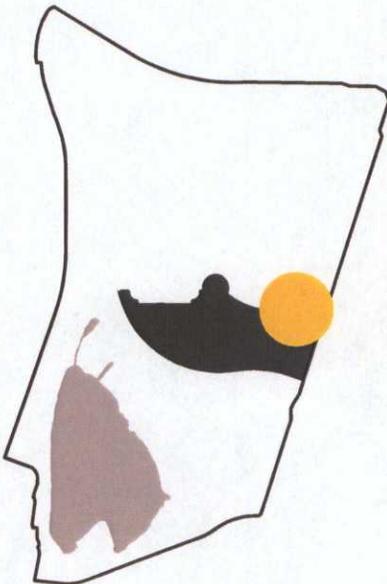


Fig.38 Works Yard at reduced size

## 1.2.8 SKATEPARK

The Skatepark is a popular, active amenity within the park. This infrastructure is in good condition. Over the next 20 years, the skate park will be evaluated and repaired as necessary.

### Intent:

- Continue to provide a Skatepark that appeals to various ages and skill levels

### Character and Scale:

- Character: Urban Skatepark
- Size and scale: 2,300m<sup>2</sup> approximate area

### Recommendations:

- Retain existing Skatepark infrastructure

### Elements:

- Proper lighting allowing to use facilities after dusk
- Water fountain/bottle refill
- Provide seating for spectators
- Shade structure
- Wi-Fi access and charging stations

### Programming and Uses:

- Skate boarding
- Stunt scooters
- Informal group gatherings
- Holding skate boarding events



Fig.39 Existing Skatepark



Fig.40 Existing Skatepark at Town Centre Park

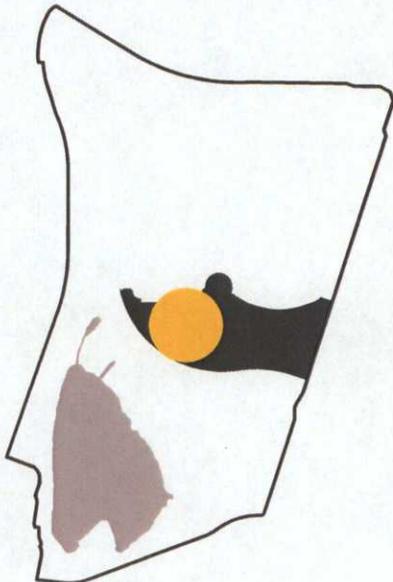


Fig.41 Skatepark to remain

## 1.3 SPORTS COMMONS PRECINCT: PREMIER SPORTS ZONE

### 1.3.1 SPORTS HUB

Sports Hub acts as a gathering space for the Sports Commons and will allow for a concentration of facilities in a centralized location to serve sports and other large-scale sporting events. By defining a central hub, an opportunity to gather to support sports community is embedded into the otherwise undefined areas around the facilities.

#### Intent:

- To provide gathering space for the sports community
- To utilize existing central zone as meeting point before and after field practices
- To create an outdoor classroom environment

#### Character and Scale:

- Character: Medium size gathering space for sports community
- Size and scale: 600–1,000m<sup>2</sup>
- Geometry: It is recommended that Sports Hub is circular as part of an overall theme for park's gathering spaces

#### Recommendations:

- Remove existing planters and vegetation from the existing round plaza space
- Expand hard paving surface to enlarge gathering area
- Provide perimeter seating with seating walls and benches
- Provide trees at perimeter for shade
- Integrate hub space with new field house
- Provide drinking fountains that allow for filling water bottles
- All paving should be high quality and permeable when possible
- Explore industrial design elements to celebrate the history of the park

#### Elements:

- Small-scale public art embedded in landscape and elements (not a single, free standing element)
- Wayfinding: large scale signage and maps
- Mix of custom and standard seating
- Small-scale inset lighting, wall lighting and pedestrian scale lighting
- Hook up for water and electricity
- Water fountain/bottle refill
- Wi-Fi hook up and charging stations
- Movable tables and chairs

#### Programming and Uses:

- Informal daily community gatherings
- Pre- and post-training sessions and meet-ups
- Outdoor exercise
- Informal play

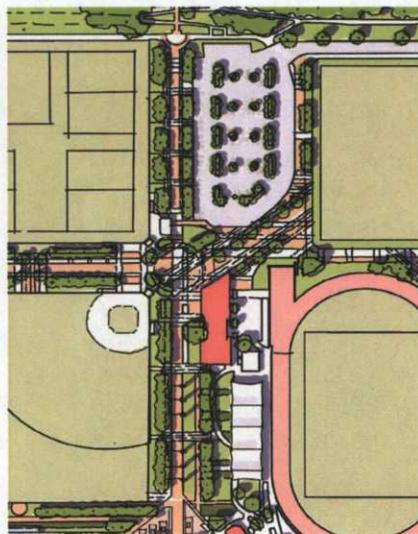


Fig.42 Sports Hub

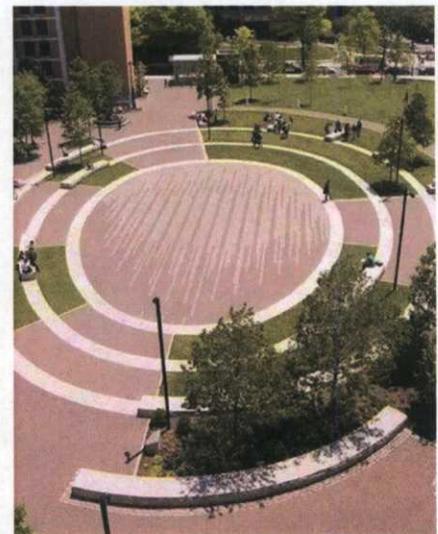


Fig.43 Example of a circular plaza

### 1.3.2 NORTH – SOUTH PARK PROMENADE

The North – South Park Promenade is a key pedestrian spine connecting across the park. An existing section is located between David Avenue and the proposed Community Hub. Its primary goal is to provide a grand and formal pedestrian connection through the central area of the park to the Festival Hub.

#### Intent:

- To provide additional gathering space for the community in the park
- To provide area for informal daily activities such as reading a book, meeting with friends, and people watching
- To improve visual connection across the park
- To provide a formal connection between the three key hubs: Sports Hub, Community Hub and Festival Hub
- To provide additional area for programmed and informal community gatherings such as markets, and small festivals
- To strengthen pedestrian circulation through the hierarchy of pathways

#### Character and Scale:

- Character: Formal path with high quality paving with formal tree and under story plantings. Where possible a double row of trees is recommended
- Size and scale:
  - Section 1 – Between David Avenue and Sports Hub – 7m wide
  - Section 2 – Between Sports Hub and Community hub – 10m wide
  - Section 3 – Between Community Hub and Festival Hub – 15m wide

#### Recommendations:

- Use sustainable and high-quality materials
- Provide formal framing for the promenades in form of large scale trees
- Provide multiple areas for seating and resting

- Provide pedestrian, feature inset lighting and low wall lighting along the path
- Support service vehicle use for maintenance

#### Materials and Elements:

- High quality materials
- Mixture of custom furnishings, seat walls and benches
- Wayfinding elements: Small scale signage and larger park maps at the key locations if needed – detailed wayfinding study should be provided in addition to this Master Plan. Refer to Wayfinding section 4.2.6 for details. Drinking fountains and bottle refill stations
- Trash receptacles
- Bike racks

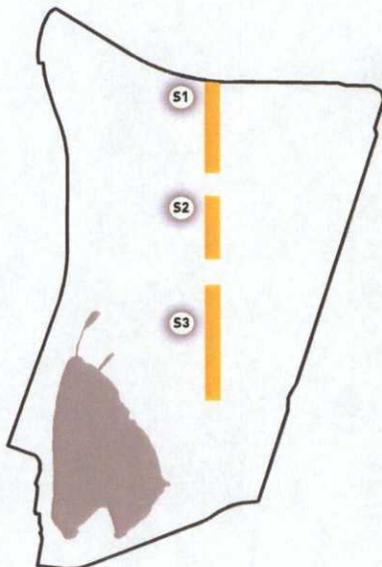


Fig.44 Iconic paving in Square Dorchester

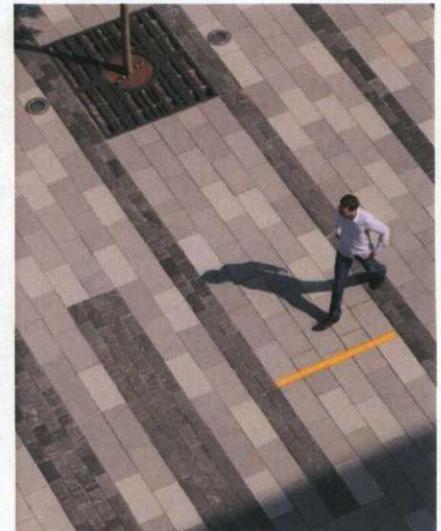


Fig.45 Example of unique paving materials

### 1.3.3 EAST-WEST PROMENADE

East – West Promenade is an existing key pedestrian spine that requires some improvements. It has been established as part of the original master plan and is being kept as part of the future vision for the park.

**Intent:**

- To provide pedestrian connection between Pinetree Way and Sports Hub

**Character and Scale:**

- Character: Formal path with high quality paving with formal tree and under story plantings. Where possible a double row of trees is recommended
- Size and scale:
  - Section 1 – Between Pinetree Way and Sports Hub – 7m wide

**Recommendations:**

- Use sustainable and high-quality materials
- Provide formal framing for the promenades in the form of large trees
- Provide multiple areas for seating and resting

- Provide pedestrian, feature inset lighting and low wall lighting along the path

**Materials and Elements:**

- High quality materials
- Mixture of custom furnishings, seat walls and benches
- Wayfinding elements: Small scale signage and larger park maps at the key locations if needed
  - Detailed wayfinding study has to be provided in addition to this Master Plan. Refer to Wayfinding section 4.2.6 for details.
- Drinking fountains and bottle refill stations
- Trash receptacles
- Bike racks

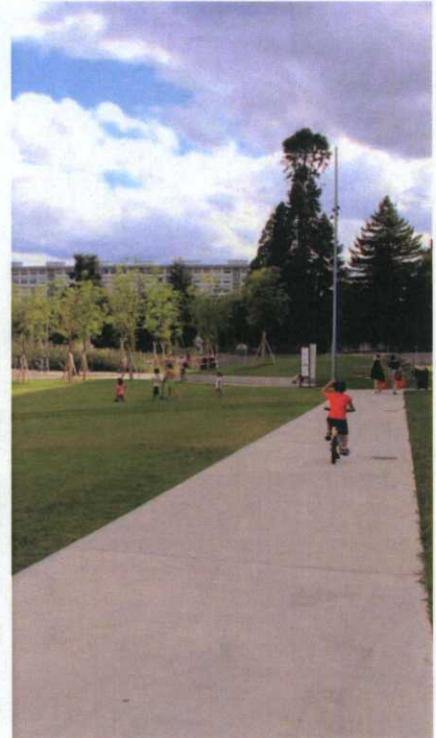


Fig.46 Paving integrated into play fields

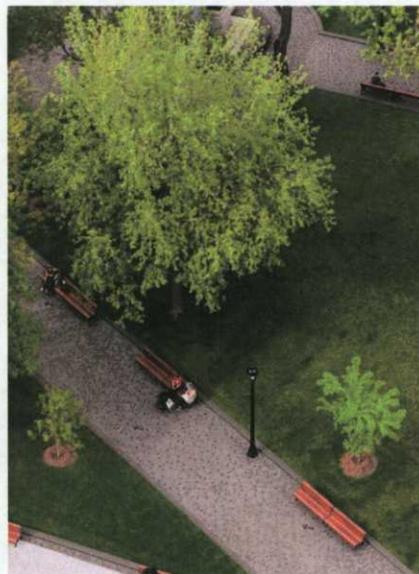
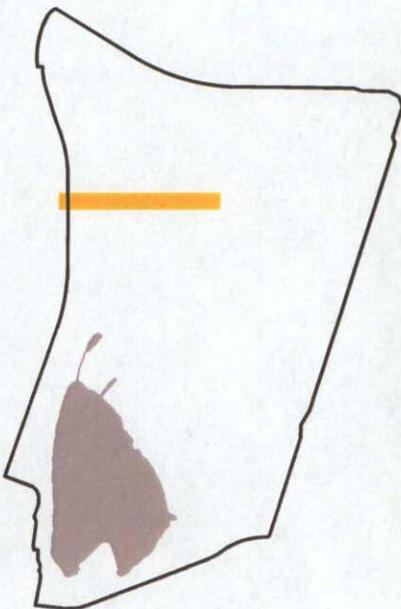


Fig.47 Example of primary and secondary paths and seating

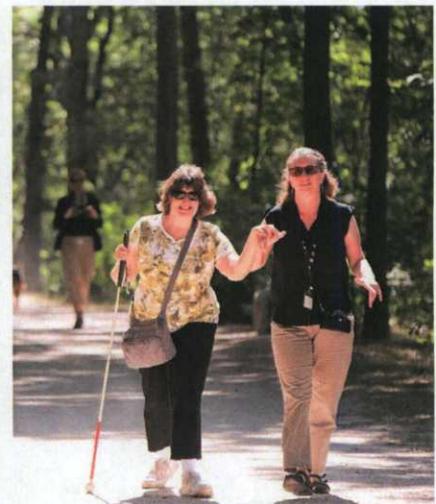


Fig.48 Example of accessible paving paths

## 2 SITEWIDE DESIGN PLANNING



## 2.1 FACILITIES

Facilities are important elements of the park and will be incorporated through the redevelopment as shown below:

1. Arrival Plaza
2. Evergreen Cultural Centre Restroom Access
3. Central Field House
4. North Field House
5. Restrooms at Festival Hub
6. Restrooms at Cunnings Field

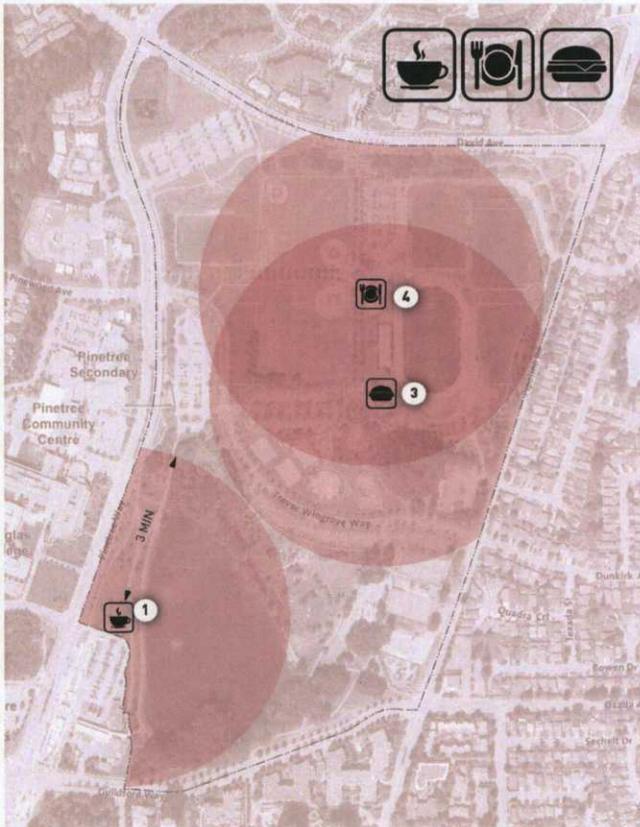


Fig.49 Food and Beverage Locations

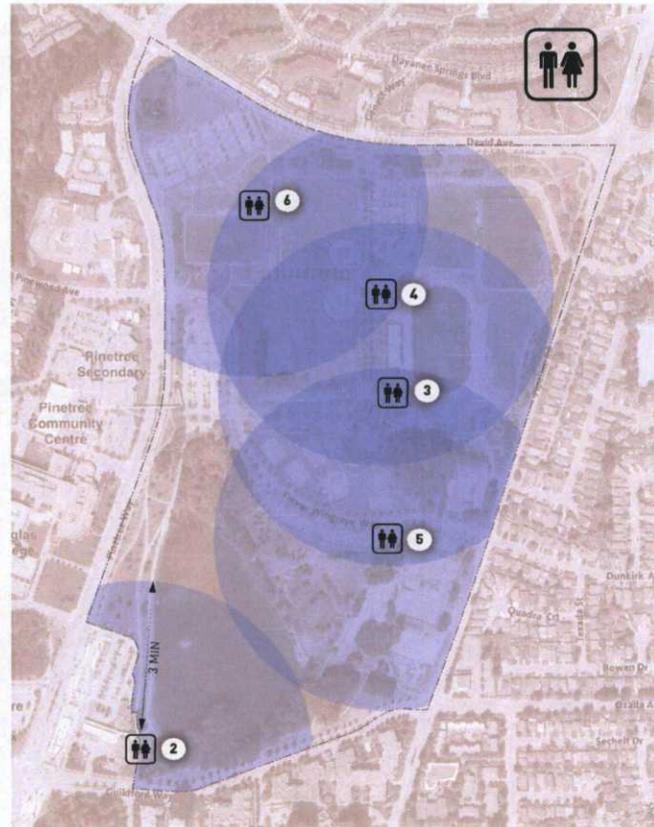


Fig.50 Restroom Locations

### 2.1.1 RESTROOMS

Restrooms are important facilities in providing comfort and easy access for all daily park users. This Master plan is proposing three new restroom locations and improvements to two existing locations that will occur with building upgrades.

Proposed new restroom locations are:

- Restrooms at Cunnings Field
- North Field House
- Central Field House
- Restrooms at Festival Hub
- Evergreen Cultural Centre Restroom Access

### 2.1.1.1 RESTROOM AT CUNNINGS FIELD

New restroom is proposed at the north edge of Cunnings Fields to service the fields and park users in this immediate area.

#### Intent:

- To provide a facility that supports daily park uses, especially active recreation nearby
- To provide access to washrooms and drinking water
- To provide additional storage

#### Character and scale:

- Character: Modern, simple form to complement the park surrounding
- Size and scale: 1 story building
- Explore integrating restrooms and storage with bleachers at the northern edge of the Cunnings field

#### Recommendations:

- As part of the design process, a detailed analysis is to be conducted to determine the current needs and number of stalls required
- Use of sustainable materials such as wood and steel for construction
- Explore industrial design elements to celebrate the history of the park

- Provide sufficient lighting in the surrounding area
- Provide universally accessible path to the facility
- Use of feature colour and character for all facilities to strengthen the sense of identity

#### Elements:

- Wayfinding: Clear signage for the restroom location, especially off the east-west axis and parking Lot E to the north
- Sufficient lighting at and around the facility integrated with the structure where possible
- Water fountain/bottle refill
- Bike racks

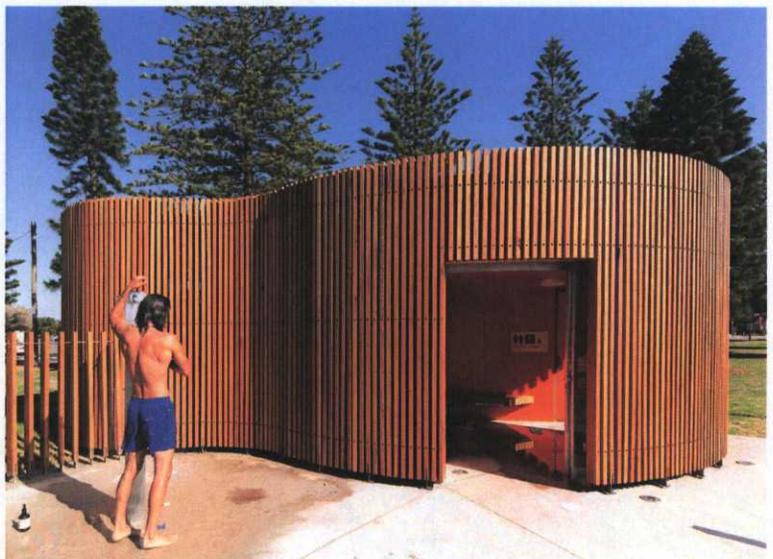
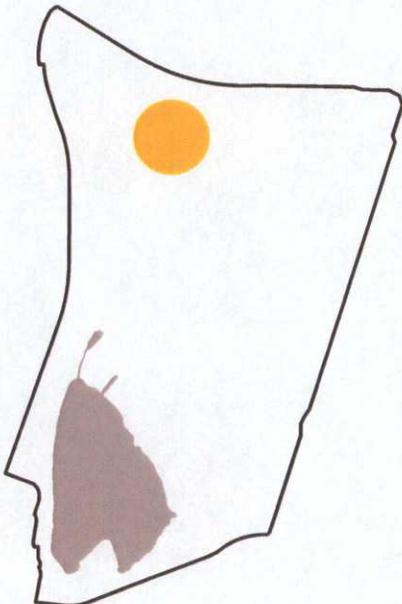


Fig.51 Restroom building at Cook Park, Sydney

### 2.1.1.2 RESTROOM AT SPORTS HUB – NORTH FIELD HOUSE

New restroom is proposed at the north edge of Cunnings Fields to service the fields and park users in this immediate area.

#### Intent:

- To provide access to restrooms in the high activity zone and close to gathering place
- To provide facility that supports daily park uses, especially active recreation nearby
- To provide washrooms and drinking water
- To provide additional storage

#### Character and Scale:

- Character, size and scale: Washrooms should be integrated with the building design. Refer to North Field House section 4.2.4.7 for design recommendations for the building.

#### Recommendations:

- As part of the design process, a detailed analysis is to be conducted to determine the current needs and number of stalls required
- Use of sustainable materials such as wood and steel for construction
- Explore industrial design elements to celebrate the history of the park
- Detailed study must be done prior to detailed design to establish current needs and number of stalls required
- Provide sufficient lighting in the surrounding area
- Provide universally accessible path to the facility
- Use of feature colour and character for all facilities to strengthen the sense of identity

#### Elements:

- Wayfinding: Clear signage for the restroom location
- Sufficient lighting at and around the facility integrated with the structure where possible
- Water fountain/bottle refill
- Bike racks

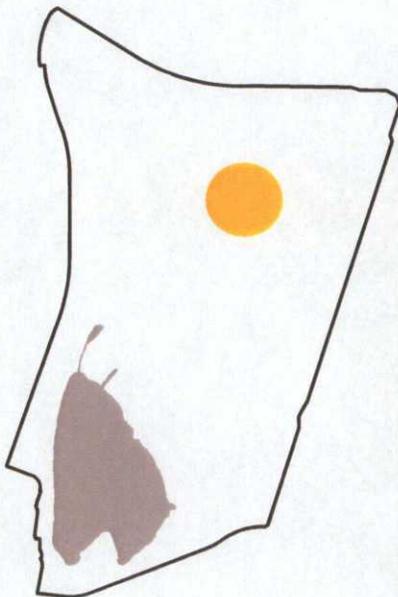


Fig.52 Ipe wood park structures in Discovery Meadows Community Park, McMinnville, Oregon

### 2.1.1.3 RESTROOMS AT COMMUNITY HUB – CENTRAL FIELD HOUSE

New restrooms are proposed as part of the new concession building in the Community Hub area.

#### Intent:

- To provide access to restrooms in the high activity zone and close to gathering place
- To provide a facility that supports daily park uses, especially active recreation nearby
- To provide washrooms and drinking water
- To provide changerooms for tennis courts users, spray park, playground and sport court areas as needed
- To provide additional storage

#### Character and Scale:

- Character, size and scale: Washrooms should be integrated with the new building design. Refer to Central Field House section 4.2.4.8 for design recommendations for the building.

#### Recommendations:

- As part of the design process, a detailed analysis is to be conducted to determine the current needs and number of stalls required
- Provide sufficient lighting in the surrounding area
- Use of sustainable materials such as wood and steel for construction
- Explore industrial design elements to celebrate the history of the park
- Provide universally accessible path to the facility
- Provide drinking fountains and bottle fillers
- Use of feature colour and character for all facilities to strengthen the sense of identity

#### Elements:

- Wayfinding: Clear signage for the restroom location
- Sufficient lighting at and around the facility integrated with the structure where possible
- Water fountain/bottle refill
- Bike racks

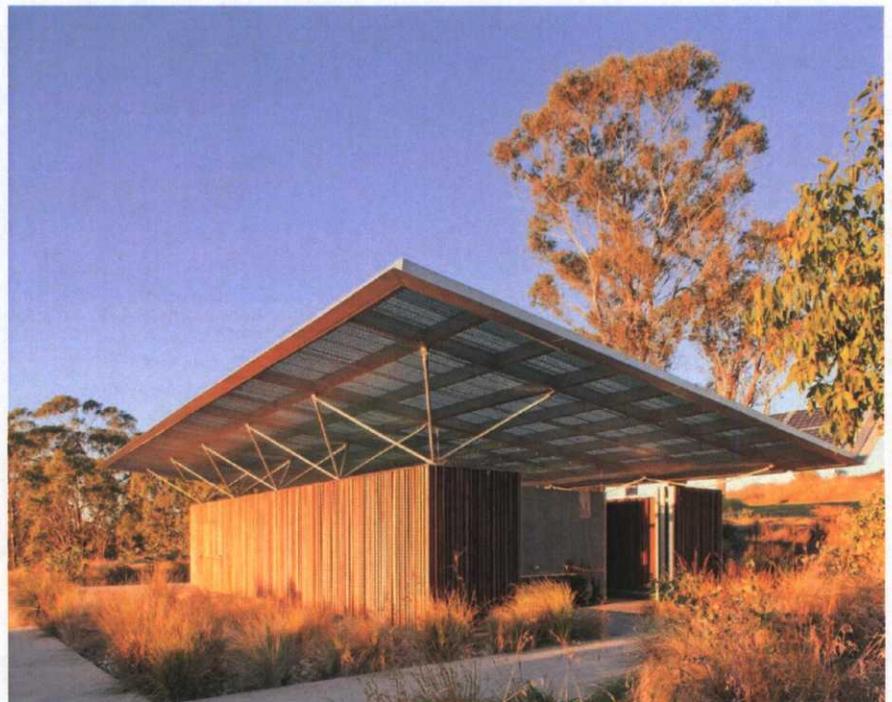


Fig.53 Restroom at Cook Park, Sydney

#### 2.1.1.4 RESTROOMS AT FESTIVAL HUB

New restroom is proposed in the Festival Hub area near the new plaza location to service the Green Commons.

##### Intent:

- To provide a facility that supports daily park users in the Green Commons and Festival Hub
- To provide access to washrooms and drinking water
- To provide event water service
- To provide additional storage
- Provide universally accessible path to the facility
- Provide drinking fountains and bottle fillers
- Provide universally accessible path to the facility
- Use of feature colour and character for all facilities to strengthen the sense of identity

##### Character and Scale:

- Character: Modern, simple form to complement the park surrounding
- Size and scale: 1 story building
- Integrate and connect building to the Festival Hub
- Elements:
  - Wayfinding: Clear signage for the restroom location
  - Sufficient lighting at and around the facility integrated with the structure where possible

##### Recommendations:

- As part of the design process, a detailed analysis is to be conducted to determine the current needs and number of stalls required
- Water fountain/bottle refill
- Bike racks
- Provide sufficient lighting in the surrounding area

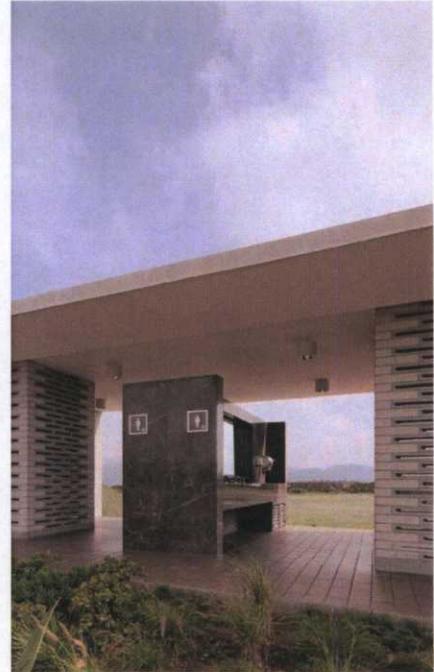


Fig.54 Public washroom at highway stop in Mexico, Rozana Montiel and TOA

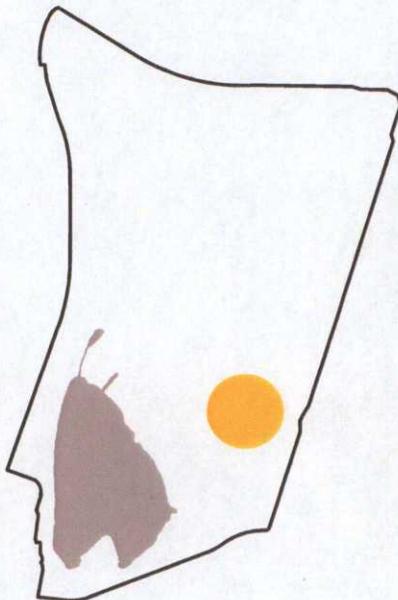


Fig.55 Cook Park Amenity rejuvenation

### 2.1.1.5 RESTROOM ACCESS AT EVERGREEN CULTURAL CENTRE

A feasibility study is to be conducted to determine external access to the restrooms in the Evergreen Cultural Centre is possible.

#### Intent:

- To provide access to an existing facility that supports daily park users in the Green Commons
- To provide access to washrooms and drinking water.

#### Character and scale:

- Character, size and scale: Retain and match existing building design.

#### Recommendations:

- Provide sufficient lighting in the surrounding area
- Provide universally accessible path to the facility
- Provide drinking fountains and bottle fillers
- Provide universally accessible path to the facility
- Use of feature colour and character for all facilities to strengthen the sense of identity

#### Elements:

- Wayfinding: Clear signage for the restroom location
- Sufficient lighting at and around the facility integrated with the structure where possible
- Water fountain/bottle refill
- Bike racks



Fig.56 Evergreen Cultural Centre in Coquitlam



Fig.57 Evergreen Cultural Centre in Coquitlam

## 2.1.2 NORTH FIELD HOUSE

The North Field House will be a new facility to replace the existing field house and proposed to be integrated with upgrades to the Sports Hub. It is meant to replace the existing building to provide expanded eating options, upper sports viewing deck area and additional storage capacity. North Field House becomes the beating heart of the Sports Commons that centralizes the energy and allows for an integrated and improved park facility.

### Intent:

- To help foster a sense of community
- To provide a facility that supports the sports community and sports field users
- Consider providing food and beverage opportunities
- To provide restroom and changeroom facilities
- To provide storage in season
- To support daily uses of the fields
- To support tournaments

### Character and Scale:

- Character: Modern, simple form to complement the park surrounding
- Size and scale: 2 story building on a footprint of existing building or larger
- Integrate and connect building to the Sports Hub

### Recommendations:

- As part of the design process, a detailed analysis is to be conducted to determine the current needs and number of stalls required
- A feasibility study must be completed to determine viability and requirements in order to consider providing food and beverage opportunities
- Washrooms for the restaurant that is part of the field house shall be separate from additional washrooms for the sports hub and north sport fields
- Use of sustainable materials such as wood and steel are recommended
- Explore industrial design elements to celebrate the history of the park

- Use of a feature colour
- Investigate the potential for a restaurant component in the building
- Allow for internal and external viewing decks
- Provide storage
- Explore the integration of a green roof and/or solar panels
- Use of feature colour and character for all facilities to strengthen the sense of identity

### Programming:

- Food and beverage opportunities
- Storage
- Restrooms
- Changerooms
- Water fountain/bottle refill
- Bike racks
- Meeting rooms and offices

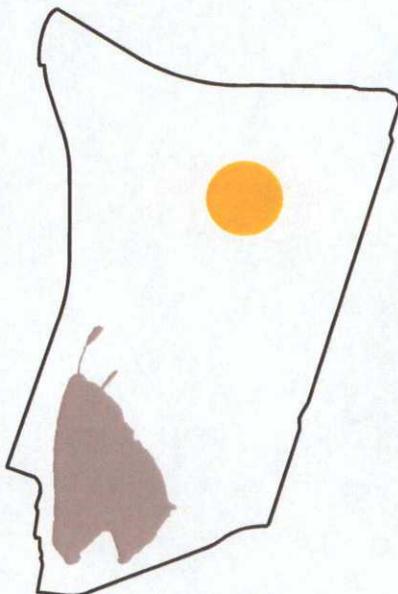


Fig.58 Eatery and restrooms at Centennial Beach Boundary Bay Regional Park, Delta, BC

### 2.1.3 CENTRAL FIELDHOUSE

The Central Field House is new facility proposed to be integrated with upgrades to the Community Hub. It is meant to replace the existing building to provide expanded eating options, restrooms and additional storage. The Central Field House will service the Park Core users in the playground, Water Play and various sport courts.

#### Intent:

- To help foster a sense of community
- To provide a facility that supports daily park uses, especially active recreation nearby
- To provide a concession stand with patio
- To provide restroom facilities
- To provide storage
- To support daily community gatherings and family play

#### Character and Scale:

- Character: Modern, simple form to complement the park surrounding
- Size and scale: 1 story building on a footprint of existing concession building or larger
- Integrated with the Community Hub

#### Recommendations:

- As part of the design process, a detailed analysis is to be conducted to determine the current needs and number of stalls required
- Use of sustainable materials such as wood and steel
- Explore industrial design elements to celebrate the history of the park
- Use of feature colour and character for all facilities to strengthen the sense of identity
- Provide storage facilities for field users
- Explore the integration of a green roof and/or solar panels

#### Programming:

- Concession stand with patio
- Storage
- Restrooms
- Changerooms
- Water fountain/bottle refill
- Bike racks



Fig.59 Eatery and restrooms at Centennial Beach Boundary Bay Regional Park, Delta, BC

## 2.2 CIRCULATION

### 2.2.1 WALKING LOOPS

To improve access to all areas of the park, the Master Plan proposes to establish a number of walking loops. This will provide pedestrian circulation that utilizes all areas of the park, including the perimeter areas and sport fields, for pedestrian use and passive recreation. Walking loops illustrated below show how feature walks to help users discover all areas of the park.

1. Lake Loop – universally accessible walking loop that consists of 2 sections of boardwalk, one to the north and one to south, and flat paved promenade sections along the east and west edges Lafarge Lake.
2. Northwest Loop – Walking loop along the north side of Cunnings Field and North Field, then south along the North-South Promenade, West along the north side of Lot C parking lot and along Trevor Wingrove Lane.
3. Stadium Loop – Walking loop that begins at the future Community Hub northward along the North-South Promenade, the east parallel to David Avenue, southward parallel to Pinetree Way and then west along the southern portion of Percy Perry Stadium Field back to the future Community Hub.
4. Perimeter Loop – Walking Loop will be parallel to Pinetree Way, David Ave, Pipeline Road and Guildford Way. The perimeter loop along Pipeline Road will be expanded by the development of Multi-Use Pathway (MUP)



Fig.60 Walking Loops at Town Centre Park

## 2.3 LIGHTING AND SAFETY

### 2.3.1 LIGHTING

It is recommended that a site-wide lighting strategy for the park be developed to address the multiple lighting needs. Town Centre Park is a complex space of many moods, places, and operational modes. Proposed major pedestrian routes, celebratory spaces, and tranquil areas make up the diverse spaces within the park that will need to be addressed in terms of lighting. Existing public transit connections and parking lots are other significant areas that require strategic lighting design. Through thoughtful planning and design, lighting can also play a key role in providing safety and security and in the establishment of the park's identity. At a high level, a lighting strategy should address the following:

- Development of goals and principles
- Management of light pollution and glare
- Use of low voltage lighting fixtures to reduce energy consumption
- Define lighting standards and consistency of their application
- Use of light fixtures appropriate for the park's various programs

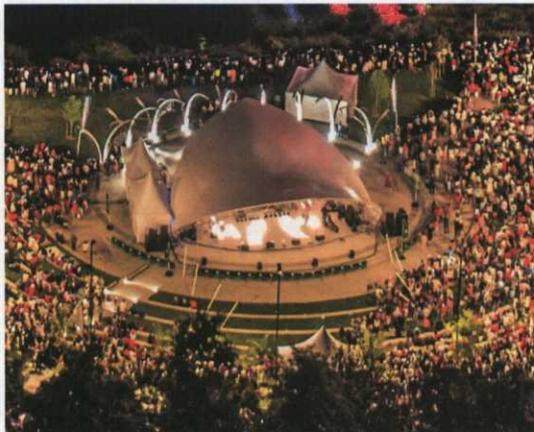


Fig.61 Example of event lighting at Town Centre Park

### 2.3.2 SAFETY & SECURITY

Although an active, well-used, animated urban park tends to contribute naturally to a safer public realm, specific design decisions can contribute to the overall sense of safety within the park area.

#### Intent:

- Opportunity to integrate Crime Prevention through Environmental Design (CPTED) strategies to influence behavior and enhance the safety of the Park

#### Recommendations:

- Develop a site-wide lighting strategy for the park to address multiple lighting needs
- Improve control of access using techniques that include:
  - Defining clear entrances to the park that visually stand out in order to orient and direct park users
  - Providing orientation with directional signage
  - Offering strong design cues that indicate public park use
- Create a sense of openness and transparency through the park
- Encourage physical design of elements that enhance the sense of community, ownership and responsibility
- Continue to provide maintenance and management of park spaces that expresses a level of control and encourage co-surveillance by users, such as the "eyes on the streets" concept



Fig.62 Example of evenly lit parking lot at night

## 2.4 ACCESSIBILITY

Accessibility will be incorporated through the redevelopment and detailed design.

### Recommendations:

- Improve access using techniques that include:
  - Defining clear entrances to the park that visually stand out in order to orient and direct park users
  - Offering strong design cues that indicate public park use
- Maximize visibility at all times and provide clear sight-lines and visual connections among spaces with the park
- Provide comfortable slopes and ramps in accordance to Local Codes and Standards
- Provide diversity of materials to improve path of travel visibility
- Apply wayfinding to enhance cultural accessibility
- Use visible and textured markings and warning features to clearly defined paths

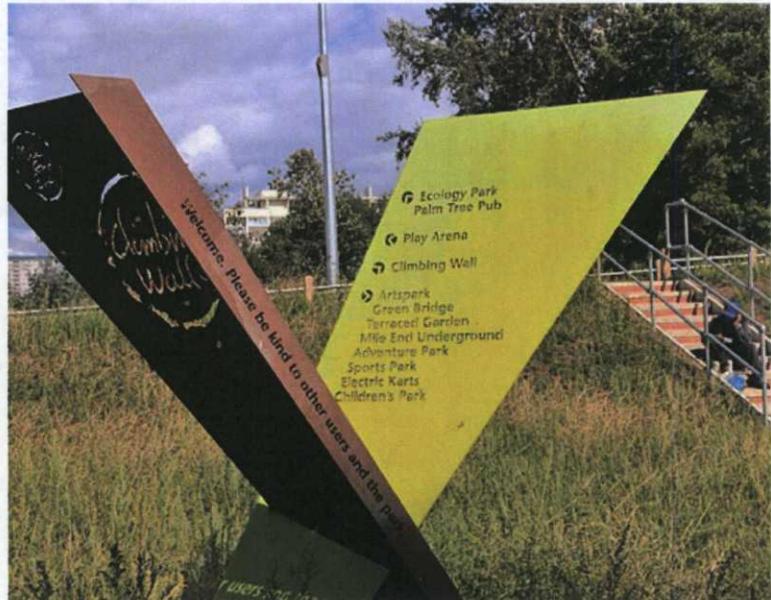


Fig.63 Wayfinding design



Fig.64 Tactile paving



Fig.65 Concrete paving



Fig.66 Wheelchair accessible park furniture

## 2.5 PEDESTRIAN NODES & GATEWAYS

### 2.5.1 PEDESTRIAN GATEWAYS

Pedestrian gateways are human scaled places that emphasize transition zones leading into the park. These gateways are inviting, and promote a welcoming, lively atmosphere for Town Centre Park. The gateways help in the overall wayfinding strategy by punctuating the park perimeter at key areas, as well as by providing wayfinding signage.

#### 2.5.1.1 PRIMARY PEDESTRIAN GATEWAYS

Primary Pedestrian Gateways are intended for key locations at the park perimeter, corners and significant crossings. These gateways should be visible from across the street, marking a clear entry point into Town Centre Park.

##### Intent:

- Welcome and provide wayfinding for park user
- Create a strong park identity

##### Character and Scale:

- Character: Urban park entry
- Size and scale: varies, 20-300m<sup>2</sup> approximate area

##### Recommendations:

- Develop a suite of signage and wayfinding that is unique to Town Centre Park
- Display signage at primary pedestrian gateways
- Establish a consistent design language and materials palette: Gateways should share a cohesive aesthetic which can be uniquely applied at various scales and levels of formality

##### Elements:

- Signage
- Seating
- Paving
- Planting
- Bike racks
- Water fountain where appropriate
- Waste receptacles
- Distinct, custom element including:  
Architectural gates, flags, and public art

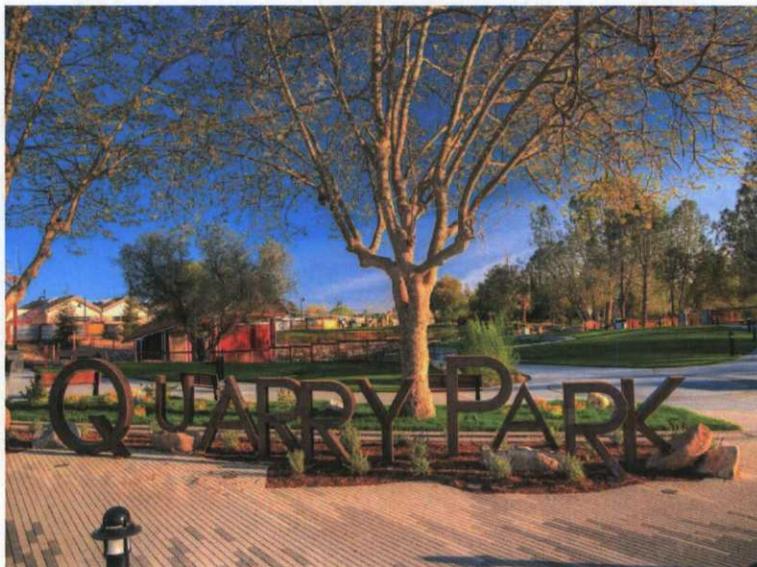


Fig.67 Iconic park signage at Quarry Park, Rocklin, California



Fig.68 Park Gateway, Glen Park, Coquitlam

### 2.5.1.2 SECONDARY PEDESTRIAN GATEWAYS

Secondary Pedestrian Gateways are located along the park perimeter, generally appearing at pathways leading into the park. These gateways marking a clear entry point into Town Centre Park from the point of view of a pedestrian walking along the park perimeter and are not as formal and prominent as primary pedestrian gateways.

#### Intent:

- Welcome and provide wayfinding for park users
- Emphasize park identity

#### Character and Scale:

- Character: Urban park entry
- Size and scale: Varies, 10–20m<sup>2</sup> approximate area

#### Recommendations:

- Develop a suite of signage and wayfinding that is unique to Town Centre Park
- Display signage at pedestrian gateways
- Establish a consistent design language and materials palette: gateways should share a cohesive aesthetic which can be uniquely applied at various scales and levels of formality.

#### Elements:

- Signage
- Seating
- Paving
- Planting
- Water fountain where appropriate
- Waste receptacles



Fig.69 Example of secondary pedestrian gateway



Fig.70 Example of park entry signage



Fig.71 Example of iconic park entry signage

## 2.5.2 PEDESTRIAN NODES

Nodes can vary in scale, ranging from a single sign at the intersection of two pathways, to informal open space areas that invite users to pause. They help with wayfinding and collectively contribute to creating a strong park identity. Nodes are defined here as key locations within the park that are likely to appear at the intersection of major pathways or at the threshold of a land use transition. Nodes will have signage and depending on the location may include furniture, planting displays and paving treatments.

### Intent:

- Provide wayfinding for park users
- Emphasize park identity

### Character and Scale:

- Character: Wayfinding points along paths and at key locations
- Size and scale: Varies, 1-5m<sup>2</sup> approximate area

### Recommendations:

- Develop a suite of signage and wayfinding that is unique to Town Centre Park
- Display signage at pedestrian gateways
- Establish a consistent design language and materials palette: Gateways should share the same aesthetic which can be uniquely applied at various scales and levels of formality

### Elements:

- Signage
- Paving, where appropriate
- Planting beds
- Water fountain where appropriate
- Waste receptacle where appropriate

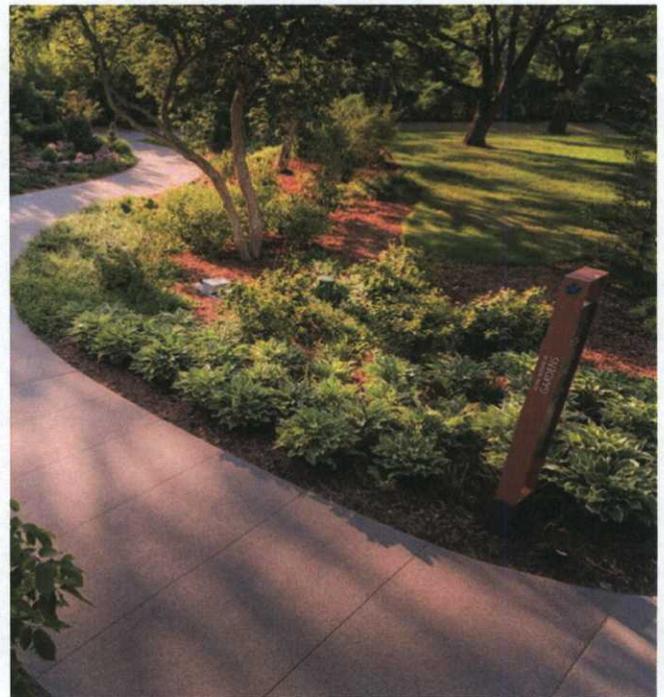


Fig.72 Example of pedestrian node with wayfinding marker



Fig.73 Example of pedestrian node with wayfinding signage



Fig.74 Example of pedestrian node with seating and planting

## 2.6 VEHICULAR CIRCULATION

Town Centre Park is a destination park that hosts sporting and community events making vehicular circulation important for visitors and daily park operations.

### Recommendations:

- All new paths to be designed to support park operation and event and festival vehicles
- All key pathways widths to be a minimum of 4m to allow for occasional vehicular access
- Use removable bollards to deter unauthorized access where necessary

### 2.6.1 VEHICULAR ACCESS

The current road alignment of Trevor Wingrove Way will be retained as it a key vehicular connection across the park.

### Recommendations:

- Maintain Trevor Wingrove Way as a key vehicular connection across the park with two key entry nodes at Pinetree Way and Pipeline Road
- Retain the access point to Parking Lot E from Pinetree Way and Parking Lot B from Pipeline Road
- Retain all surface parking lots
- Explore potential incremental closure of Trevor Wingrove Way, in addition to Canada Day, with pilot projects and special events to test long term option of limiting vehicular access through the park

### 2.6.2 VEHICULAR GATEWAYS

Vehicular gateways are designed to relate to the speed and scale of vehicles. These gateways should be visible from the road and legible as one drives by. These gateways are to be inviting and informative, emphasizing the transition into the park, and instructing vehicles where to go within the park. Vehicular gateway areas will also serve as pedestrian gateways, where pedestrian safety is of paramount importance.

### Intent:

- Welcome and wayfinding for users arriving by car
- Emphasize park identity

### Character and Scale:

- Character: Large scale, high visibility urban park entry
- Size and scale: Varies, 5-30m<sup>2</sup> approximate area

### Recommendations:

- Develop a suite of signage that is unique to Town Centre Park
- Display signage at pedestrian gateways
- Establish a consistent design language and materials palette: Gateways should share the same aesthetic

### Elements:

- Signage
- Planting
- Lighting



Fig.75 Existing Town Centre Park signage at vehicular gateway

### 2.6.3 PARKING

Master plan suggest retaining existing surface parking infrastructure at its' current configuration. Focus should be put on improving surfacing with more permeable materials when possible and additional planting as well. Creative visual improvements to the surface areas should be considered to improve quality of parking areas as public spaces.

#### Recommendations:

- Significant tree canopy to be incorporated into parking area when possible
- Improve stormwater management with introduction of planting beds and permeable surfacing
- Explore hard surface graphics to improve visual quality of the open hard surface areas
- Allow for more flexibility and programming in parking areas such as markets and festivals
- Provide improved lighting
- Provide wayfinding signage



Fig.76 Example of farmer's market in parking lot



Fig.77 Example of a seasonal open air market

## 2.7 GREEN INFRASTRUCTURE & SUSTAINABILITY

### 2.7.1 TREES

Park trees cast shade on hot days, create a relaxing atmosphere, attract birds, aid in managing stormwater, absorb carbon, and provide oxygen. Trees are an essential component of urban infrastructure. Town Centre Park will increase the number of trees over the years as the Master Plan is implemented, following the guidelines below:

#### Recommendations:

- Prepare successional plans to specify different aged trees and plants in order to continually encourage replacement growth
- Select diverse species for resiliency against damage from storms, pests and disease
- Do not block site lines and views across lake from the Festival Lawn
- Use trees to buffer roads and parking lots
- Appropriately choose tree species to support their character and function as street trees, shade trees, buffers, privacy screens, and habitat trees while considering aesthetic qualities (colour, shape, seasonal changes) and contribution to landscape compositions.
  - Suitability to growing, sun exposure and microclimate conditions
  - Longevity and ability to be pruned
  - Adaptability to climate change
  - Resiliency to pests and disease



Fig.78 *Cornus nuttallii* (Pacific dogwood) tree in full bloom



Fig.79 Example of trees providing options for shade on a park lawn

## 2.7.2 STORMWATER MANAGEMENT

The reduction of stormwater that reaches the City's storm drain system can lead to decreased risk of flooding and reduced pressure on City infrastructure. Green spaces such as parks help with stormwater management by slowing the overland flow of water. Additional design measures can be taken to improve stormwater management on site. Water features that are integrated with stormwater collection are encouraged and should provide a sense of celebration and education and should express an urban architectural aesthetic using a combination of hard landscape elements and planting

### Recommendations:

- Design of hard and soft landscaping to manage stormwater run-off entering storm mains
- Permeable paving to be considered where possible
- Raingardens to be considered where appropriate
  - Water features that are integrated with stormwater collection are encouraged and should provide a sense of celebration and education and should express an urban architectural aesthetic using a combination of hard landscape elements and planting



Fig.80 Permeable paving in a parking lot



Fig.81 Tanner Springs stormwater management park in Portland

## 2.8 LANDSCAPE PLANTING

Recommendations outlined below provide guidance to maintain and enhance the green spaces in the park.

### Recommendations:

- Provide habitat and biodiversity
- Reflect the regional landscape
- Natural systems should weave their way through the site and be expressed uniquely in different areas
- Wooded areas adjacent to the lake will see understory improvements and successional planning
- The Garden Walk will create year-round interest in the park
- A network of trees throughout the park to create an arboretum
- Provide adequate soil depths for all plant material
- Create seasonal interest throughout the year
- Pollinator plants
- Specific focus should be given to such plants as those that support and/or create habitat for bird, small mammal, and insect species occupying biological niches within local ecosystems
- A variety of planting forms (high, medium, and low as well as dense and open) of both evergreen and deciduous planting should be included to help promote biodiversity
- Design of hard and soft landscaping limiting the amount of stormwater run-off entering storm pipes

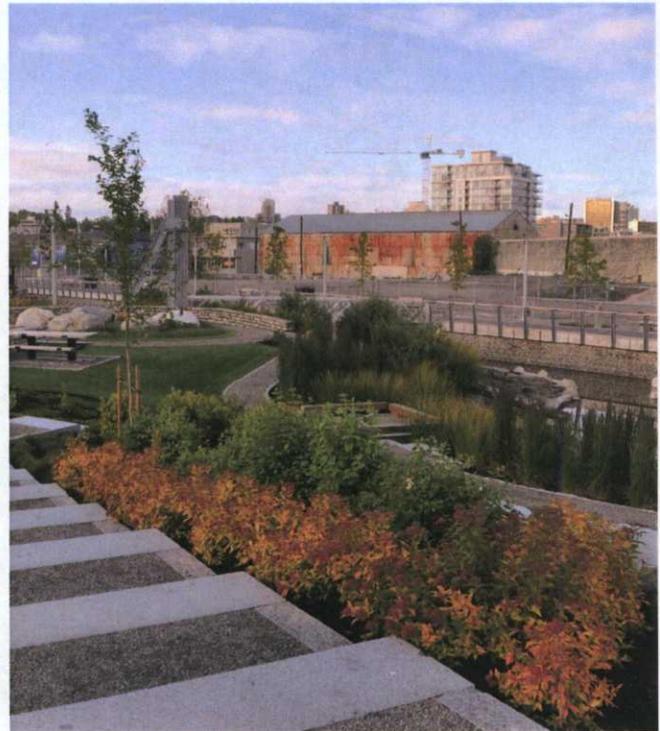


Fig.82 Colourful planting at Hinge Park

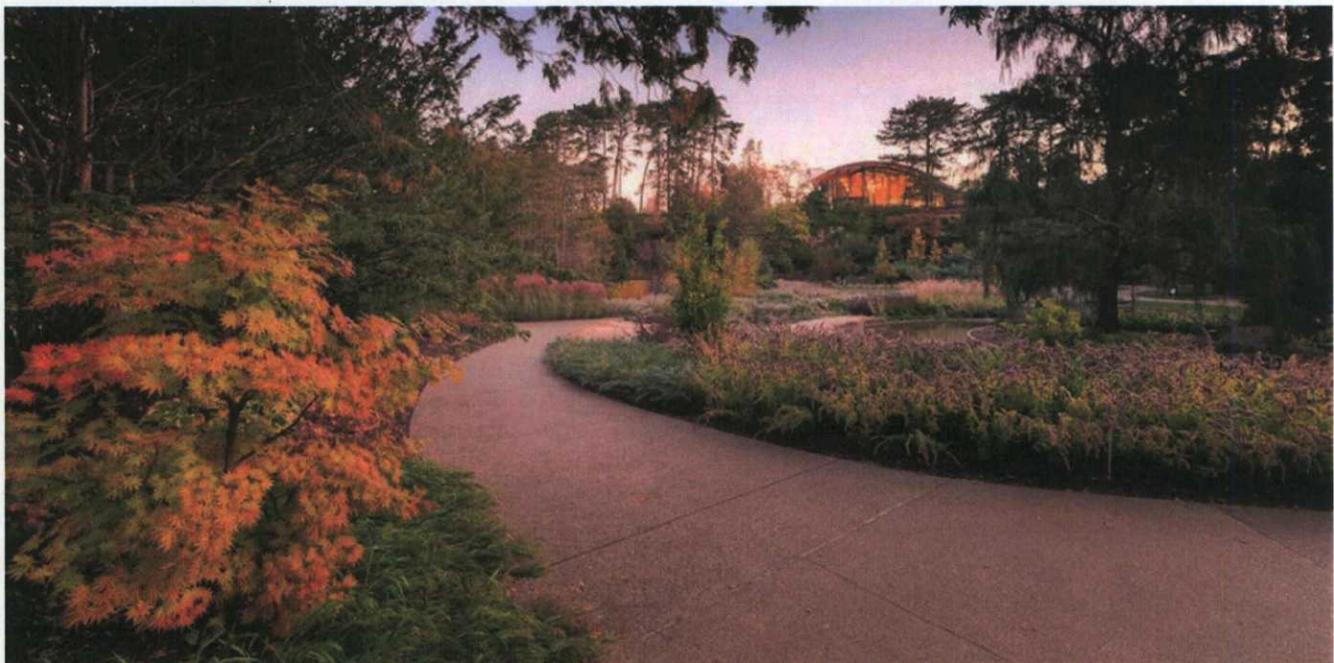


Fig.83 Example of varied planting along walkway

## 2.8.1 UNDERSTORY IMPROVEMENTS

The focus of understory improvements to the North and South Lake Areas is to enhance the wooded area with forest layered understory shade plants will create an enjoyable experience along the trails looping the lake.

### Recommendations:

- Develop a site wide tree successional planting plan
- Plant densely to prevent access to wooded areas and promote circulation on trails
- Remove invasive species in the area
- Develop a maintenance plan for continued control of invasive species



Fig.84 *Vaccinium ovatum*

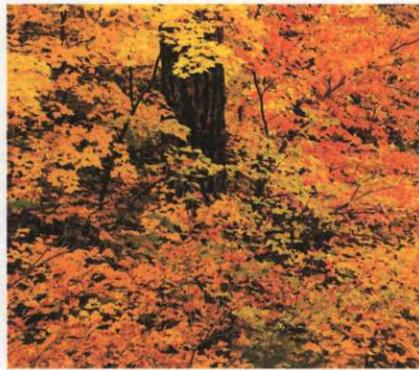


Fig.85 *Acer circinatum*



Fig.86 *Fragaria vesca*

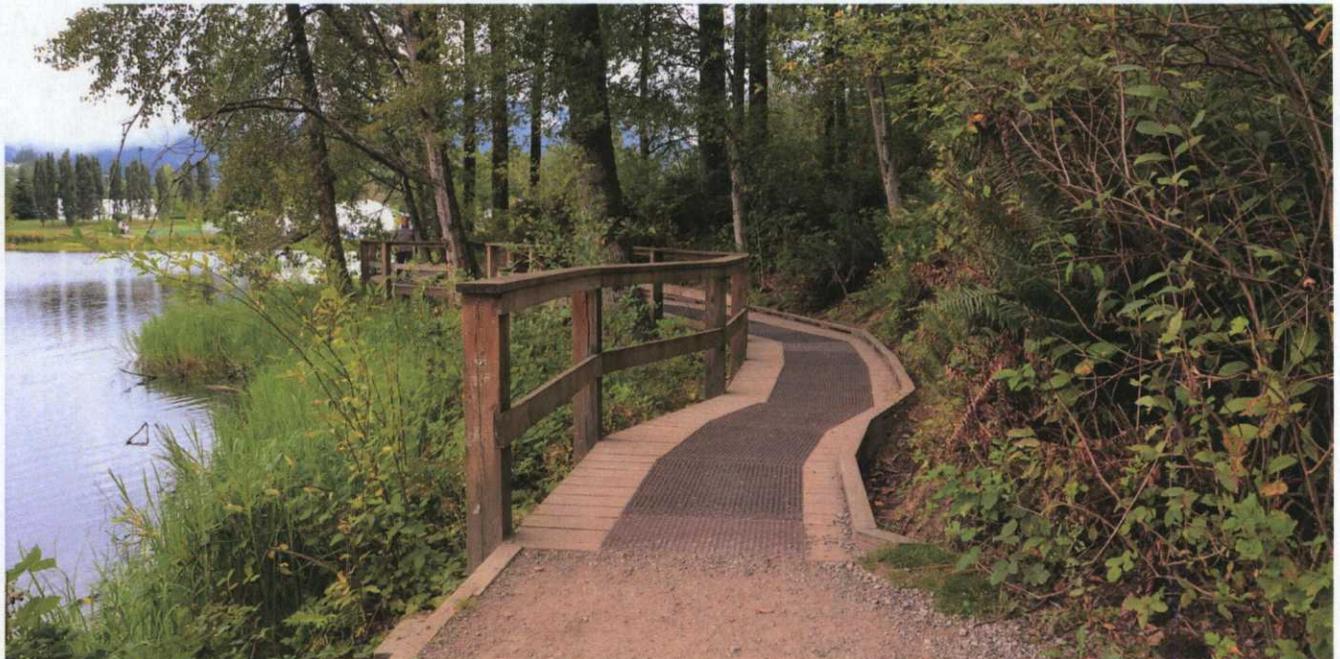


Fig.87 Existing understory planting at Town Centre Park

## 2.9 GARDEN WALK

A ribbon of diverse horticultural expression that weaves its way from the Inspiration Garden to Pinetree Way and Trevor Wingrove Way.

**Recommendations:**

- Planting palette should create seasonal interest
- Diverse, adaptive species and perennial plantings to be used to create the backbone of the garden walk
- Provide adequate soil depths for all plant material
- Drought tolerant plant material will be considered to minimize irrigation requirements



Fig.88 Camellia 'Winter's Star'



Fig.89 Echinacea purpurea



Fig.90 Existing planting at Town Centre Park



Fig.91 Garden Walk connects two significant park gateways between the lake and amphitheatre

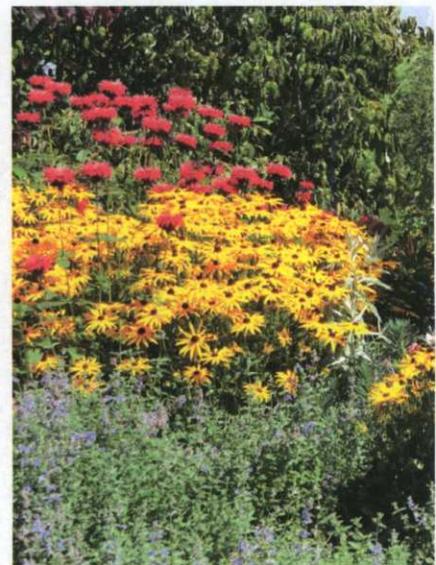


Fig.92 Pollinator planting at Town Centre Park

## 2.10 PUBLIC ART

Public art will create a sense of place by reflecting the region, environment and history of the park.

### Recommendations:

- A piece integrated into landscape elements
- Water features
- Seasonal displays
- Rotating exhibits
- Permanent sculpture pieces
- Landscape art
- Site furniture
- Light displays
- Large format digital media displays
- Performance art and street theatre



Fig.93 Public art by Trent Hutton at Lafarge Lake-Douglas Station

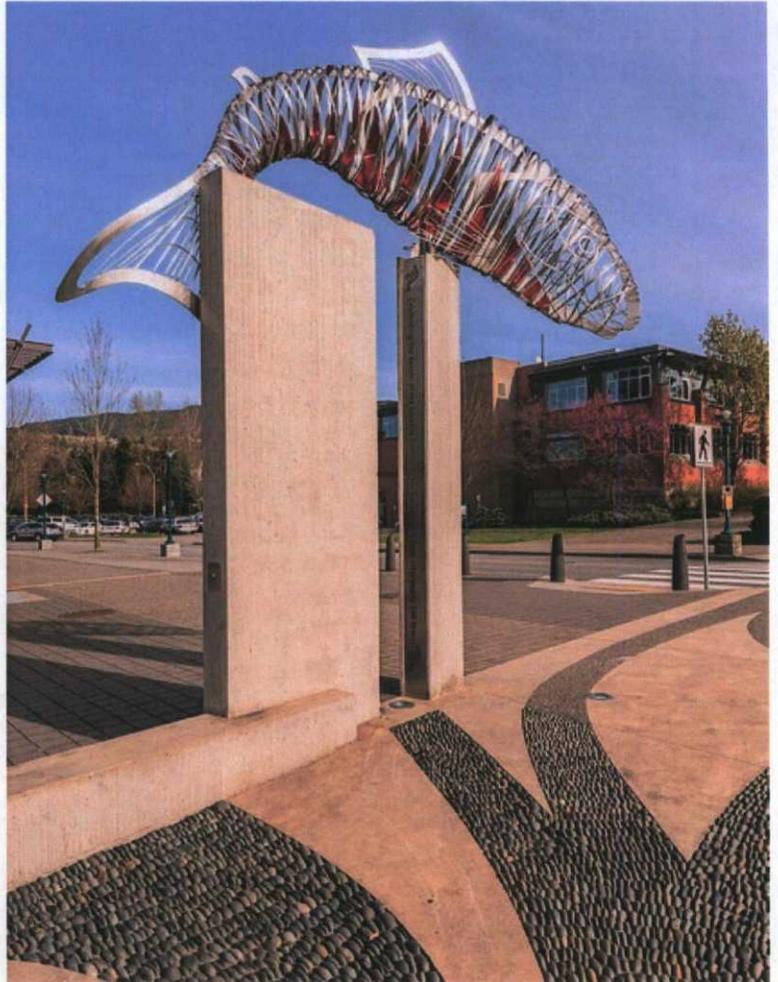


Fig.94 Return of the Sockeye at Coquitlam Spirit Square



Fig.95 A Long Conversation by Peter Gazendam, public art in Vancouver

## 2.11 MATERIALS

### 2.11.1 MATERIAL QUALITY

The overall material palette is to be cohesive. Materials used for hard surfacing in the park is an important aspect of comfort as well as sustainable site design and long-term maintenance. As this is a long-term vision, it is critical to choose materials that are and will be available for many years to come.

#### Recommendations:

- Use permeable surfacing when possible
- Paving materials may include range of materials including cast concrete, stone, concrete pavers, gravel
- Material selections are to directly relate to the detailed design of each space
- Design of hard and soft landscaping to manage stormwater run-off
- The selection of paving materials should consider goals for rain water capture and infiltration
- Retaining walls shall be concrete with architectural treatments

### 2.11.2 WEATHER PROTECTION

The climate of the Lower Mainland is characterized by prolonged rainy periods and variable weather conditions. The use of durable, well-designed materials and appropriate landscaping can help make the site more comfortable for users as well as increase the longevity of site elements over time. These high-quality, weather resistant materials and elements can provide shelter from precipitation and wind, and provide respite from sun during the summer months.

#### Recommendations:

- Use durable materials that are slip resistant during rain and snow
- Ensure appropriate surface drainage allow water to runoff paved walkways
- Integrate weather protection materials and elements on buildings or within open spaces to encourage pedestrian use in all seasons and conditions
- Provide weather protection on materials for key areas where people are likely to congregate
- Give preference to natural materials and weather protection such as trees before relying on built structures for weather protection
- Use fall-safe materials and provide shaded areas where children play

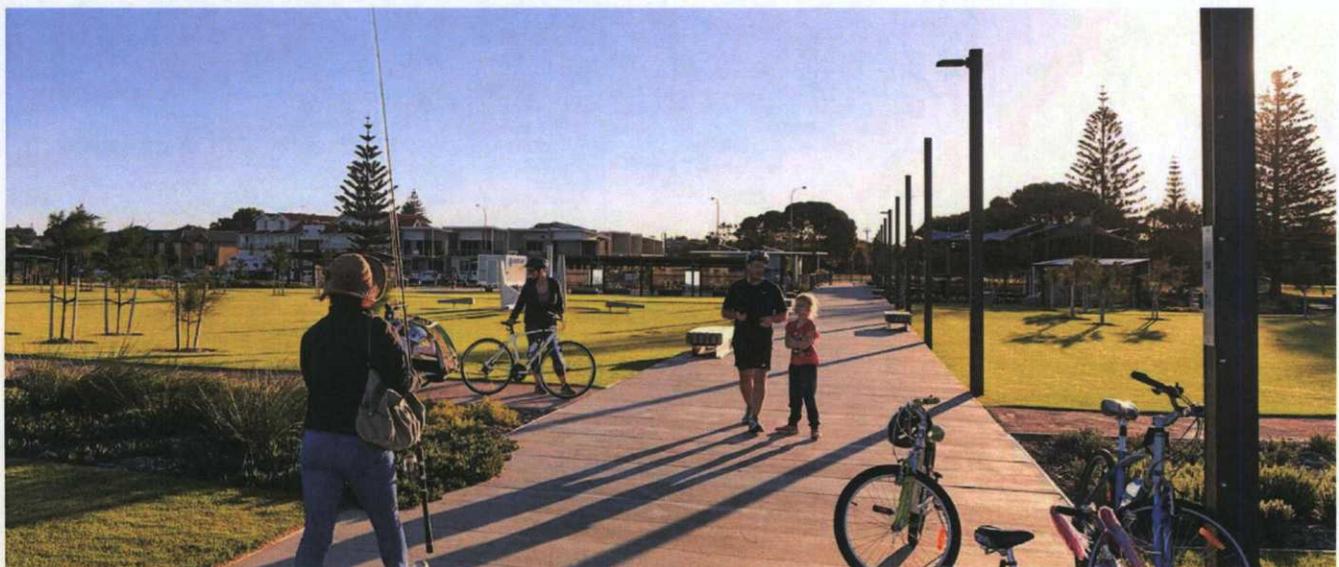


Fig.96 Multi-use concrete paving at Esperance Waterfront, Perth,

## 2.12 FURNISHINGS & ELEMENTS

Furniture and elements will be used to support wayfinding and the branding of the park.

### Recommendations:

- All furnishings and elements shall be based on the wayfinding and branding of the park
- Feature elements, including custom seating elements or sculptural features, should use high quality materials
- Reference historical and geographic connections to the site through the use of stone and local materials



Fig.97 Example of contemporary benches with armrests



Fig.98 Example of drinking water station with bottle filler and bubbler



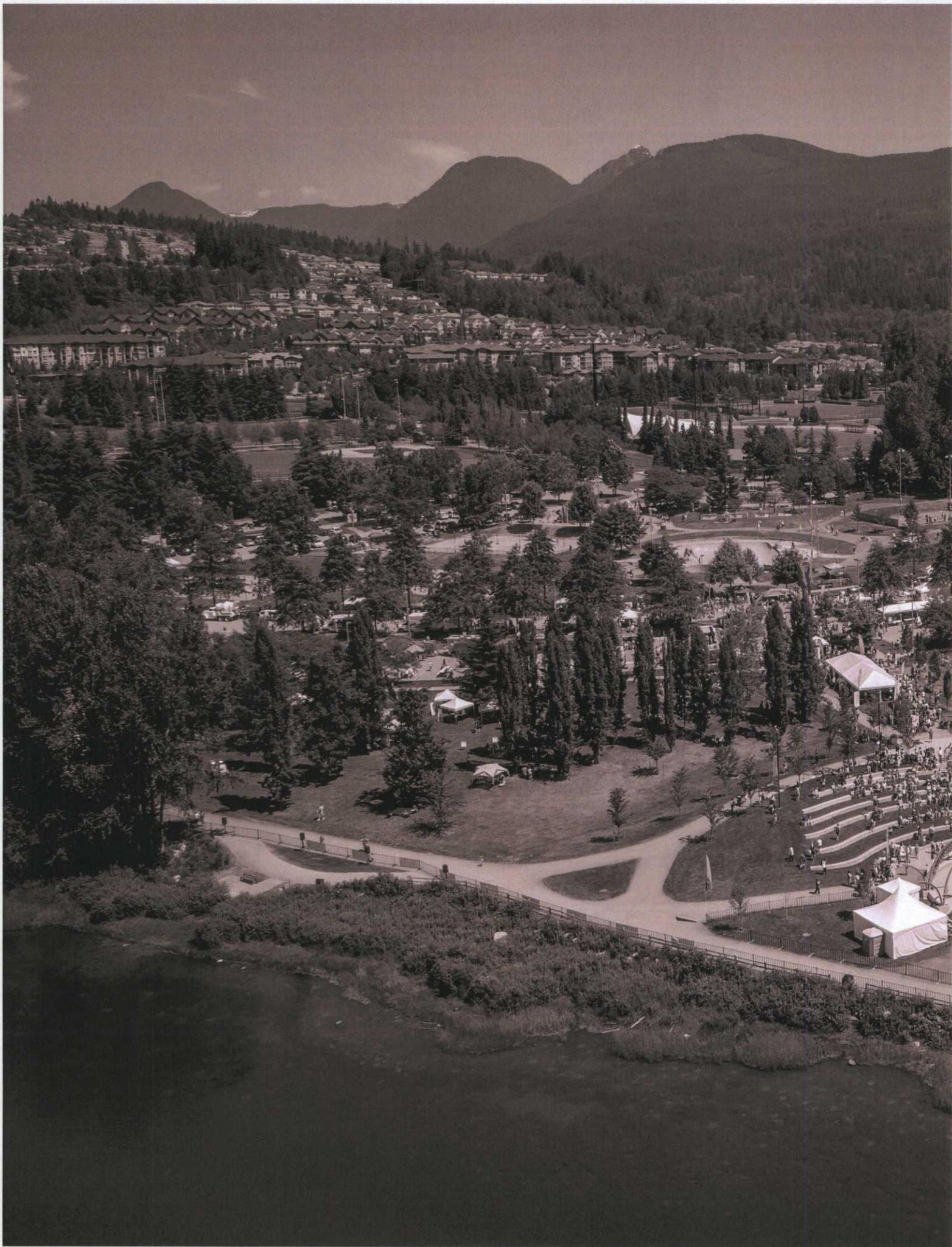
Fig.99 Example of a universally accessible picnic table



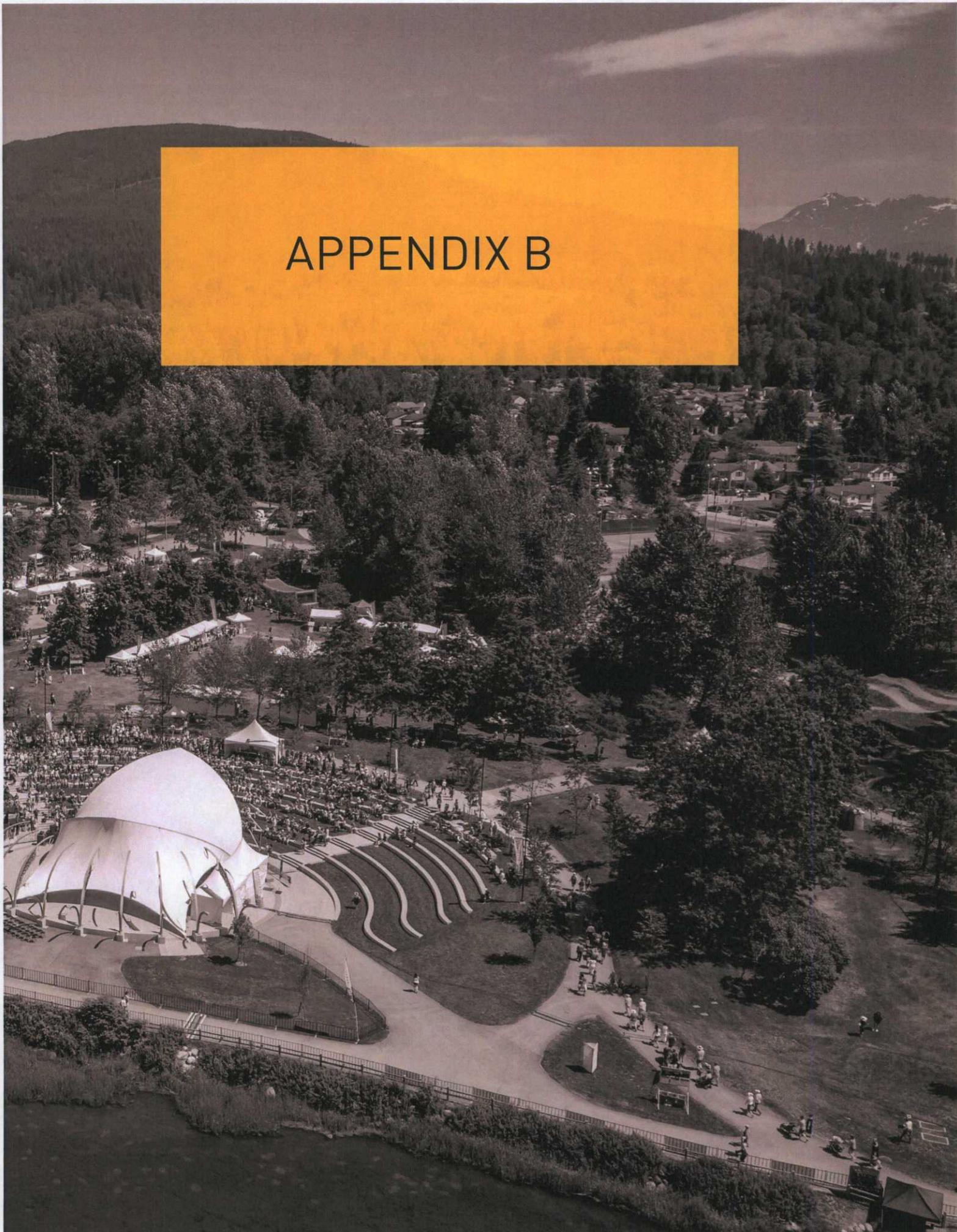
Fig.100 Example of benches made of timber

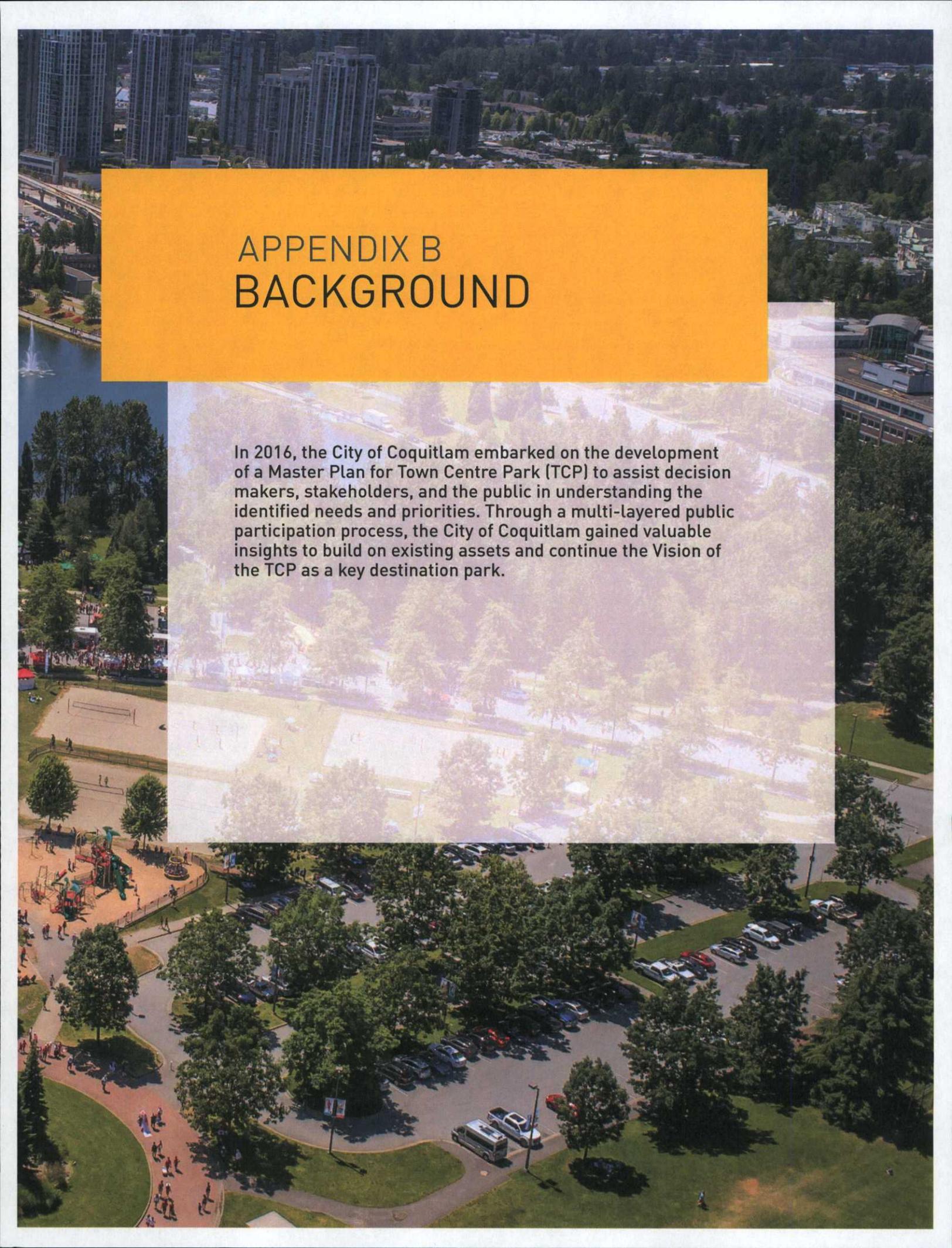


Fig.101 Example of seating opportunities integrated with a tree planter



# APPENDIX B



An aerial photograph of a city, likely Coquitlam, showing a mix of urban development and green spaces. In the upper left, several tall, modern apartment buildings stand prominently. A river flows through the city, with a fountain visible on the left. The lower portion of the image shows a large park area with a parking lot, playground, and walking paths. A semi-transparent orange box is overlaid on the top left, and a semi-transparent white box is overlaid on the middle right, both containing text.

## APPENDIX B BACKGROUND

In 2016, the City of Coquitlam embarked on the development of a Master Plan for Town Centre Park (TCP) to assist decision makers, stakeholders, and the public in understanding the identified needs and priorities. Through a multi-layered public participation process, the City of Coquitlam gained valuable insights to build on existing assets and continue the Vision of the TCP as a key destination park.

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# 1 PROCESS

The Town Centre Park Master Plan is the result of the commitment, cooperation, and collaborative effort of various municipal departments, residents, and various stakeholders. The Master Plan was conceived of as a five-step process carried out from fall of 2016 to early 2018.

## STEP 1: INVENTORY & ANALYSIS

The Inventory and Analysis phase consisted of three phases: background analysis, onsite visual assessment, and public consultation. Background analysis involved looking to existing studies and documents, as well as mapping exercises using geographical information system data to understand the opportunities and constraints. Onsite visual assessment consisted of tours of the park with the Park Keepers: City staff from Park Planning and Design, Park Operations, facilities management and Cultural Services. A public consultation session was conducted in the Fall of 2016 where the public could share their experiences and suggestions about the park. The public was also invited to provide feedback completing an online survey regarding the park's present state and future priorities. The results from these three tasks provided valuable feedback that directed the development of the parks Vision and Guiding Principles. The summary of this work and findings is included in *Town Centre Park Master Plan Report: Analysis Summary & Preliminary Guiding Principles* (Appendix C).

## STEP 2: VISION & GUIDING PRINCIPLES

The Vision for the park consists of four Guiding Principles that were developed to measure the progress and success of the Master Plan. The inventory and analysis process revealed several key themes for the park. Public input strongly suggested the future of TCP should focus on what is great about the park today and support the creation of a future that meets the broad needs of a diverse Coquitlam community. The proposed preliminary set of guiding principles titled: Place of Destination; Place of Connection; Place of Evolution; and Place of Celebration, will further guide the next steps in the master planning process. The summary of this work and findings is included in *Town Centre Park Master Plan Report: Analysis Summary & Preliminary Guiding Principles* (Appendix C).

## STEP 3: CONCEPT DEVELOPMENT STRATEGIES & LAND USE PLAN

Four Development Principles were subsequently defined to help guide the creation of the Land Use Plan. These Development Principles include: Create Town Centre Park Identity; Build in Flexibility; Define a Heart for the Park; and Create Clear Pedestrian and Vehicle Organization and Hierarchy.

## STEP 4: DRAFT MASTER PLAN & DESIGN RECOMMENDATIONS

The design process experimented with concept iterations that envisioned how the guiding principles and development principles could shape the park. These concepts were reviewed and modified through consultation between the Park Keepers and the consultant resulting in development of The Town Centre Park Master Plan.

## STEP 5: FINAL TOWN CENTRE PARK MASTER PLAN

The Town Centre Park Master Plan proposes the future location, relationship, approximate size of various programming elements and features within the park directly reflecting the Vision and Guiding Principles. The creation of this master plan was made possible through collaboration between the Park Keepers, consultants, public feedback and Council. The Master Plan will be viewed as a living document and adopted as a guideline that can evolve with the changing needs of the City.



Fig.1 On-site stakeholder and City session at Town Centre Park

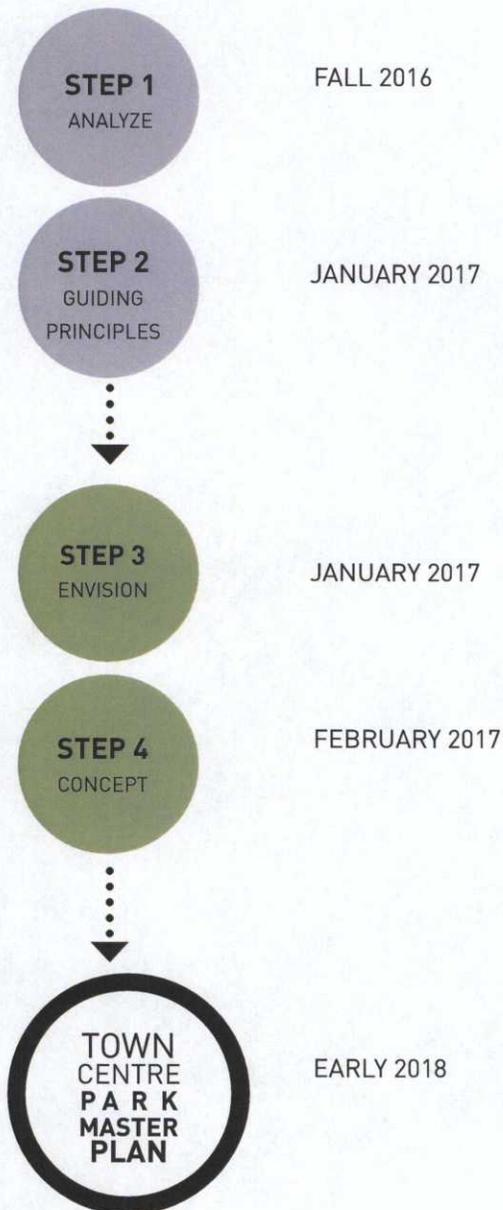


Fig.2 Public open house at Town Centre Park, May 2017



Fig.3 Public open house at Town Centre Park. May 2017

## 2 CONSULTATION & COMMUNITY ENGAGEMENT

Public engagement was a critical component of the Master Planning process. Two public information sessions were held to present information and gather feedback. The first public information session was held in the fall of 2016 and presented a summary of site analysis conducted about the park. The analysis included history, park context, housing density, ecological and spatial factors such as transportation and land use typologies. The initial analysis also defined three distinct precincts within the park: North (Sports) Precinct, Middle (Recreational) Precinct, South (Natural and Cultural) Precinct. At this stage, the public was asked to provide feedback on the analysis by completing the Open Community Survey. They shared their various experiences with the park and suggested ideas for its future. This information was collected and analyzed to develop the Vision and Guiding Principles for the park and summarized in a report entitled Town Centre Park Master Plan Report: Analysis Summary & Preliminary Guiding Principles. This report formed the foundation for the creation of TCP Development Principles and Land Use Plan.

A second public information session was held in the Spring of 2017 to present the proposed Land Use Plan and Concept Development Principles. The public was invited to comment on the plans for the future of Town Centre Park via the online survey. This feedback has incorporated into the final Master Plan and Design Recommendations.

### 2.1 TOWN CENTRE PLAN MASTER PLAN SURVEY

A full-day public session was held in the park in May 2017 to capture feedback and thoughts from park users throughout the day and evening. The boards were then displayed at City Hall for 2 weeks to allow for the public to provide feedback in case they could not attend the information session at the park. Completed survey and comments were received from the community from 310 respondents through surveys onsite and online. The results are summarized on the following pages.

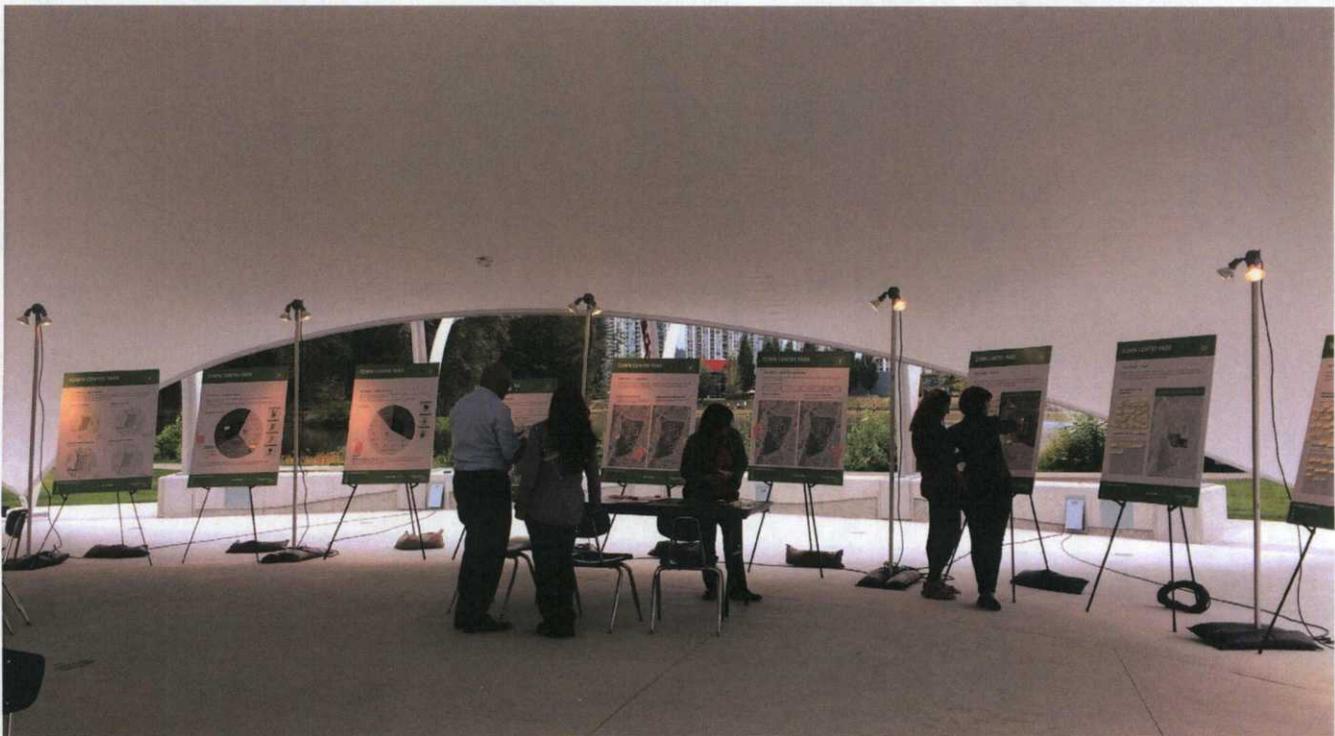


Fig.4 Public open house at Town Centre Park. September, 2016

## 2.1.1 FUTURE USE OF TOWN CENTRE PARK

The public was asked to rank a selection of priorities relating to the future use and vision for Town Centre Park. The following shows the 5 most popular responses.



The following were also presented as options, and are listed in ranked order as determined by the Viewpoint Survey:

- Be a place that's accessible to all with improved walking surfacing and infrastructure (10%)
- Be a park with planted areas: allow for focused fragrance and seasonal colour displays (4%)
- Have an urban beach destination (3%)
- Have a small plaza space at the SkyTrain station as an arrival point (3%)
- Improved access to water at the lakes edge (2%)
- Have improved internal connectivity, create linking plazas and hubs to function as key destinations and gathering areas (1%)
- Have a reduced number of volleyball courts to enable other areas to grow (1%)
- Have street parking along Trevor Wingrove Way removed or relocated to improve integration of the park and allow for better pedestrian experience (1%)

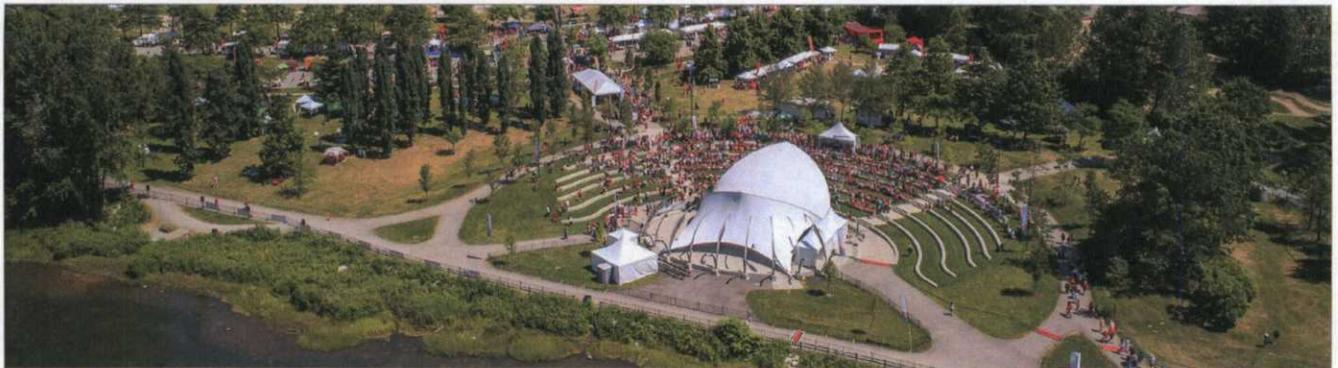
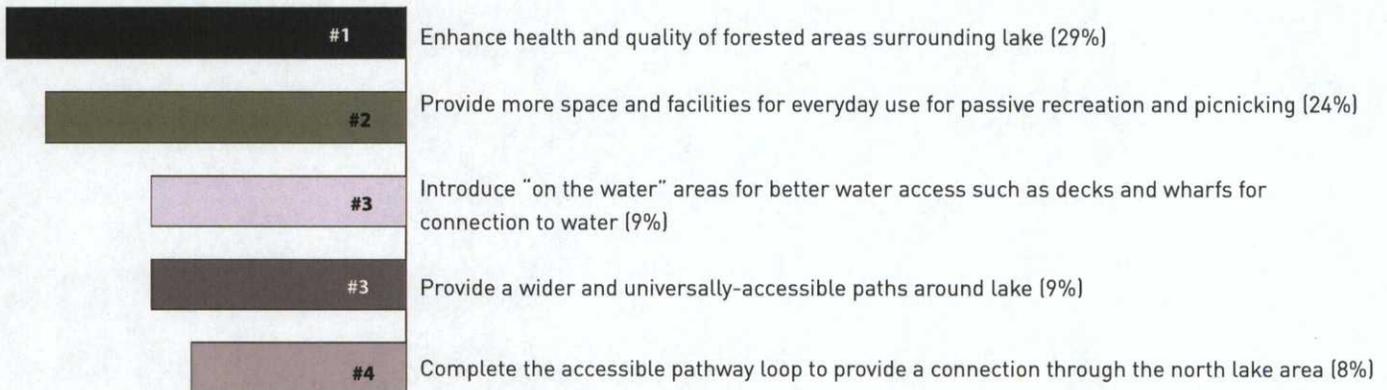


Fig.5 Canada Day event at Town Centre Park

## 2.1.2 GREEN COMMONS: PASSIVE RECREATIONS ZONE

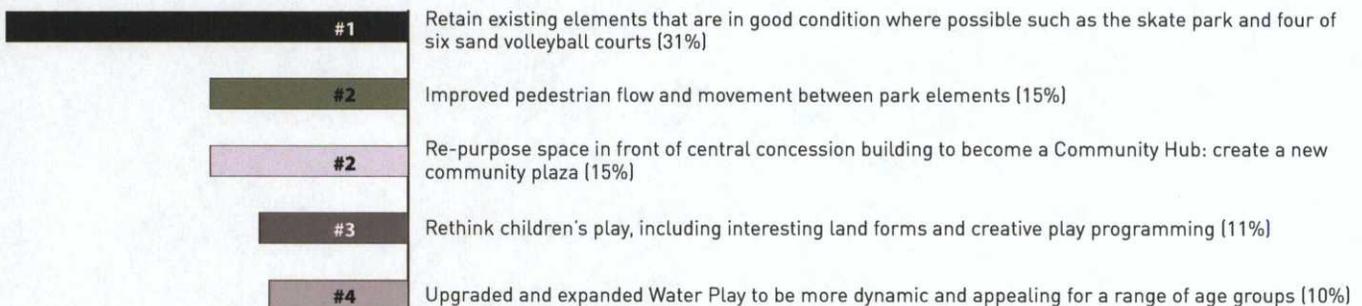
The public was asked to rank a selection of priorities for the Green Commons. The following shows the 5 most popular responses.



The following were also presented as options, and are listed in ranked order as determined by the survey:

- Expand Festival Lawn north-eastward into existing BMX park to make more passive lawn available to a variety of programs and activities (7%)
- Improve areas to provide support for large festival events such as Canada Day celebrations (5%)
- Create a Festival Hub: a plaza space for gatherings and events in the open lawn area (5%)
- Improve pedestrian circulation to and from amphitheatre area (2%)
- Create dedicated location(s) for fishing (from a wharf) to decrease user conflicts on trails (1%)
- Create more accessible pathways in the Green Commons (1%)

## 2.1.3 PARK CORE: ACTIVE RECREATION/PLAY AREA

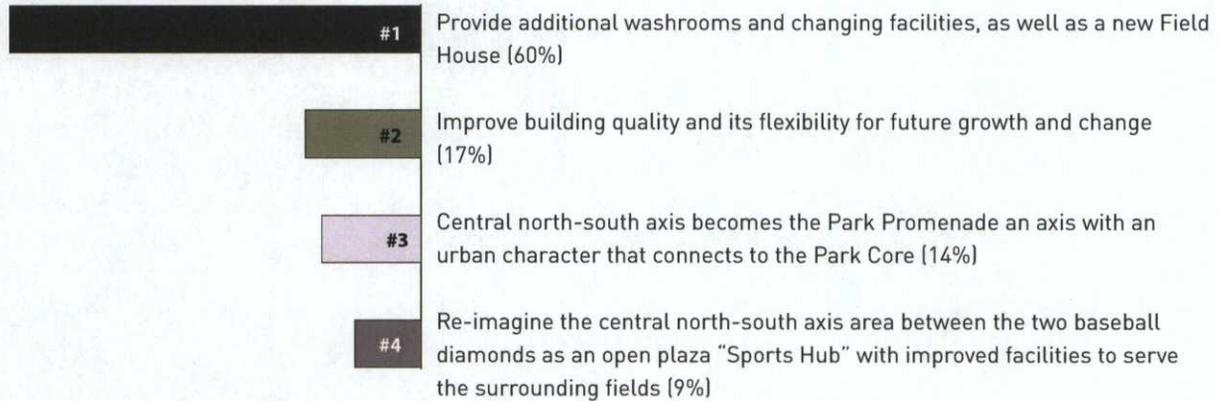


The public was asked to rank a selection of priorities for the Park Core. The following graph shows the 5 most popular responses: The following were presented as options, and are listed in ranked order as determined by the Viewpoint Survey:

- Decorative paving as the dominant connective element complimented with planting: paving blends distinct area to create a cohesive space softened by plantings (9%)
- Relocate tennis courts to the Park Core area along Pipeline Road to allow for lawn expansion and more focused active recreation in the central area (7%)
- Visual and physical integration of play elements through use of cohesive paving treatments (2%)

## 2.1.4 SPORTS COMMONS

The public was asked to rank a selection of priorities for the Park Core. Only 4 options were presented.



## 2.1.5 FACILITIES

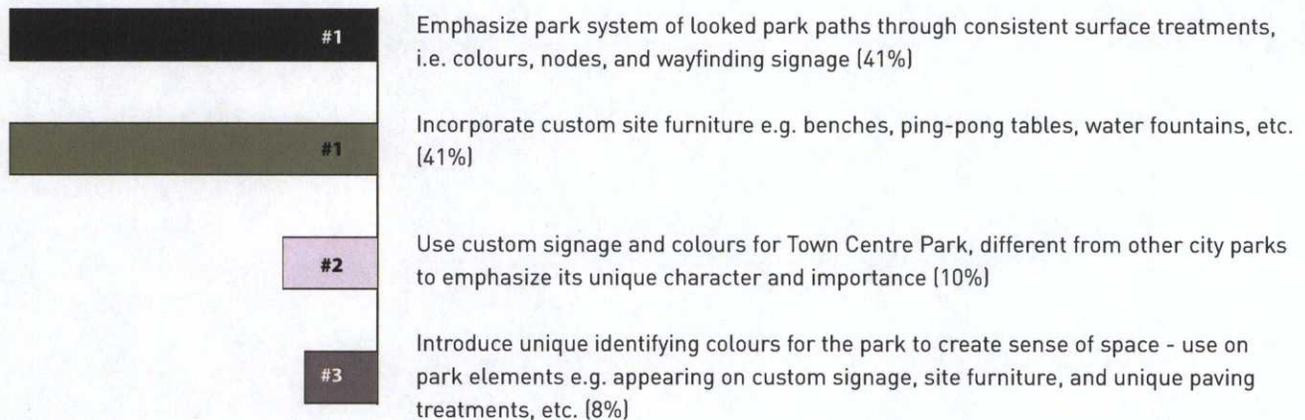
The public was asked to rank a selection of priorities for the Park Core. Of the 6 options were presented, they were ranked in the above order.



Fig.6 Air photo of Town Centre Park, looking north

## 2.1.6 WAYFINDING

The public was asked to rank a selection of priorities for the Park Core. Of the 4 options were presented, they were ranked in the following order.



## 2.1.7 SELECT COMMENTS ON THE TOWN CENTRE PARK MASTER PLAN

**Do you have any other comments or suggestions you would like to share on the Town Centre Park Master Plan?**

*"This park is the jewel of our city and it's hard to improve on perfection but I would like to see some minimal commercial opportunities in the food & beverage category or an area for food trucks that can be used to support events. A farmers market would be fantastic too."*

*"I am hoping park planners are very careful to remember that seniors who use the park everyday enjoy the quiet, passive aspect and do not want to lose attractive green space."*

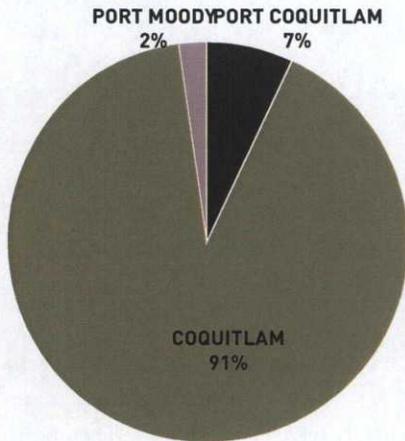
*"We are very fortunate to have such an advanced sports complex and large green space. Please don't ruin it by over building and developing it."*

*"Improve the outdoor exercise equipment and possibly rearrange it so it is set up as a circuit around the park core."*

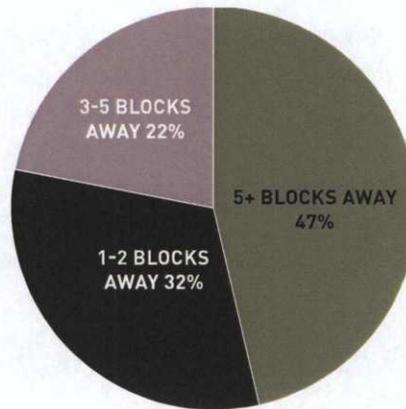
*"In the are that looks out towards Douglas College, there is a large grassy knoll with a few trees here and there. I would like to see additional trees and picnic tables/benches places there for people to use."*

## 2.1.8 SURVEY RESPONDENTS

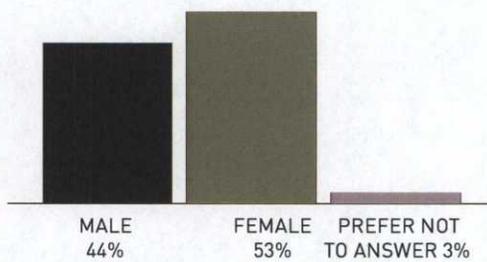
City of Residence



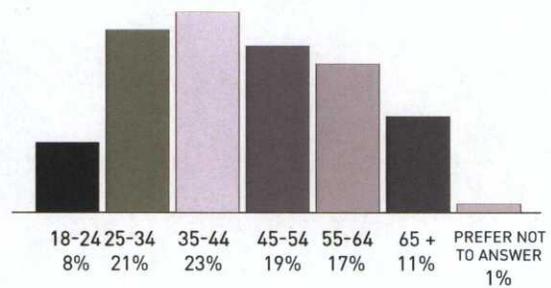
Proximity to Park



Gender



Age Range



Participants became aware of the project from:



## 2.2 ANALYSIS SUMMARY

The recommendations outlined in this Master Plan have been informed by an understanding of important local socio-economic, spatial and environmental factors. A detailed summary of this background material including mapped information can be found in Appendix C of this document. The following is an overview of the information presented in *Town Centre Park Master Plan Report: Analysis Summary & Preliminary Building Principles*.

### 2.2.1 RELEVANT DOCUMENTS & POLICIES REVIEWED

2016 Canada Day and Annual Festivals & Events	June 2016	City of Coquitlam	Background Information
Asset Detail Report (2016 Town Centre Park Facilities)	June 2016	City of Coquitlam, VFA Inc.	Background Information
Asset Detail Report (2016 Town Centre Park East Yard)	March 2016	City of Coquitlam, VFA Inc.	Background Information
Arts, Culture & Heritage Strategic Draft Plan	March 2016	City of Coquitlam	Council Endorsed
2016 Events Calendar (Over 100 Persons)	2016	City of Coquitlam	Background Information
2015 Canada Day and Annual Festivals & Events Update	May 2015	City of Coquitlam	Background Information
Coquitlam Parks, Recreation and Culture Master Plan Draft	2015	City of Coquitlam	Draft Report
Coquitlam Parks, Recreation and Culture Master Plan Draft Implementation Strategy	2015	City of Coquitlam	Draft Report
Town Centre Outdoor Performance & Events Plaza Public Consultants	2015	City of Coquitlam	Background Information
2013 Canada Day Report	September 2013	City of Coquitlam	Map

Fig.7 Relevant Documents & Policies Reviewed

City of Coquitlam Master Trail Plan	August 2013	City of Coquitlam	Council Endorsed
Coquitlam 2028m Sports Field Strategy 2013 – 2023	2013	City of Coquitlam, JPC & Associates	Council Endorsed
City of Coquitlam Tennis Feasibility Study Final Report	September 2012	City of Coquitlam, Professional Environmental Recreation Consultants Ltd.	Background Study
City of Coquitlam Strategic Transportation Plan	February 2012	City of Coquitlam	Council Endorsed
Scott Creek Integrated Watershed Management Plan	January 2012	City of Coquitlam, CH2MHILL	Background Information
Census Data – 50yrs+ Community Profiles Population	2011	City of Coquitlam	Background Research
Station Area Design Consultation 2010	November, 2010	Evergreen Line Rapid Transit Project	Background Information
City of Coquitlam City Centre Area Plan	July 2008	City of Coquitlam	Council Endorsed
Coquitlam Census Data by Community Profile Area and Age Group	2001 – 2006	City of Coquitlam	Background Research
Pinetree Community Centre Operating Agreement	September 2000	School District No. 43, Douglas College, City of Coquitlam	Background Information
Town Centre Park Master Plan Designs	1995	City of Coquitlam	Background Information
VMFL Spring Flag – Coquitlam Jamboree 2014	1995	City of Coquitlam	Background Information
Coquitlam 100 Years: Reflections of the Past	1990	District of Coquitlam	Background Information



Fig.8 Lafarge gravel pit

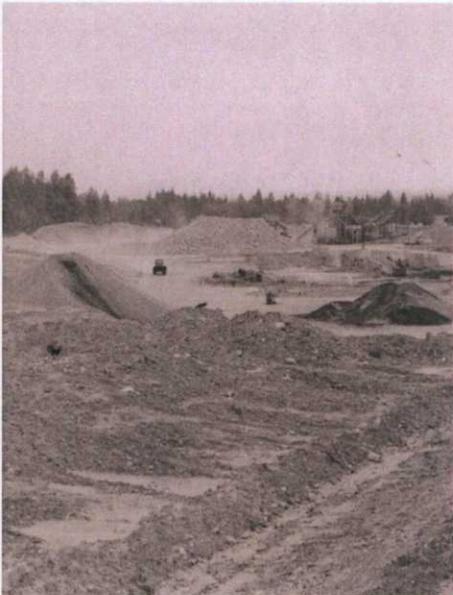


Fig.9 Lafarge gravel extraction operations

## 2.3 HISTORY OF THE PARK

Spanning at 42 hectares (103 acres), Town Centre Park is Coquitlam's largest urban park, drawing in visitors from across the Tri-Cities area. As the premier destination park in Coquitlam's City Centre, TCP provides space for a variety of sports, recreation, and cultural events for residents and visitors. It has taken a unified vision and dedicated strategic planning for TCP to become the landscape it is today. The site has a long and unique history, and over the years a variety of undertakings have been set forth to accommodate the changing needs and usages of the site.

### 2.3.1 SITE HISTORY

In its more recent past, Town Centre Park was used as a gravel quarry operated by Lafarge Company, with the land being leased from the Province of British Columbia. Through cooperative and innovative thinking by the City of Coquitlam, an agreement was reached by Lafarge Gravel Company, the Province of BC, and the City to have quarry lands and the man-made lake donated to the City of Coquitlam once quarry operations ceased. Fittingly named Lafarge Lake, it continues to pay tribute to its unique past and shed light on both the history and evolution of the park.

Furthermore, through thoughtful planning and design, a first-rate park amenity emerged to serve fast-growing Coquitlam. When Town Centre Park officially opened in May of 1989, it was the newest and most acclaimed facility of its kind in the Lower Mainland. A prestigious NAIA District 1 track-meet hosted by Simon Fraser University was the first event held at Town Centre Park stadium, and the BC Summer Games held two years later were a great success. In fact, one of the major features of the park has been its sustained capacity to host several types of sporting events.

Over time, the successful acquisition and revitalization of these lands spurred the development of Coquitlam's City Centre. The results generated a hub for activity as it became a more desirable area to live, work and play. The Coquitlam Centre Mall was built, followed by the relocation of City Hall from the historic hub of Maillardville, shifting the centre of the city closer to TCP. The City Centre Library was built in the area, followed by the RCMP detachment, Douglas College, the Evergreen Cultural Centre, the Chamber of Commerce, and the City Centre Aquatic Complex.

### 2.3.2 RECENT PAST

In 2016, the SkyTrain Evergreen Extension terminating at Town Centre Park was completed, marking a seminal leap forward for the park and surrounding City Centre area. Facilitating mobility to and from the park has further improved connectivity for a wider range of locals and visitors, and increased recognition of the grounds as a central point of destination. Today, many of the plans and visions established for the TCP in the past still carry on. Town Centre Park continues to be a high-end destination sporting facility in the region, and serve as a local neighbourhood park and growing cultural space for others.

Development continues to rise throughout Coquitlam, which is quickly becoming one of the most desirable and sought-after cities to live in. The balance of commercial, residential and leisure is further enhanced by increased commuter access and provides valuable opportunities for families as well as businesses. The needs of recreational and commuter cyclists, pedestrians and motor vehicle traffic remain a priority for the City. As the park embarks on a new chapter, it is important to celebrate the history and transformation of TCP from former industrial site to a popular urban park for future users to appreciate.

### 2.3.3 PRECINCTS

During the initial phase of strategic planning Town Centre Park was organized into three schematic precincts, namely: North Precinct, which is mainly comprised of sports facilities and is comprised of 55% of the existing park; Middle Precinct, which is mainly comprised of recreational facilities and is comprised of 15% of the existing park; and South Precinct, which is mainly comprised of natural and cultural facilities and makes up 30% of the existing park.

As the planning process for Town Centre Park progressed these three precincts were given more distinct names to better identify the areas' core uses. As such these three distinct precincts have been organized as: Sports Commons (formerly North (Sports) Precinct); Park Core (formerly Middle (Recreational) Precinct); and Green Commons (formerly South (Natural and Cultural) Precinct), as shown in figures 12-14.

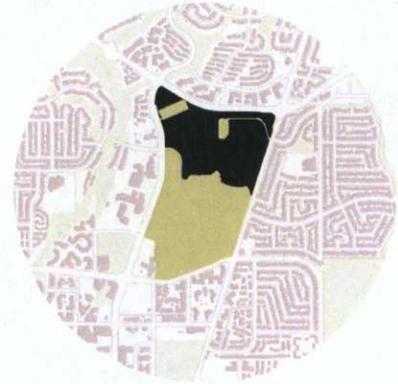


Fig.10 Sports Commons (formerly the North "Sports" Precinct)



Fig.11 Park Core (formerly the Middle "Recreational" Precinct)



Fig.12 Green Commons (formerly the South "Natural and Cultural" Precincts)

## 2.4 SITE CONTEXT

The context of Town Centre Park was analyzed to accurately inform the recommendations made in the Master Plan. The area that was reviewed was comprised of neighbourhood context studies and closed site context analysis. The strategies consisted of mapping neighbourhood parks, studying site access, natural space, and population trends.

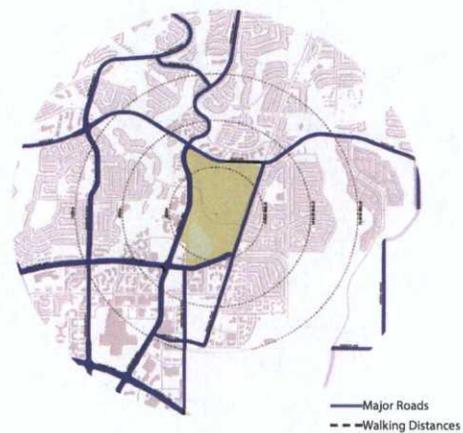
### WHERE ELSE TO GO?

Other parks in the neighbourhood.



### HOW FAR IS IT?

Travel modes that get you to the Park.



### HOW MUCH "GREEN" DO WE HAVE?

Access to nature.



### WHO LIVES HERE?

Housing density in the neighbourhood.

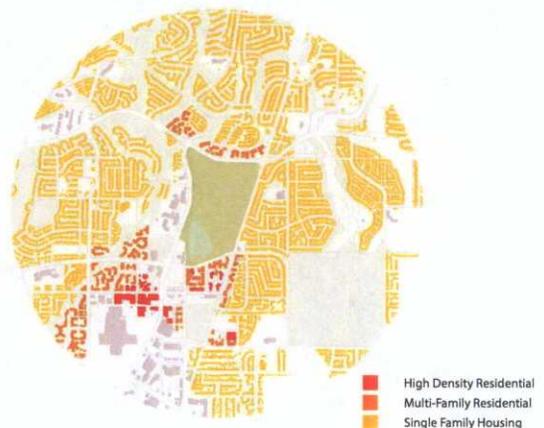
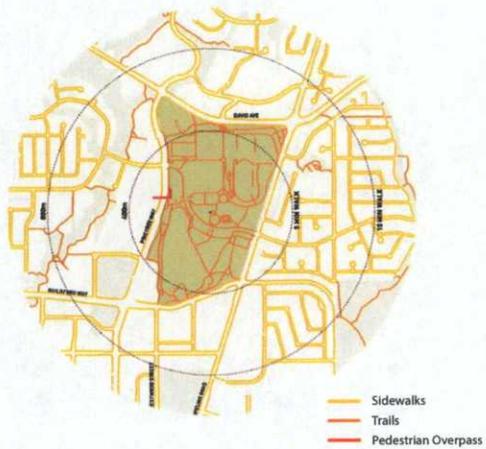


Fig.13 Site inventory diagram

### WHERE YOU CAN WALK.

Existing pedestrian paths and trails.



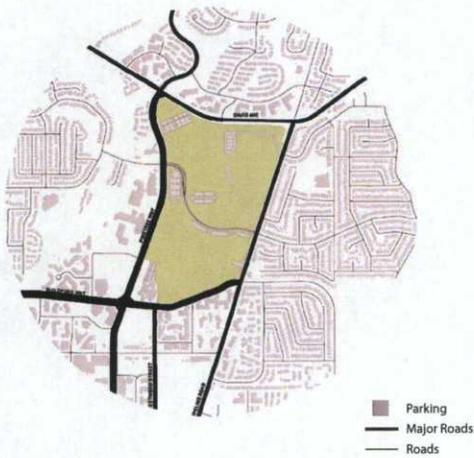
### WHERE YOU CAN BIKE.

Existing and proposed bike trails.



### WHERE YOU CAN DRIVE AND PARK.

Existing roads and parking.



### WHERE YOU CAN TAKE TRANSIT.

Existing public transit access.



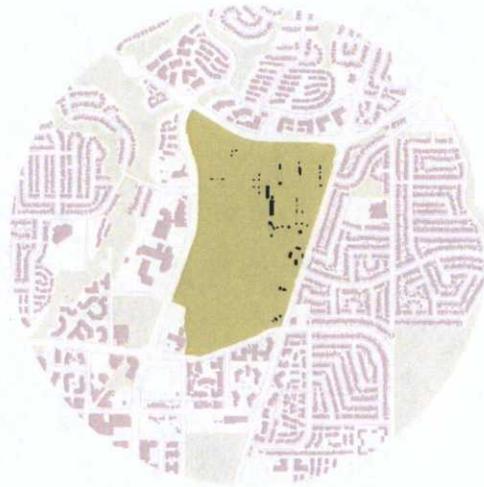
## 2.5 PARK STRUCTURE

Analysis of the park structure looked at the key elements that make up the park such as existing green surfaces, existing vegetation, sports areas, hard surfaces, landscape furnishings and buildings.

### GREEN OPEN AREAS



### BUILDINGS



### HARD SURFACES



### SPORTS FIELDS & ACTIVE RECREATION



Fig.14 Inventory of existing surfaces and facilities

## 2.6 SUMMARY OF ANALYSIS

The summary is the result of conducting extensive inventory, analysis and public engagement. The feedback from this process was categorized into four key actions: Rethink; Improve; Add; and Relocate. The following illustrations detail the insightful suggestions:



### RETHINK

**Rethink:** Opportunities to reinvent park areas that are otherwise underused, difficult to navigate, or need to be transitioned.



### IMPROVE

**Improve:** Places and aspects of Town Centre Park that are currently working well but might need additional attention and / or investment.



### ADD

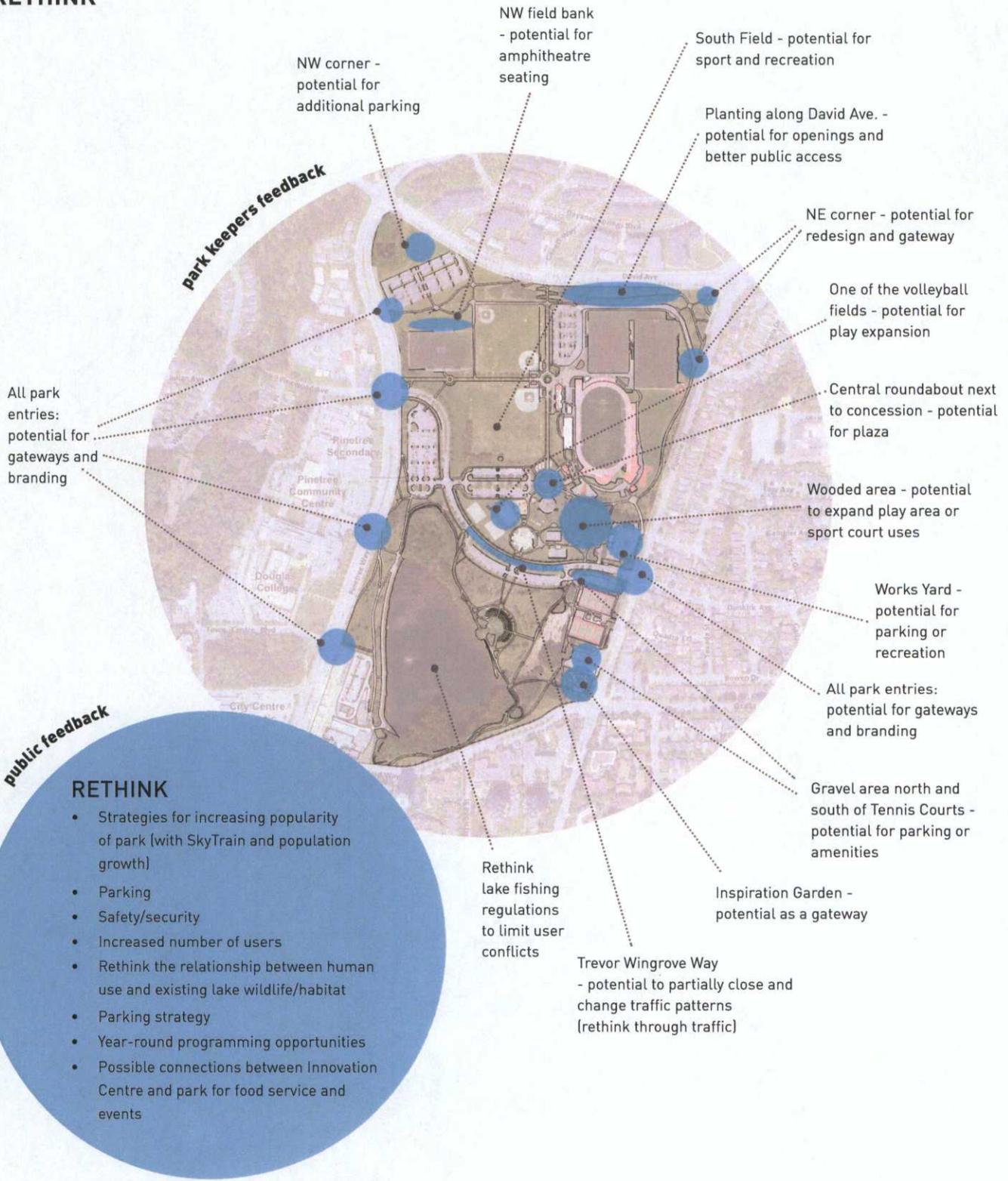
**Add:** As times have changed, so has the park and user requirements. Moving forward, it is important to incorporate user input and anticipate what additional amenities or activities the park should provide.



### RELOCATE

**Relocate:** Some areas within the park are underutilized or no longer relevant to core park uses. As the urban park vision for Town Centre Park unfolds, these areas can be re-envisioned to better suit future needs of the changing community.

**ACTION 1:  
RETHINK**



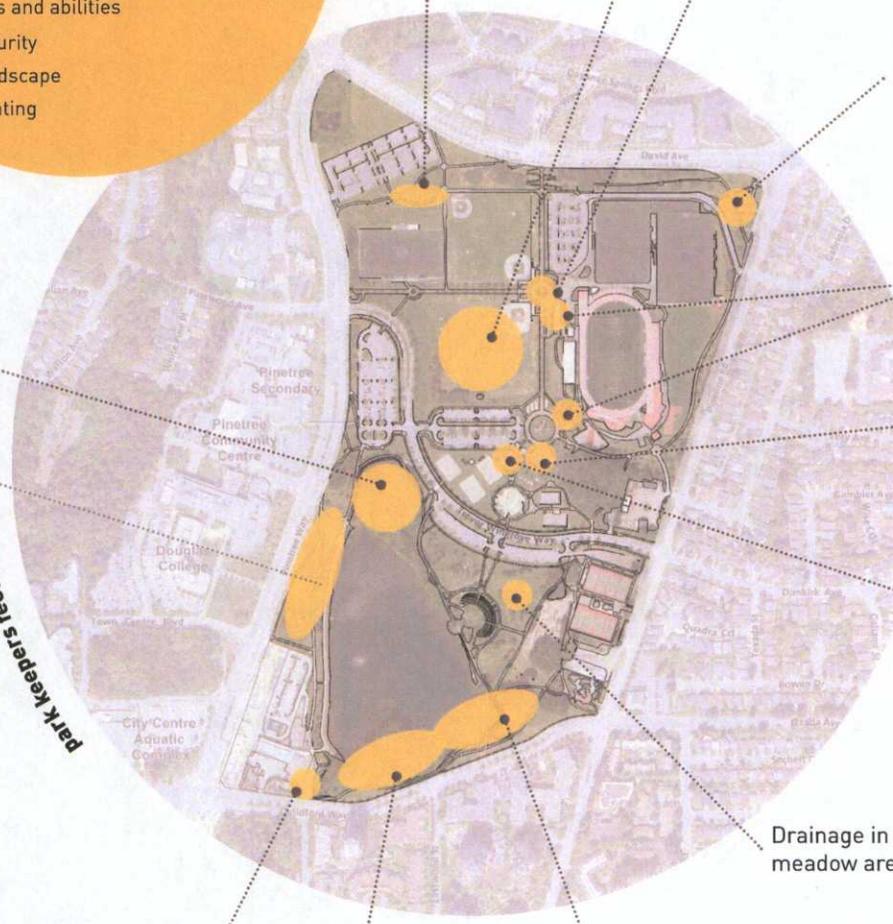
**ACTION 2:  
IMPROVE**

**IMPROVE**

- Accessibility for all ages and abilities
- Vehicular access for event set-up
- Comfort of users through the provision of washrooms, water fountains, food, and shade
- Programming opportunities for all ages and abilities
- Security
- Landscape
- Lighting

*public feedback*

*park keepers feedback*



Baseball diamond: soggy when wet

North parking path - more light

Pathway circulation

Pedestrian site access from north east

Forested area north of lake: water quality especially

Concession area frontage

Pedestrian circulation and accessibility

Water play more dynamic and appealing for older children

Play area (outdated)

Drainage in the meadow area

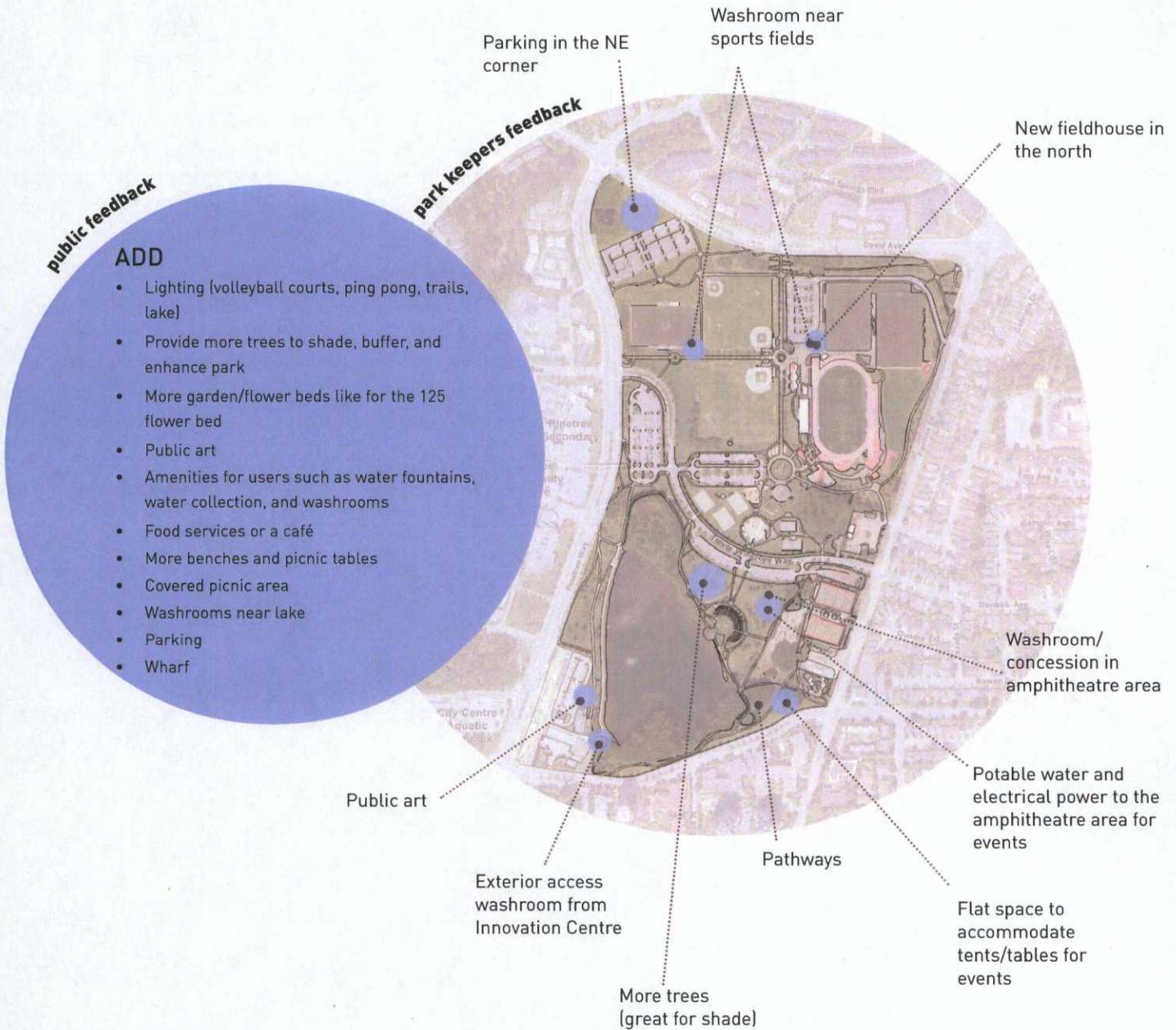
Pedestrian access from Guildford Way

Lawn area along Guildford Way (improve and irrigate picnic/lawn areas)

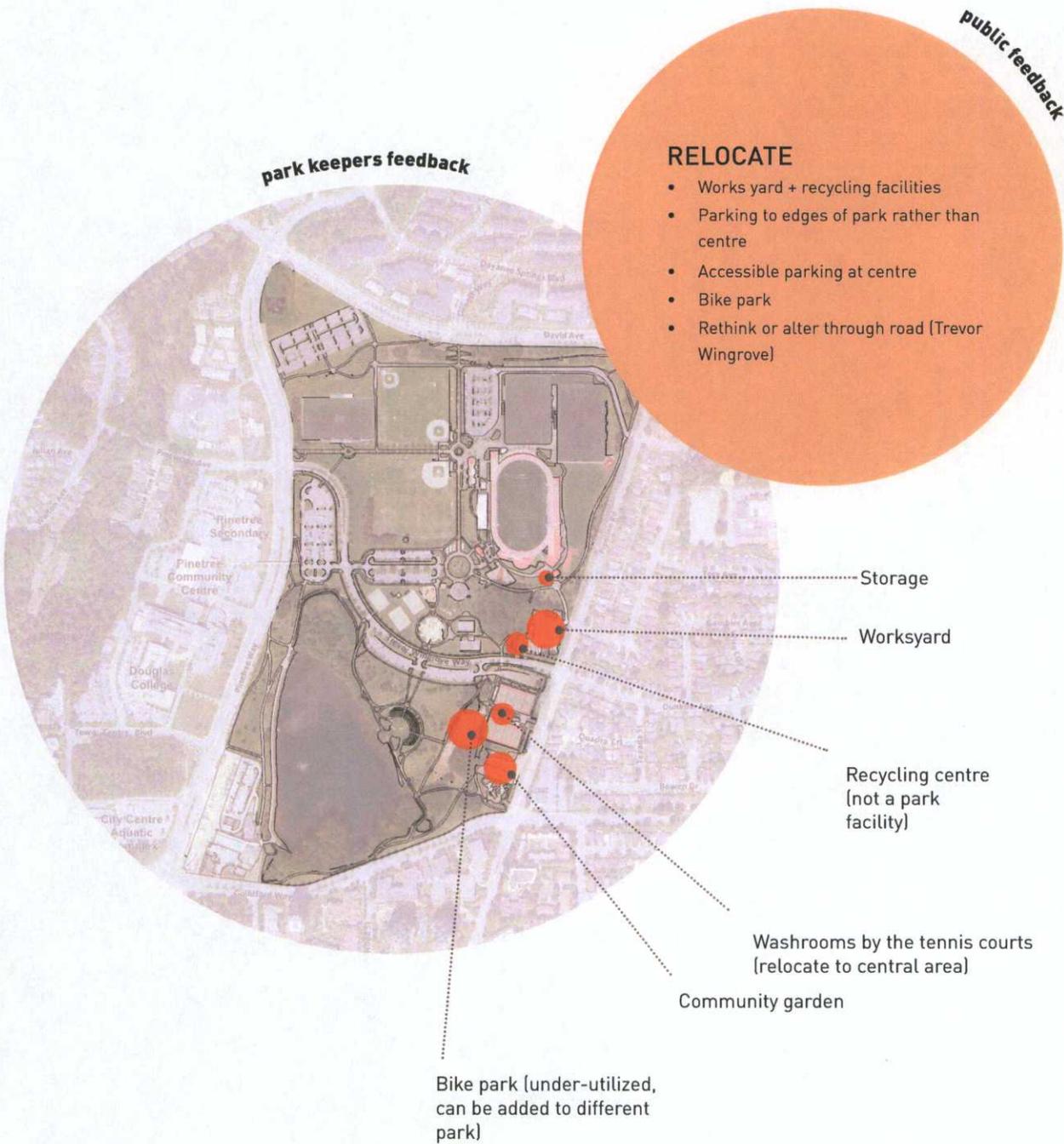
Lakeside perimeter planting

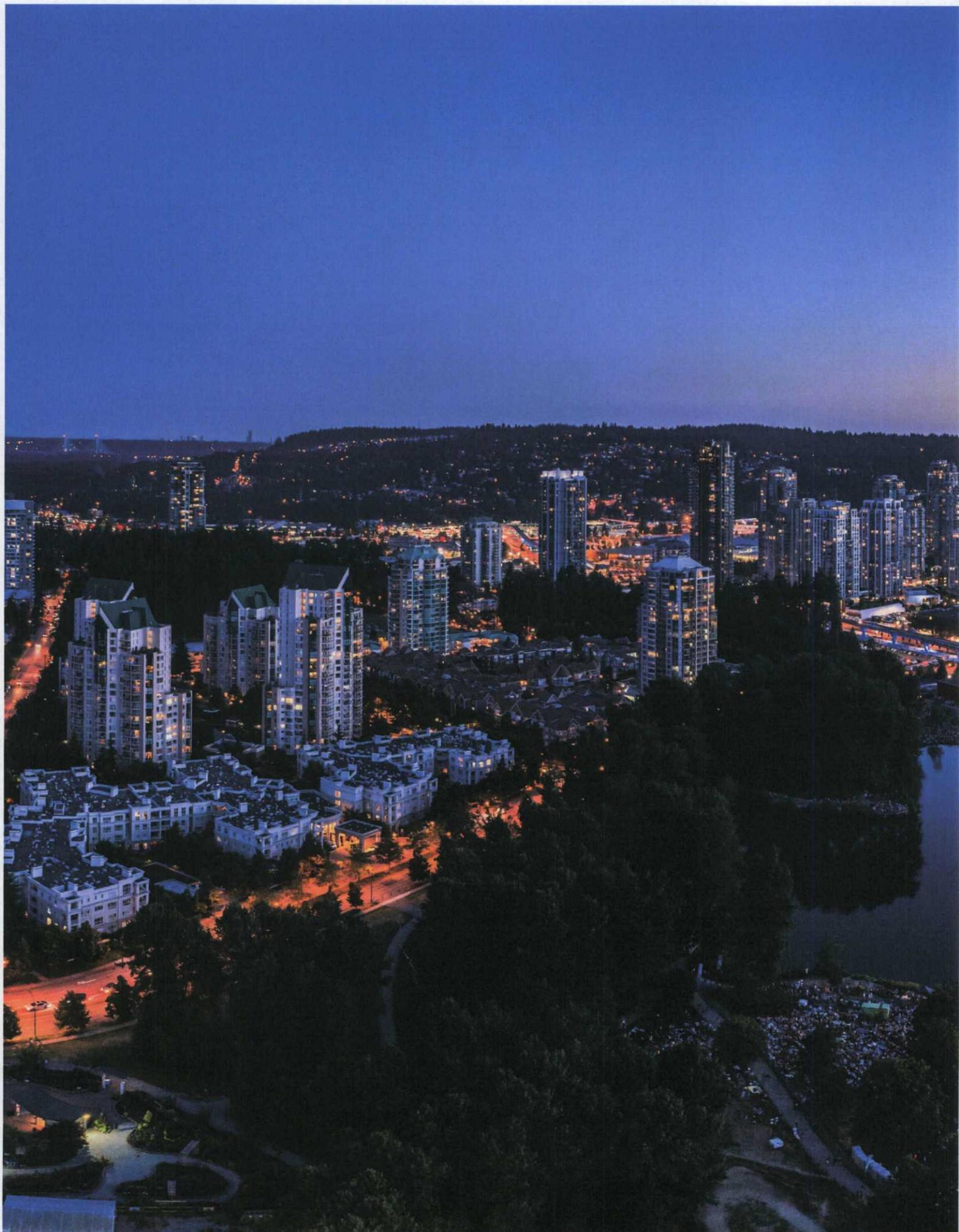
### ACTION 3:

### ADD

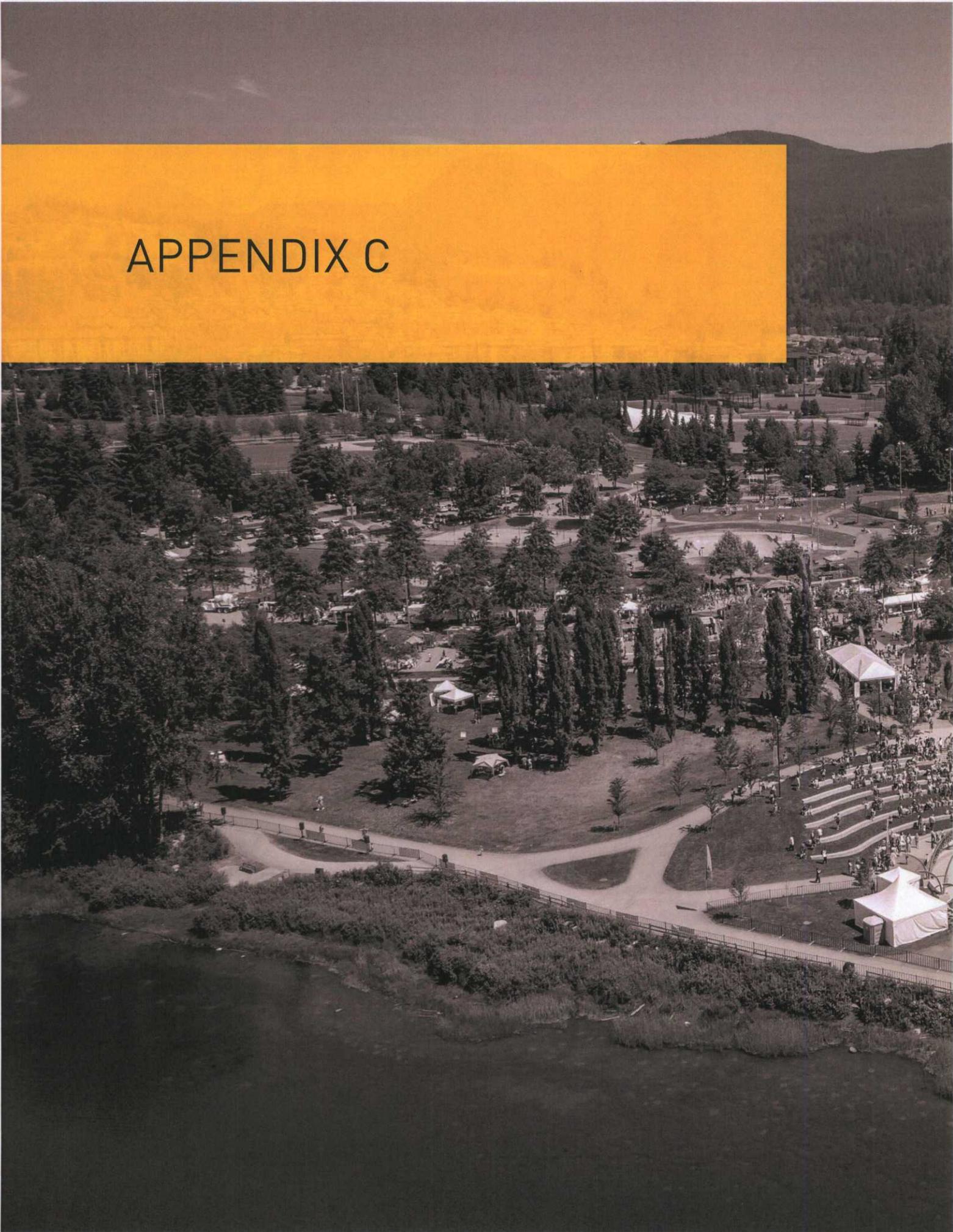


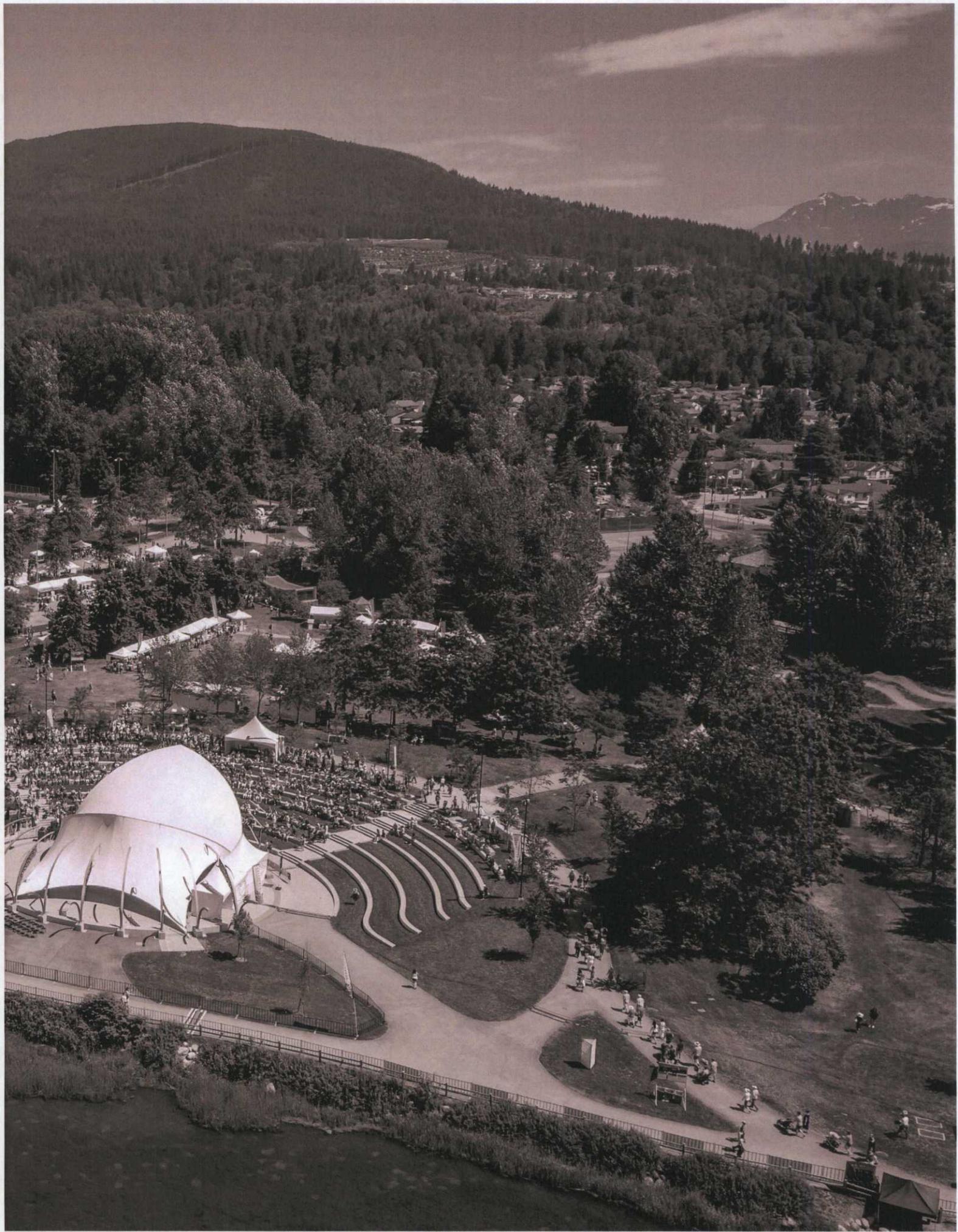
**ACTION 4:  
RELOCATE**



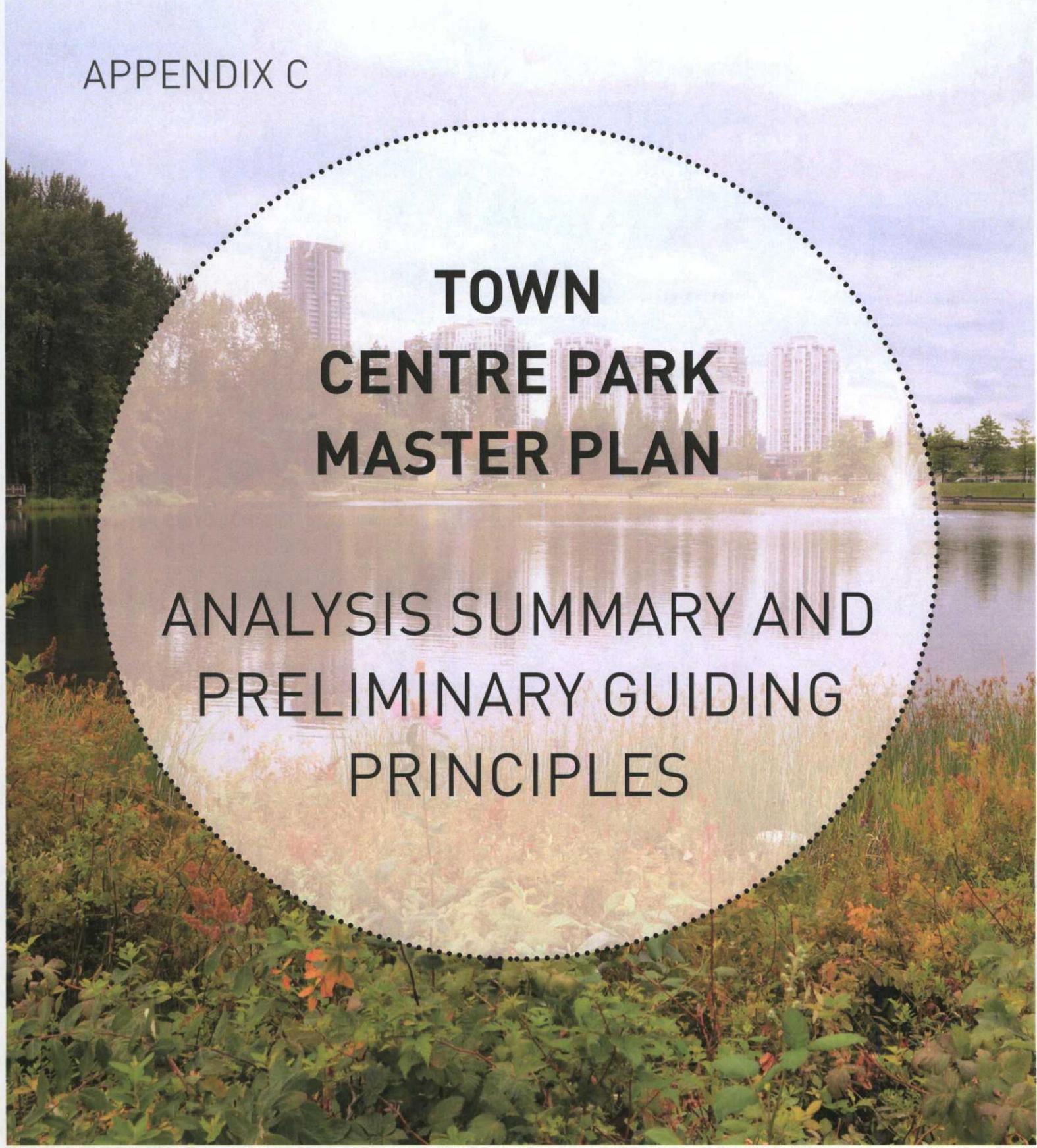


# APPENDIX C





APPENDIX C



# TOWN CENTRE PARK MASTER PLAN

## ANALYSIS SUMMARY AND PRELIMINARY GUIDING PRINCIPLES

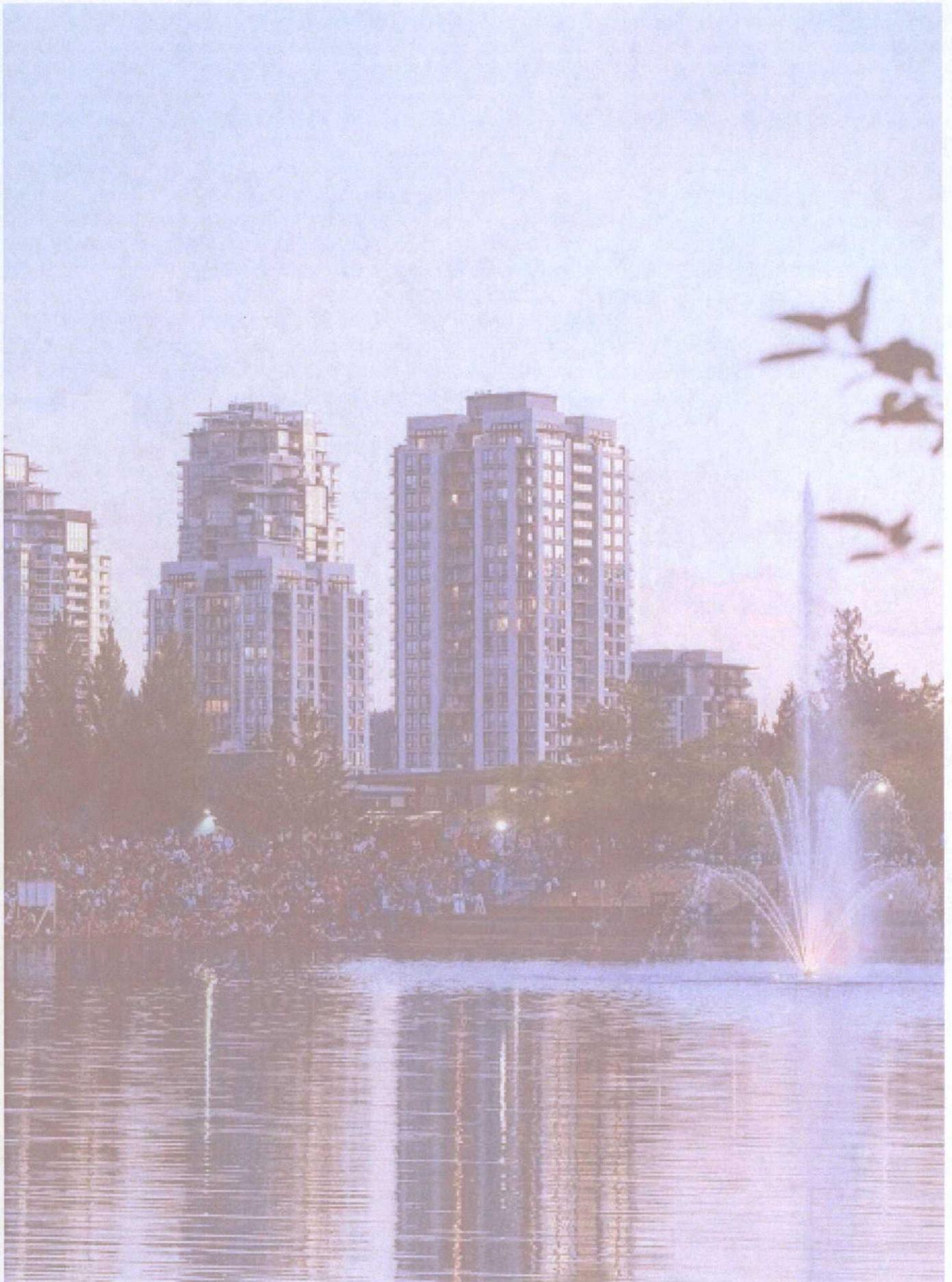
**CITY OF COQUITLAM**

2017

**REPORT:**

STEP 1 : ANALYSIS SUMMARY

STEP 2: PRELIMINARY GUIDING PRINCIPLES



# CONTENTS

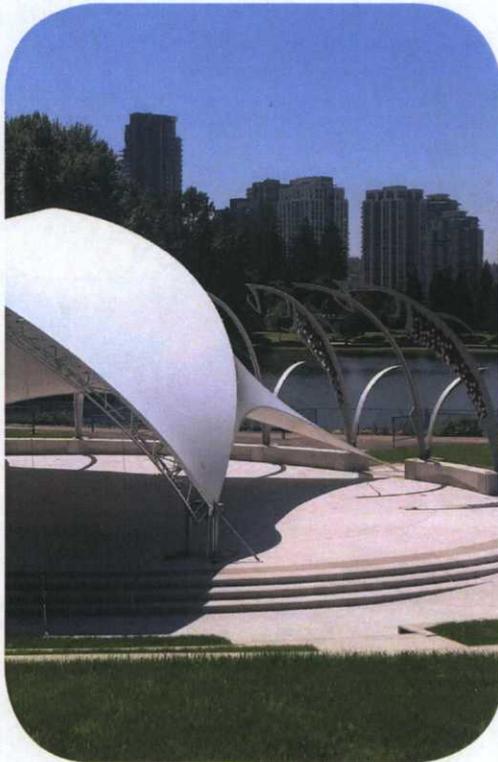
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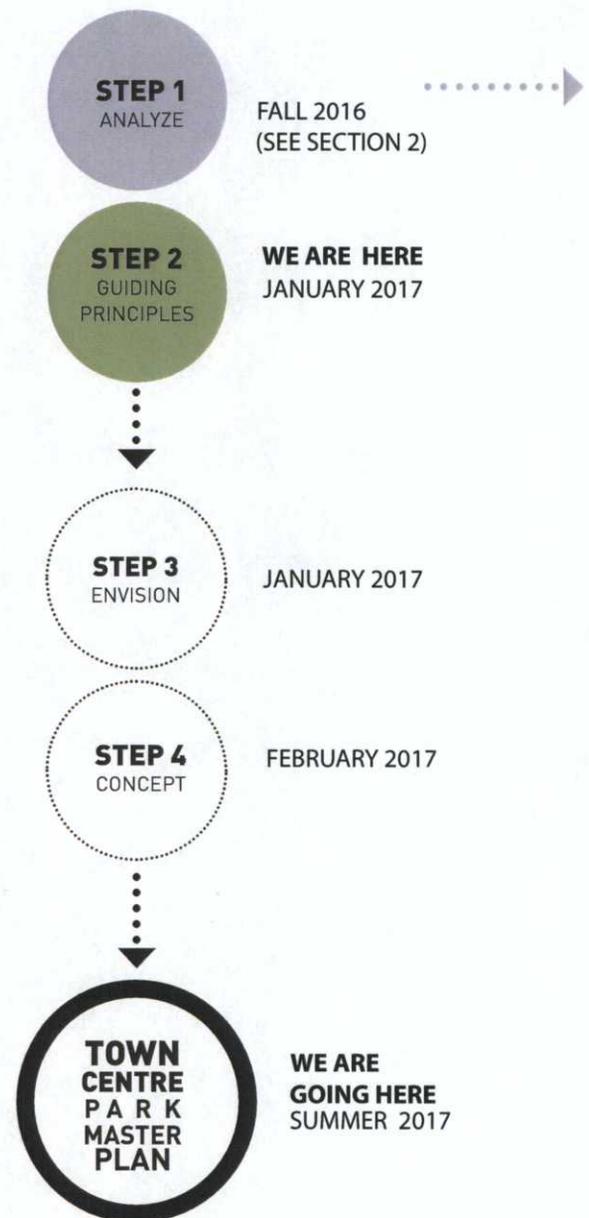
# 1 INTRODUCTION

Town Centre Park ("TCP") is Coquitlam's premier destination park in the city centre, providing sports, recreation, and cultural amenities for residents and visitors. Given the anticipated population growth in the City and the recent opening of the SkyTrain Evergreen Extension in December 2016, renewing this important park's vision and the overall development plan is a significant step to maintaining and continuously improving its high quality outdoor amenities.

The City of Coquitlam has the opportunity to build on existing assets and continue the vision of TCP as a premiere urban park within Metro Vancouver that both preserves natural spaces and provides for an array of recreational opportunities.



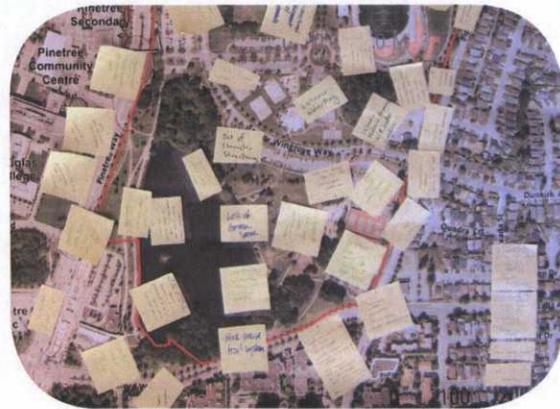
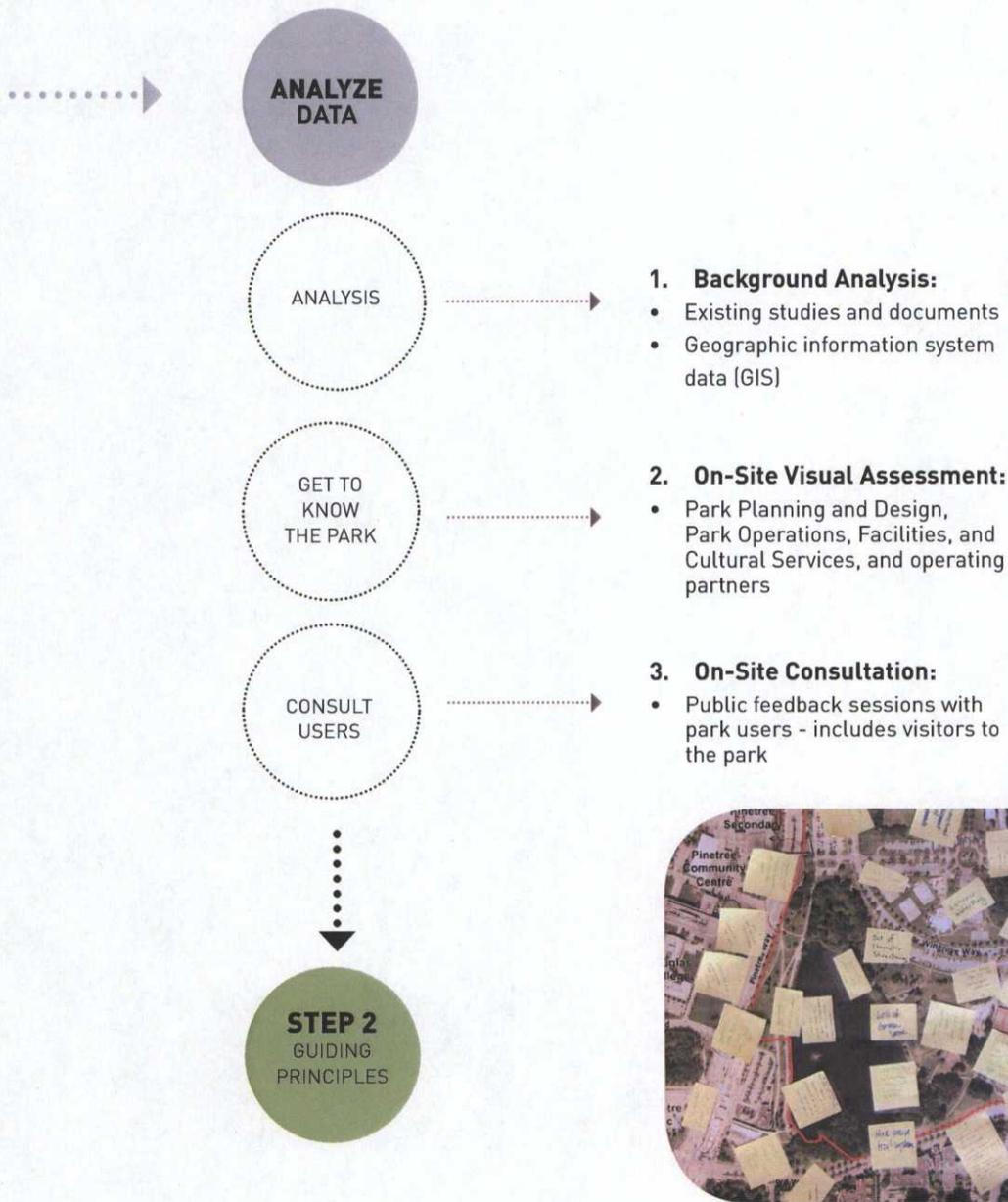
## MASTER PLAN PROCESS



# 2 ANALYSIS

As part of the comprehensive long-term plan, step 1 was focused on existing site analysis and public consultation. The analysis consisted of 3 key stages.

## 2.1 ANALYSIS PROCESS





## 2.2 ANALYZE DATA

### 2.2.1 RELEVANT DOCUMENTS AND POLICIES REVIEWED

2016 Canada Day and Annual Festivals & Events	June 2016	City of Coquitlam	Background Information
Asset Detail Report (2016 Town Centre Park Facilities)	June 2016	City of Coquitlam, VFA Inc.	Background Information
Asset Detail Report (2016 Town Centre Park East Yard)	March 2016	City of Coquitlam, VFA Inc.	Background Information
Arts, Culture & Heritage Strategic Draft Plan	March 2016	City of Coquitlam	Council Endorsed
2016 Events Calendar (Over 100 Persons)		City of Coquitlam	Background Information
2015 Canada Day and Annual Festivals & Events Update	May 2015	City of Coquitlam	Background Information
Coquitlam Parks, Recreation and Culture Master Plan Draft	2015	City of Coquitlam	Draft Report
Coquitlam Parks, Recreation and Culture Master Plan Draft Implementation Strategy	2015	City of Coquitlam	Draft Report
Town Centre Outdoor Performance & Events Plaza Public Consultants	2015	City of Coquitlam	Background Information
2013 Canada Day Report	September 2013	City of Coquitlam	Map
City of Coquitlam Master Trail Plan	August 2013	City of Coquitlam	Council Endorsed
Coquitlam Sports Field Strategy 2013 – 2023	2013	City of Coquitlam, JPC & Associates	Council Endorsed
City of Coquitlam Tennis Feasibility Study Final Report	September 2012	City of Coquitlam, Professional Environmental Recreation Consultants Ltd.	Background Study

City of Coquitlam Strategic Transportation Plan	February 2012	City of Coquitlam	Council Endorsed
Scott Creek Integrated Watershed Management Plan	January 2012	City of Coquitlam, CH2MHILL	Background Information
Census Data – 50yrs+ Community Profiles Population	2011	City of Coquitlam	Background Research
Station Area Design Consultation 2010	November, 2010	Evergreen Line Rapid Transit Project	Background Information
City of Coquitlam City Centre Area Plan	July 2008	City of Coquitlam	Council Endorsed
Coquitlam Census Data by Community Profile Area and Age Group	2001 – 2006	City of Coquitlam	Background Research
Pinetree Community Centre Operating Agreement	September 2000	School District No. 43, Douglas College, City of Coquitlam	Background Information
Town Centre Park Master Plan Designs	1995	City of Coquitlam	Background Information
VMFL Spring Flag – Coquitlam Jamboree 2014	1995	City of Coquitlam	Background Information
Coquitlam 100 Years: Reflections of the Past	1990	District of Coquitlam	Background Information

The City of Coquitlam has a number of existing policies and documents that inform Town Centre Park's direction and have been used to study and understand its municipal role and regional impact. As a recreational centerpiece in a bigger network of open spaces and cultural sites, Town Centre Park plays a key role as a major city outdoor hub where all paths meet. These documents and studies confirm the park's significant role, placing emphasis on various aspects of the park.

## 2.2.2 SITE HISTORY

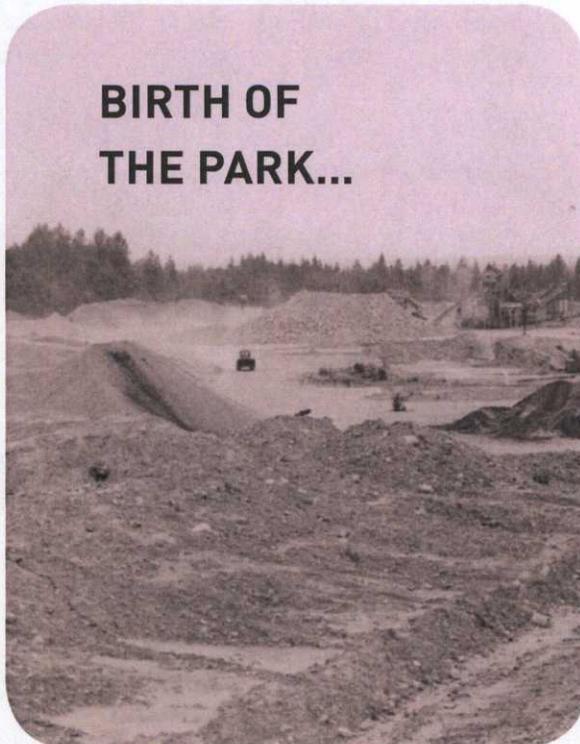
Let's not forget where it all started. Through cooperative and innovative thinking by the City of Coquitlam, an agreement was reached by Lafarge Gravel Company, the Province of BC, and the City to have quarry lands and the man-made lake donated to the City of Coquitlam once quarry operations ceased.

The transformation from resource recovery site to recreation and leisure facility took place gradually. What evolved was a first-rate recreation area to serve fast-growing Coquitlam. When Town Centre Park officially opened in May of 1989, it was the newest and finest facility of its kind on the Lower Mainland. A prestigious NAIA District 1 track-meet hosted by Simon Fraser University was the first event held at Town Centre Park stadium. One of the major features of the 100-acre development is its capability to host several types of sporting events.

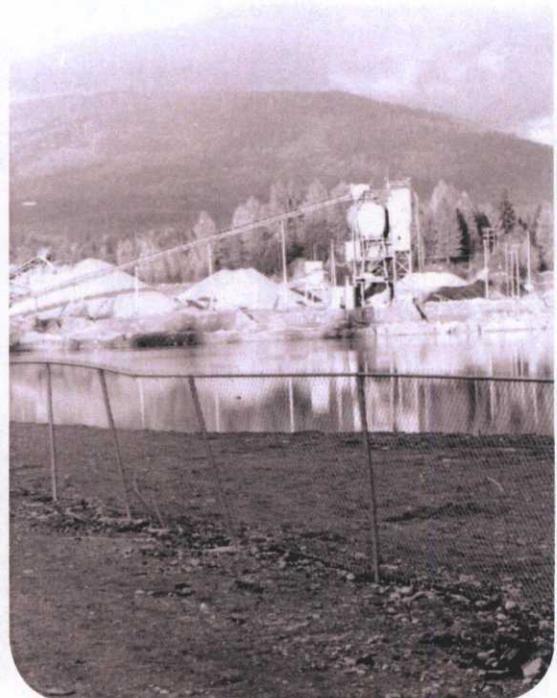
The successful acquisition of these lands in turn spurred the development of Coquitlam's city centre. The result generated a hub for activity as it became a more desirable area to live, work and play. The City Centre Mall was built; the City Hall was relocated from the historic hub of Maillardville; the City Centre Library was built; followed by the RCMP detachment, Douglas College, the Evergreen Cultural Centre, the Chamber of Commerce, and the City Centre Aquatic Complex. In 2016, the SkyTrain Evergreen Extension terminating at Town Centre Park was completed.

From the first French-Canadians who moved to Maillardville to many of today's residents, sport has been established as an important part of urban life in Coquitlam. Today, sport, recreation, history, and culture play an important role in defining Coquitlam. One of the most loved places in Coquitlam started

### BIRTH OF THE PARK...



Lafarge Gravel Quarry Site

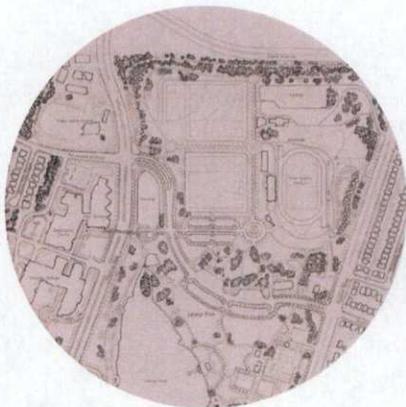


as a gravel pit. The area was large and unsightly, the pit having been mined for many years by the Lafarge Gravel Company. Not only was the gravel mined, but large gravel trucks came in and out, causing major disruptions to local residents and businesses in an urban area. A City of Coquitlam bylaw prevented gravel companies from mining in a way that harmed adjacent roads, meaning Lafarge could only dig so deep. During the mid 1980s, the pit was dug deep and Lafarge Lake was created. Not only that, but the City Engineering department created an outflow from Hoy Creek, to handle creek overflow to Lafarge Lake, and from the lake, another pipe was installed to handle overflow into the Coquitlam River.

Today, many of the ambitions and needs established for the Park in the past continue. Town Centre Park continuously proves to be a high-end destination sports facility in the region as well as serve as a local neighbourhood park and growing cultural space for others. Moving forward it is important to promote the genesis of the park to give it full meaning and pass on this remarkable story for generations to come. It proves that even a challenging post industrial site combined with some imagination can lead to amazing results.



Artifact in the Park



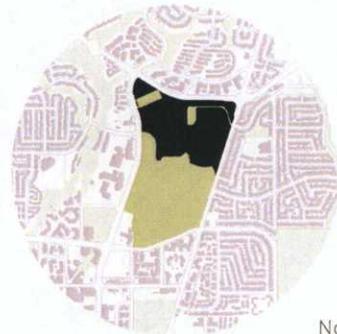
Evolution of the Park Plans

### 2.2.3 PRECINCTS

In 1995, a Town Centre Park Master Plan was developed to guide the future development of Town Centre Park. This Master Plan has guided development that resulted in a people-oriented park with amenities that support a variety of sports, outdoor recreational pursuits, passive and social areas as well as cultural experiences (Town Centre Park Current Plan). Town Centre Park is therefore currently organized into three distinct precincts:

- North (Sports) Precinct - This includes sports amenities such as track and field athletic facilities, covered stadium seating, baseball diamonds, five artificial turf fields, one grass play field, a field house, and washrooms, arranged amongst a network of formal and informal treed walkways.
- Middle (Recreational) Precinct - This portion of the park hosts a variety of sports court facilities, an outdoor skate-park, water spray park, children's playground area, BMX bike skills park, tennis courts, works yard and recycling facilities, as well as outdoor recreational (foosball, table tennis) and exercise equipment.
- South (Natural and Cultural) Precinct - The southern portion of the park, anchored by the Evergreen Cultural Centre and Innovation Centre buildings, and now the Town Centre Park Plaza envisions an open and flexible configuration and primarily supports passive leisure activities and pursuits related to the enjoyment of the Lafarge Lake. These include fishing, canoeing, walking or jogging the looped lakeside and forested trails, sitting and viewing at lookouts, picnicking, socializing on the open grassed berms, and public gathering such as festival and events including Canada Day at Town Centre Park Plaza and its surrounding fields. This precinct also includes enhancements along the easterly shore of the Lake to better accommodate seasonal festivals and events.

A major active use upgrade in Town Centre Park occurred in 2016 with the completion of the Town Centre Park Plaza at the east side of Lafarge Lake to celebrate Coquitlam's 125th anniversary and its heritage. It includes an amphitheatre, a stage, salmon sculpture trellis, and panoramic views across Lafarge Lake and the evolving city centre skyline.



North



Middle



South

Site Diagrams: Use Distribution

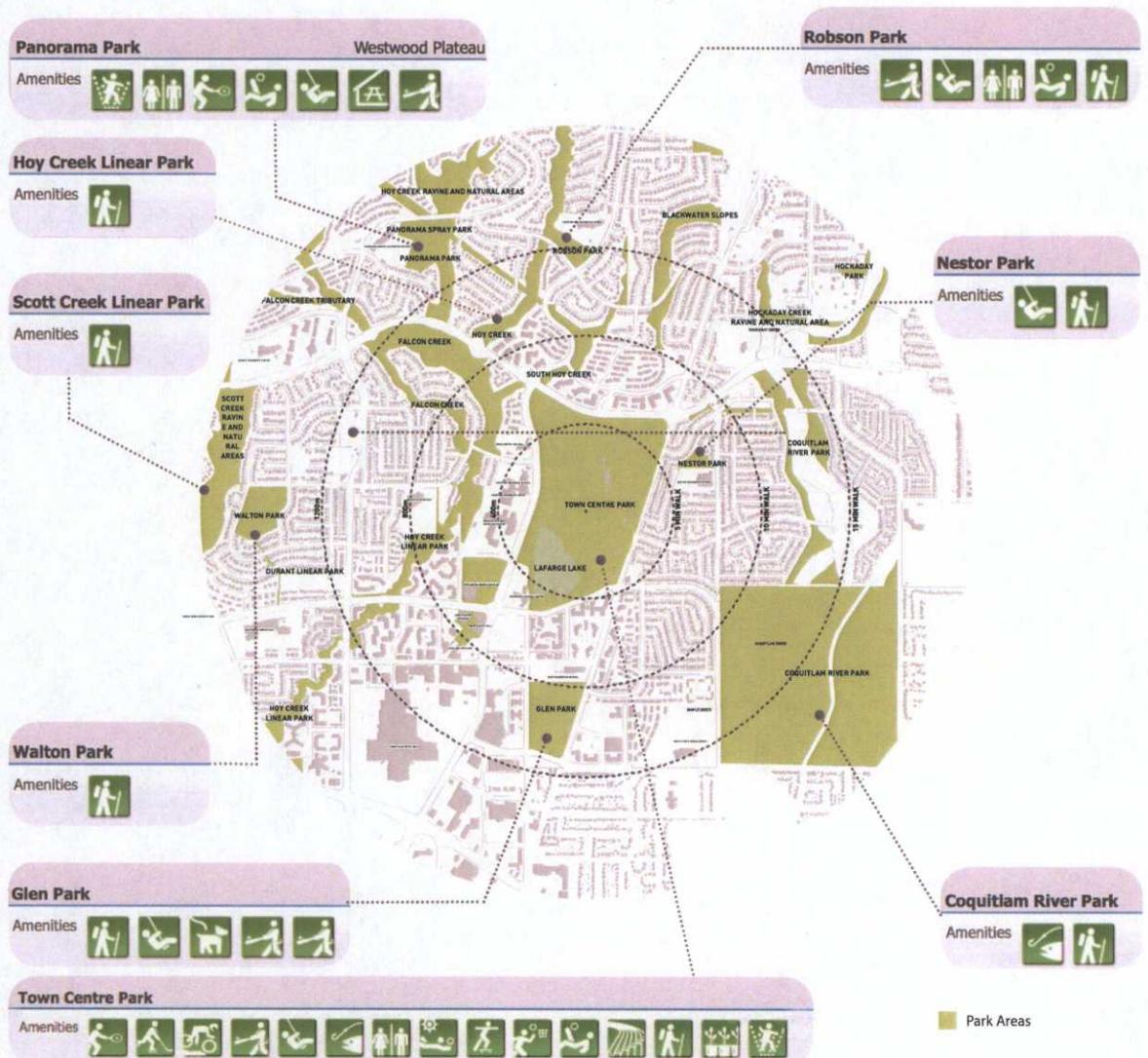
## 2.2.4 SITE CONTEXT

Broader site context plays an important role in the analysis process and understanding current needs and patterns not only for the Town Centre Park, but neighbourhood as a whole.

### 2.2.4.1 NEIGHBOURHOOD PARKS

Access to parks and recreational opportunities is key to any community's social, physical, and emotional well-being. While Mundy Park is Coquitlam's largest natural park (442 acres), Town Centre Park is the largest

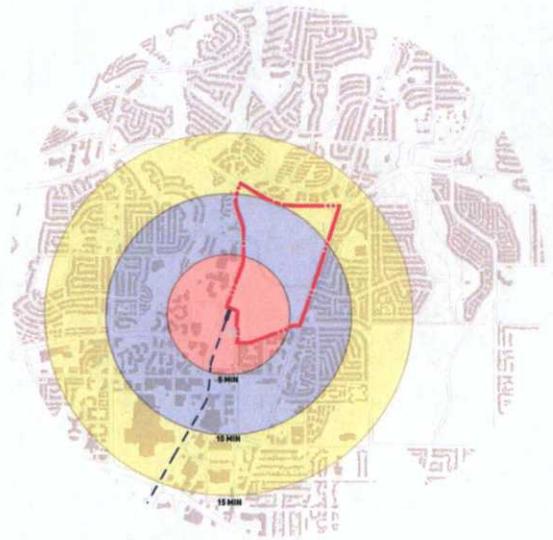
urban park at 42 hectares (103 acres), drawing in visitors from across the Tri-Cities area and Metro Vancouver. The scale of the park can accommodate the large crowds drawn to it for special events such as Canada Day celebrations, festivals and a multitude of sporting events. The surrounding context features diverse parks of various scales. In order to create a balance of programs and access to natural park areas for city residents and visitors alike, it is necessary to look at Town Centre Park as one piece of Coquitlam's parks network as a whole.



Context Map: Neighbourhood Parks

### 2.2.4.2 SITE ACCESS

Accessibility is an important factor in the user-friendliness of a park. Town Centre Park is located at a transportation hub, in close proximity to many of Coquitlam’s important municipal, educational, recreational, cultural and commercial destinations. As access by alternative transportation is made easier with the recent introduction of the Evergreen Extension of the SkyTrain Millennium Line, the future vision for Town Centre Park can look towards supporting improved access by public transportation, and an increase in use. Many of the existing high density residential towers and mid-rise condominiums and townhouses in Coquitlam are all located within a 15-minute walk from the centre of the park.



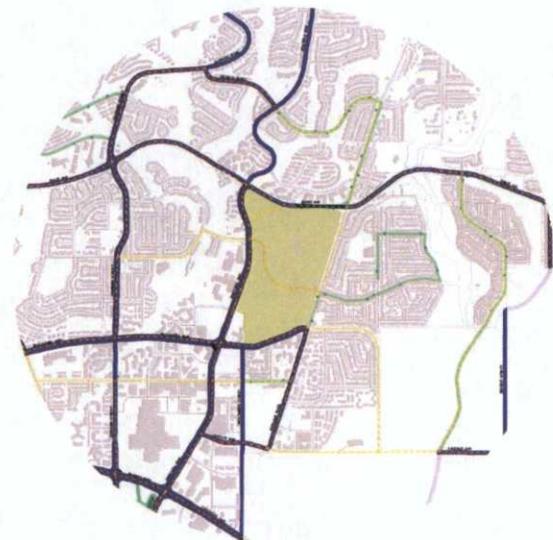
- 5 min from the station
- 10min from the station
- 15 min from the station
- SkyTrain
- Park Boundary

Context Diagram: SkyTrain effect



- SkyTrain Line
- Town Centre Park
- Major Roads
- Parking
- Bus Stops
- Bike routes
- Sidewalks

Site Diagram: Site Access



- Major Roads
- Town Centre Park

Context Diagram: Road Network

### 2.2.4.3 NATURAL SPACE

Coquitlam is mainly situated in the Lower Coquitlam River Watershed and the vegetation in this area ranges from mature coniferous forest in the upper reaches to old field grass, wetlands, forested swamp and flood plain deciduous forest in the lower portions of the watershed. This wide diversity provides a wealth of habitat to support wildlife populations and contributes to the overall biodiversity of the area. The forested areas are composed of mixed-conifer and broad-leaved trees in the lower parts of the watershed and older coniferous forest in the northern unpopulated areas.

Although Town Centre Park is the largest park in the city centre, as a result of its history as a reclaimed gravel pit, it has a relatively low amount of naturalized, green area (measured as areas with significant tree canopy cover) compared to other

public green spaces in Coquitlam. Some areas in the city – mostly around protected riparian zones – remain naturalized.

As the population continues to increase and housing becomes more dense in Coquitlam, access to nature, sports, and outdoor activities will become more important for the growing number of local residents. Wildlife habitat is also under pressure as human populations continue to rise, and this demand will be fulfilled by Coquitlam’s park network as a whole, with Town centre Park contributing with variety of trees and vegetation with ongoing management of it’s natural spaces.



■ Naturalized areas  
■ Dedicated Urban Forest



Context Diagram: Access to Nature

### 2.2.4.4 POPULATION

During the '50s and '60s, Coquitlam began to change from a semi-rural area to a densely populated suburb of Vancouver. This process continued at an accelerated pace through the 1970s and 1980s. Before 1950, the local economy was based on the sawmill at Fraser Mills, logging, gravel extraction, small-scale agriculture, and some private and public sector service industries. By the end of the 1960s, the construction industry played a much larger role in the local economy. Many new roads and bridges were built or improved, and affordable housing spread throughout the western and southern parts of the city. With housing came schools, parks, playing fields, swimming pools, shopping centres, and all the other local amenities required to raise families. Coquitlam was a very different community in 1961 from our community today. In 1961, 56% of residents reported their ethnic origin as "British Isles", 15% as "French", 7% as "Scandinavian", 6% as "German", and for almost all of the remainder, "European". Only 248 persons, less than 1%, reported themselves as "Asiatic", and 85 persons reported "Native Indian and Eskimo."

By 2006, on the other hand, almost 39% of Coquitlam residents classified themselves as members of a "visible minority." (The Employment Equity Act defines visible minorities as 'persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.')

For example, 17% of Coquitlam's total population reported themselves as "Chinese." And 1,565 residents, or over 1% of the population, identified themselves as "Aboriginals." In 1961, 79% of the City's dwellers reported their mother tongue (first language) as English and 11% as French. Only 123 residents identified their mother tongue as Chinese, fewer than the 167 residents who said their mother tongue was Finnish. By 2006, the percentage whose mother tongue was English was 58%, French 1.5%, and other languages, 40%.

The population of Coquitlam is expected to increase significantly over the coming years. At present, the majority of high density residential towers in Coquitlam are located between the Coquitlam Centre shopping centre and Town Centre Park. Multi-family residential style housing, such as townhomes and low-rise buildings, are also found near the park. As density increases around public transportation, and new housing stock moves away from the single family housing archetype, access to public open space will become more important for residents. Creating a Park Master Plan that responds to the Coquitlam's changing demographics will help ensure that the park is a legacy that will continue to serve residents well into the future.



- High Density Residential
- Multi-Family Residential
- Single Family Housing
- Civic / Commercial

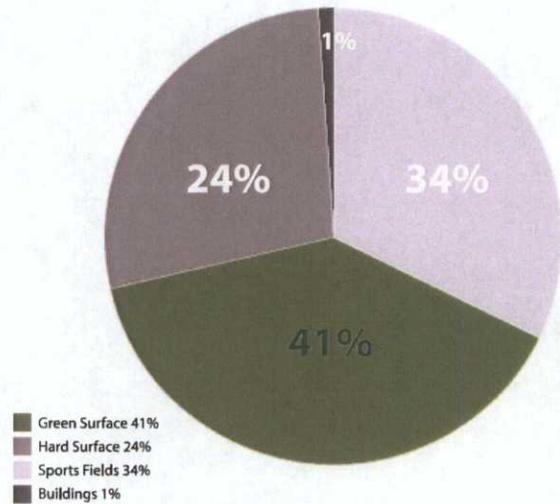
Context Diagram: Densities

## 2.2.5 PARK STRUCTURE

### 2.2.5.1 KEY ELEMENTS

Town Centre Park consists of various elements connected together to make the park experience comfortable and convenient.

Based on an area count of existing land typologies, we can see that the majority of the park has green surfaces. However, a significant portion of the area counted is underused space with a lack of character, and therefore does not contribute to passive and recreational uses.



Green Surfaces 41%

- lake side
- fishing pier
- open lawn
- trees
- event areas
- eating
- playground
- landscape strips between elements



Sports Areas 34%

- multi-sport fields
- track
- baseball
- tennis courts
- roller hockey
- hammer throw
- javelin throw
- shot put
- sand volleyball
- basketball
- BMX



Hard Surfaces 24%

- water park
- trails
- amphitheatre
- parking
- roads



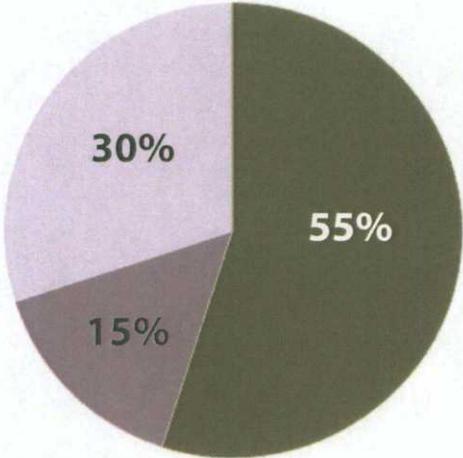
Buildings 1%

- buildings
- outdoor structures

Site Diagram: Elements Distribution

2.2.5.2 KEY USES

Town Centre Park offers a lot of options for passive and active recreation. It is also an essential gathering space for major cultural and sporting events throughout the year. As of now, sport facilities and fields take up over half of the area of the park to the north of the site. The natural and cultural area to the south mainly consists of the lake area and passive open space, representing 1/3 of the park. A smaller percentage belongs to the middle recreational play zone.



■ Sport Use 55%  
 ■ Natural and Cultural Use 30%  
 ■ Recreational Use 15%



North (Sports) Precinct 55%



Existing Park Amenities



South (Natural and Cultural) Precinct 30%



Middle (Recreational) Precinct 15%

Site Diagram: Uses on Site

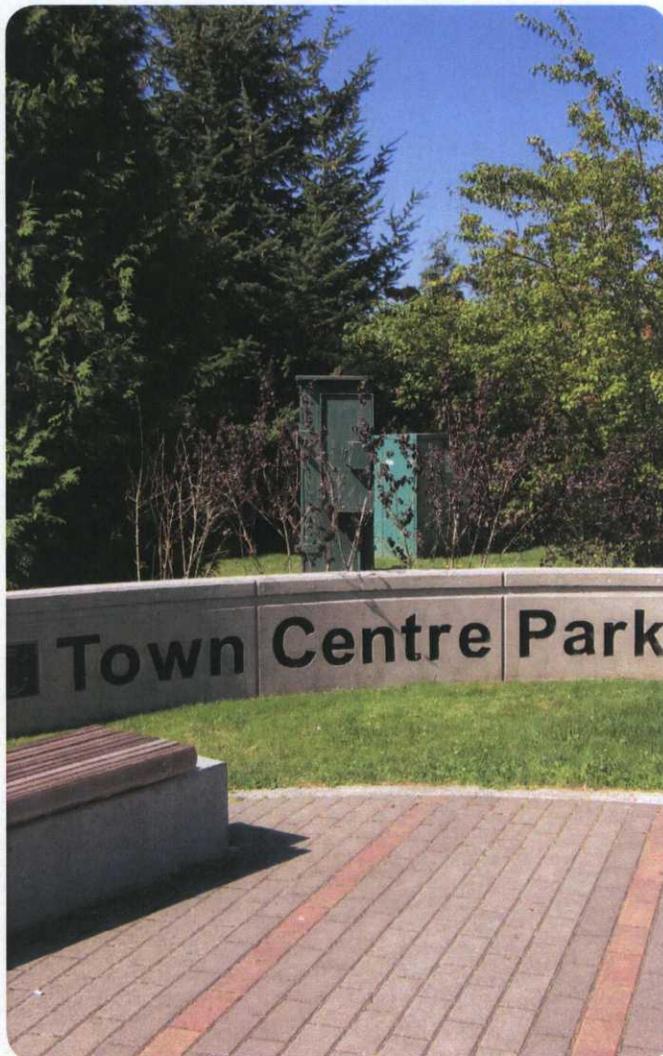
## 2.3 GET TO KNOW THE PARK

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To know the park we took a 2-step approach of observing its day-to-day uses as well as talking to its users in the summer of 2016.

### 2.3.1 VISUAL INVENTORY

Site familiarity and visual assessment is a critical portion of any master planning work. There is no better way to understand the needs of an existing park space than allowing time to observe the users and uses of the park in different weather conditions and different times of day throughout the year.

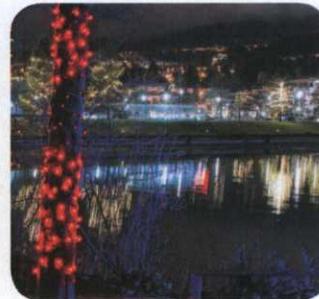
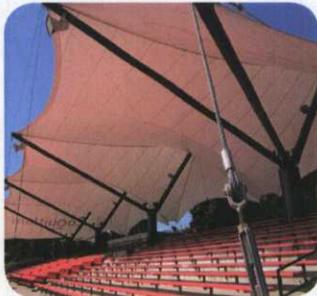


GET TO  
KNOW  
THE PARK



### 2.3.1.1 SITE WALKABOUTS

Multiple walks through and around the park were performed in order to collect a photographic inventory of character, spaces, and park elements. From the park perimeter, it was observed that entrances are not prominent and there is a poor sense of arrival. Diversity of uses, users, and park character is obvious within the park. The furnishings palette is a mix of various colours, styles and materials that do not contribute towards creating a cohesive overall park identity.



## 2.4 CONSULTATION

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In order to get a full understanding of the role of the park and its current uses, two groups of park users were consulted:

1. **Park Keepers** which include city staff from: **Park Planning and Design, Park Operations, Facilities, Cultural Services,** and operating partners.
2. **General Public** - people who come to use and enjoy the park all year round.

### 2.4.1 PARK USERS / PUBLIC

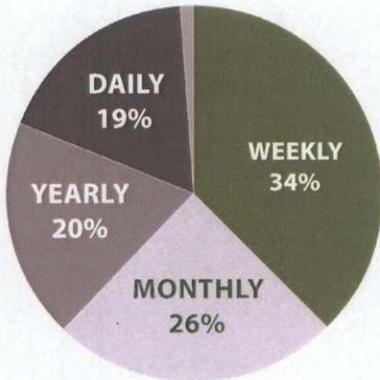
A full-day public session was held in the park in September 2016 to capture feedback and thoughts from park users throughout the day and evening. The boards were then displayed at City Hall for 2 weeks to allow for the public to provide feedback in case they could not attend the information session at the park. Completed surveys and comments were received from the community from 414 respondents through surveys on -site and online. The results are summarized on the following pages.





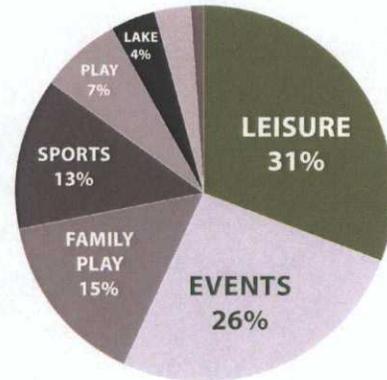
2.4.1.1 HOW DO YOU USE THE PARK ?

How often do you come to the park throughout the year?



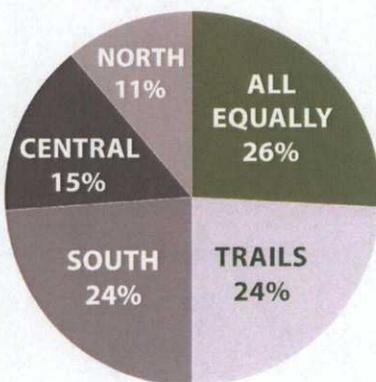
- Weekly 34%
- A few times a month 26%
- A few times a year 20%
- Daily 19%
- Never 1%

What is the main reason you come to the park?



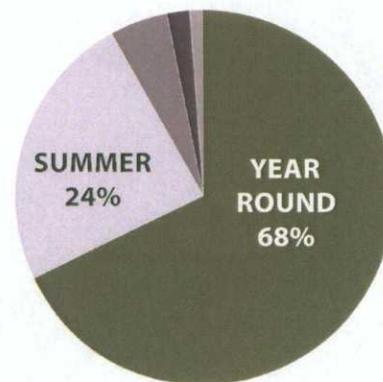
- Leisure 31%
- Events 26%
- Family Play 15%
- Sports 13%
- Play 7%
- Lake 4%
- Other 3%
- Programs 1%

Which area of the park do you use the most?



- All equally 26%
- Trails 24%
- South (Lafarge Lake and Town Centre Park Plaza) 24%
- Central (play and concessions) 15%
- North (sports fields) 11%

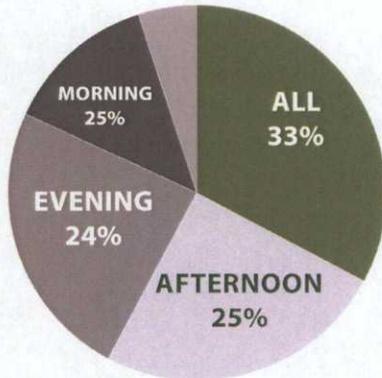
What season do you come to the park most?



- Year round 68%
- Summer 24%
- Spring 5%
- Fall 2%
- Winter 1%

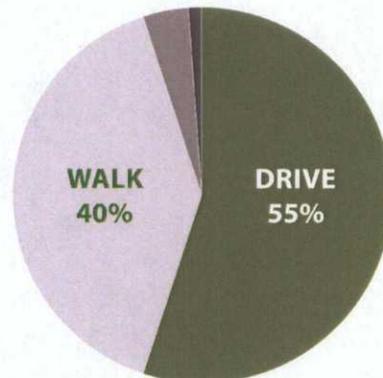
## 2.4.1.2 WHO ANSWERED THE SURVEY ?

### What time of the day do you come to the park most?



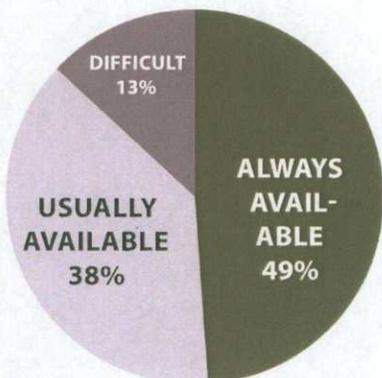
- All 33%
- Afternoon 25%
- Evening 24%
- Morning 13%
- Lunch 5%

### How do you arrive to the park most often?



- I drive 55%
- I walk 40%
- I bike 4%
- I take transit 1%

### How available is car parking?



- I always find a place to park 49%
- I find a place to park most of the time 38%
- I have a hard time parking 13%
- I can never find a parking spot 0%

### How available is bike parking?



- There are enough 67%
- Not enough 33%

**What do you think are the top park facilities?**



- Lake area 21%
- Trails 12%
- Playground 10%
- Forested / natural areas 9%
- Sport fields 9%
- Percy Perry Stadium 8%
- Sport courts (basketball, volleyball) 8%
- Amphitheatre 6%
- Tracks 3%
- Spray park 3%
- Inspiration garden 3%
- Open lawn area (picnic area) 2%
- Tennis courts 2%
- Skate park 1%
- Flower beds 1%
- Pipeline bike park 0.5%
- Outdoor exercise equipment 0.5%
- Baseball diamonds 0.5%
- Outdoor play equipment (ping pong, foosball) 0.5%
- Roller hockey 0%

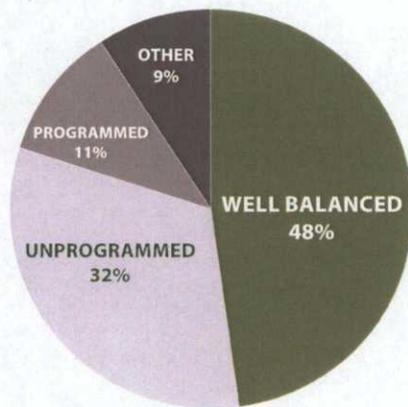
**What events have you enjoyed the most?**



- Lights at Lafarge 32%
- Coquitlam Celebrates Canada Day 31%
- Teddy Bear Picnic/Parade BC 13%
- Highland Games and Scottish Festival 8%
- Other (Kaleidoscope, Paws for the Cure, etc) 6%
- Kinsmen International Beer Festival 5%
- Canadian Cancer Society Relay for Life 3%
- Kick for the Cure 2%

**What do we need more of?**

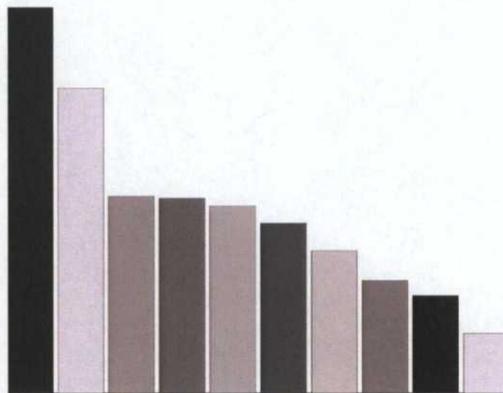
- It is well balanced 48%
- Un-programmed space (such as open lawn) 32%
- Programmed space (such as sport fields) 11%
- Other 9%



**OTHER (9%):**

- Trees
- Trails
- Covered area for play in winter
- Increased lighting
- Off-leash areas
- Covered facilities for sports teams
- Seating
- Better circulation system for pedestrians and cyclists
- Potable water access
- Picnic shelters
- Concessions with regular hours
- Canoes and programming for Lafarge Lake
- Areas for families to sit and relax
- More benches and picnic tables
- More bylaw enforcement
- Street cafe

**What do you think are the top 3 challenges facing the park?**



- Lack of washroom facilities 21%
- Inadequate food service options 16%
- Conflicts between cyclists and pedestrians 10%
- Quality of children's play opportunities 10%
- Lack of parking 10%
- Crowded active sports facilities 9%
- Dogs off leash 8%
- Other (see below) 6%
- Vehicle traffic 5%
- Access to park 3%
- Fishing conflicts with other park uses 2%

**OTHER (6%):**

- New SkyTrain station
- Loss of nature and picnic areas
- Lighting and nighttime safety
- Accessible sidewalks, pathways, and ramps
- Over-building of open space
- Space for seniors
- Conflicts between user age groups at skatepark

- Lack of activities for children aged 9-16
- Inclusion of kids with disabilities
- Circulation of large crowds
- Outdated facilities
- Crime
- No water fountains

## What are your suggestions for the park?

We have asked the users to identify key issues in the Park to help us prioritize the steps of improvements and change. Here are comments we've heard. The following illustrations detail their insightful suggestions.

### SECURITY/HAZARDS

- "Security – make sure it is accessible to everyone"
- "The rock trail around south end of lake is not good for disabled people, mothers with strollers & buggies"
- "More security in evenings and night"
- "Address security/loitering/criminal behavior and safety concerns after Evergreen Line opens"
- "Clean up the dirty, stagnant water and fallen trees"
- "Put up signs indicating a time limit of ping pong tables"

### LIGHTING

- "Better lighting"
- "Lighting for beach courts, ping pong courts, trails, lake"
- "Putting more side lights at night along the trails"
- "Lighting in the parking lot"

### COURTS

- "Fencing for beach courts"
- "Sand redone, re-dig and refilled for beach courts"
- "If possible, re-orient the beach volleyball courts so that one side is not hitting the ball towards the road (or install higher fences)"
- "Change the orientation of basketball courts and provide some areas for families in proximity"

### GREEN SPACES

- "Keep the nature and the gardens"
- "Eliminate recycling center, works yard and bike park (move elsewhere)"
- "More trails"
- "Plant more trees"
- "Leave natural space with nature views for photos"
- "Limit art/sculpture installations"
- "Replace trees along Guildford with cedars"
- "Remove/alter through road"
- "More green space and trees"
- "More garden/flower beds like for the 125 flower bed"
- "Extend green space"

### PARKING

- "Closer handicap parking (lot of their own)"
- "Redesign parking – not so spread out"
- "Do not add parking"
- "More parking"
- "Parking education via directions with signing"
- "Reduce the central parking area. Parking should be at the edges of the park. The park should be for people not cars."

## AMENITIES

- "Wharf"
- "Dog bags"
- "Art in the park"
- "Keep the fountain"
- "More drinking fountains nearer the south half of the park"
- "More benches and picnic tables"
- "Pitch and putt"
- "Ice skating rink/arena"
- "More Christmas lights"
- "Functioning garbage bins"
- "More garbage bins"
- "Covered picnic area (canopy type roof)"
- "Remove the bike park"
- "Enlarge roller hockey rink"
- "Exercise (outdoor type) for seniors"
- "More restful areas"
- "Taps and water fountains"
- "Dog friendly/accessible drinking fountains"
- "Covered playground for kids on rainy days."

## WASHROOMS

- "Washrooms for festivals would be helpful – seniors and families"
- "Washrooms near the lake"
- "Improved washroom facilities"
- "Keep washrooms open later"
- "No Porta Potties"

## FOOD/CONCESSIONS

- "Any park food services provided by local non-profit agency to benefit people needing work experience and/or to provide opportunities for people with any sort of special needs. Could form a "Friends of Lafarge Park" group"
- "Open markets for farm fresh produce organic, walkable for locals, vegan options"
- "Coffee hut"
- "Restaurant/bistro/patio/(Starbucks) with free wifi"
- "Healthy food concession – no hot dogs/pop"
- "Concession/restaurant @ Innovation Centre"
- "More food options or vendors"
- "Improved concession facilities, including food trucks"
- "Concession at lake"

## EVENTS

- "Community theatre venue"
- "Excited about future festivals and events for community"
- "Would like to see more musical events, bands etc. at the Amphitheatre"
- "Live music during daytime at marketplace"
- "Sports event cutoff (quiet time) no later than 9:00 pm please"
- "Informational signage about the wildlife along the lake shoreline"
- "Things for seniors to do"
- "Continue developing Christmas light display"

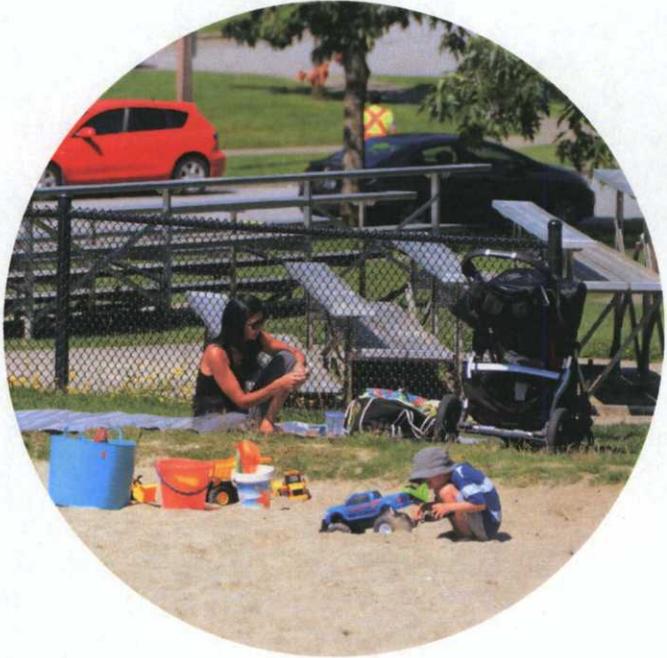




## 2.4.2 COMMITTEE FEEDBACK SUMMARY

Advisory Committees are created to provide information, well considered advice, and recommendations for consideration by Council and staff on specific issues of civic concern. Advisory Committees and Task Forces are made up of citizen representatives and Council members appointed by Council.

The following is a summary of the feedback from the Culture Services Advisory Committee, Universal Access-Ability Advisory Committee, Sports Council, and The Sustainability and Environmental Advisory Committee.



### CULTURE SERVICES ADVISORY COMMITTEE

#### Favourite areas:

- Lake
- Inspiration Garden
- Forest

#### Least favourite areas:

- N/A

#### Favorite activities:

- Lake
- Inspiration Garden
- Forest

#### Favorite activities:

- Bike riding
- Festivals
- "Kick for the Cure"
- Water park
- Dog walking around lake
- Roller blading
- Passive playground
- Meet family at the park

#### What do you think are the challenges facing Town Centre Park?

- Crowded at the plaza
- Sandbox
- Parking
- Washrooms
- Worried that passive space will get smaller

#### Share your vision:

- Discover the park
- Food
- Separated walking and biking paths
- Wayfinding signs
- Natural playground
- More "park like"
- Connect the active and passive

#### How do you arrive to the park most often?



**UNIVERSAL ACCESS-ABILITY ADVISORY COMMITTEE**

**Favourite areas:**

- East side lake view
- West side of the lake
- Sports field for kids
- Stadium
- North park of the lake
- Water park
- Playground
- Concession area provide seating for people with wheelchairs

**Least favourite areas:**

- Places that are not accessible
- Parking lots (full)
- Works yard
- Some steep trails at the north end of the park and east side of the lake

**Favorite activities:**

- Walking
- Playground
- Being near the water

**What do you think are the challenges facing Town Centre Park?**

- Cross slopes on the paths
- Wheelchair accessibility
- Drop off area that is leveled
- More than one drop off place
- No plaques for history of the site
- No public art
- Not enough benches
- Lack of wayfinding signage
- Lack of shade
- Parking lot and drop-off areas not designed with regards to handicap stalls

**Share your visions:**

- Washrooms
- Drinking fountains
- Food trucks
- Concession
- Use the gravel lot for tennis court
- BBQ areas for families
- Exercise equipment throughout the park i. e. exercise circuit
- Replacing invasive species with native species

- Plants that can survive in an urban park
- Educational plaques that describe the environment
- Picnic tables with seating for wheelchairs

**How do you arrive to the park most often?**





## SPORT COUNCIL

### Favorite areas:

- Path around the lake
- The covered area near the Percy Perry Stadium
- Park perimeter trails
- TCP Plaza
- Inspiration Garden

### Least favourite areas:

- Parking lot
- Spray park is tired
- Works yard
- Tennis courts
- North-end change room buildings

### Favorite activities:

- Walking
- Seasonal lighting

### What do you think are the challenges facing Town Centre Park?

- Lack of washrooms
- Food
- Food trucks
- Parking
- Additional field-house that is a multi-level facility with meeting rooms, food, viewing areas, and washrooms
- The importance of protecting green spaces
- The changing rooms are underused

### Share your visions:

- More parking
- Restaurant
- Protect the green space
- Increasing density in city centre
- Transportation - close the Trevor Wingrove Way for events
- Sports destination and tournaments
- Organized to unorganized
- Pedestrian and bike conflicts
- The need for pedestrian and cyclist to share the path in and around the park
- The idea of building a parkade at the park
- The suggestion of providing transportation within the park
- The understanding of the City's vision for the sports fields acting as a sport destination

## COQUITLAM FIELD SPORTS ASSOCIATION

### Favorite areas:

- Walk around the lake
- Like the different precincts/areas
- TCP Plaza
- Sports fields

### Least favourite areas:

- Concession
- NE of building: change rooms/room has no purpose
- Works yard
- Mobilio parking lot

### Favorite activities:

- Sports

### What do you think are the challenges facing Town Centre Park?

- Mobilio parking lot
- Lighting
- Signage for parking lot
- Washrooms

### Share your visions:

- Large field house complex with meeting space, washrooms, etc, for the sports fields acting as a sport destination
- Multi-level complex



## SUSTAINABILITY AND ENVIRONMENTAL ADVISORY COMMITTEE

### Favourite areas:

- Lake - educational value
- Whole park
- Community garden
- Trees
- Plaza

### Least favourite areas:

- Plaza
- None
- Pinetree Way side
- Fragmented wildlife management

### Favorite activities:

- Biking
- Walking
- Seasonal lighting
- Festivals
- Wildlife viewing
- Running
- Grass terraces at the plaza
- Walk dog
- Track
- Accessible walking path
- Water
- Table Tennis
- Garden

### What do you think are the challenges facing Town Centre Park?

- Natural grass field
- Managing the pedestrian and cycling uses in the park
- Coffee shop
- Restaurant
- Community garden - theft issues and sustainability
- Liquefaction of the site due to an earthquake
- Busier
- Draining due to it being a rock pit: additional soil volumes required.
- Ecological balance will be challenging

### Share your visions:

- Wildlife - maintain and enhance
- Interpretive signs
- Viewing platform
- Urban forestry plan to add appropriate tree species while removing undesirable species
- More festivals
- Farmers market
- Ecological balance

### How do you arrive to the park most often?



## 2.5 SUMMARY OF ANALYSIS

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After conducting extensive inventory, analysis and public engagement process, the feedback was categorized into 4 key actions: rethink, improve, add, and relocate. The following illustrations detail the insightful suggestions.



rethink

Rethink: Opportunities to reinvent park areas that are otherwise underused, difficult to navigate, or need to be transitioned.



improve

Improve: Places and aspects of Town Centre Park that are currently working well but might need additional attention and / or investment.



add

Add: As times have changed, so has the park and user requirements. Moving forward, it is important to incorporate user input and anticipate what additional amenities or activities the park should provide.



relocate

Relocate: Some areas within the park are underutilized or no longer relevant to core park uses. As the urban park vision for Town Centre Park unfolds, these areas can be re-envisioned to better suit future needs of the changing community.

# ACTION 1: RETHINK.

**park keepers feedback**

NW corner - potential for additional parking

NW field bank - potential for amphitheatre seating

South Field - potential for sport and recreation

Planting along David Ave. - potential for openings and better public access

NE corner - potential for redesign and gateway

One of the volleyball fields - potential for play expansion

Central roundabout next to concession - potential for plaza

Wooded area - potential to expand play area or sport court uses

Works Yard - potential for parking or recreation

All park entries: potential for gateways and branding

Gravel area north and south of Tennis Courts - potential for parking or amenities

Inspiration Garden - potential as a gateway

Trevor Wingrove Way - potential to partially close and change traffic patterns (rethink through traffic)

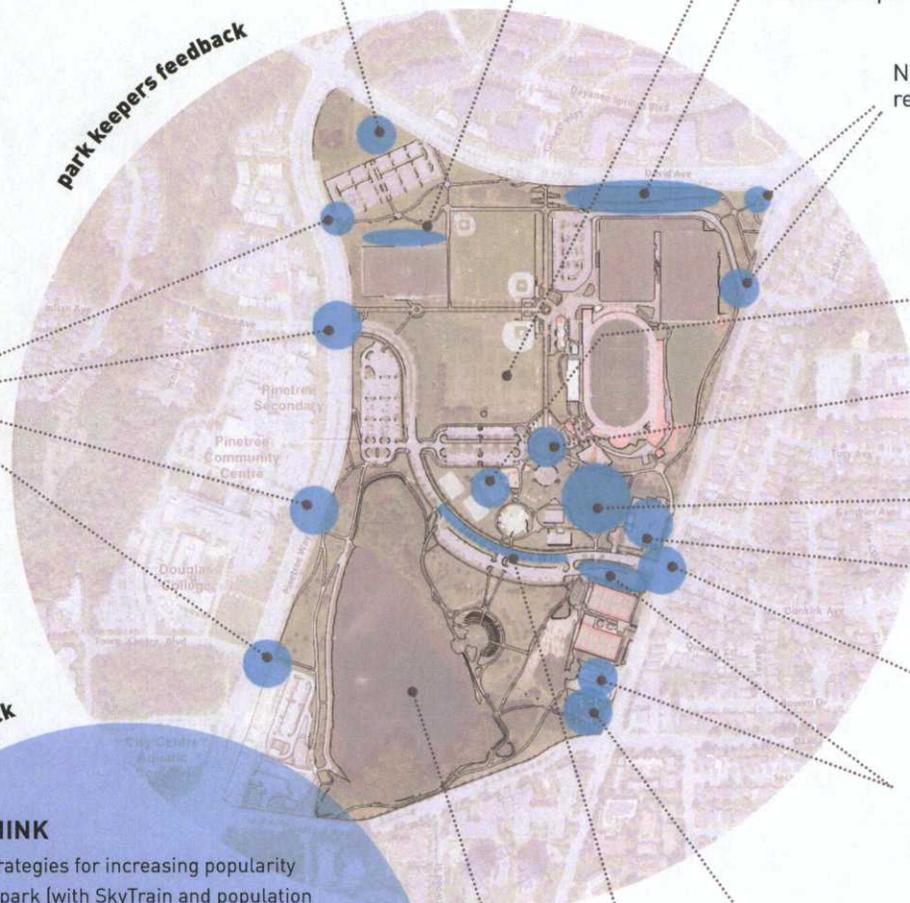
Rethink lake fishing regulations to limit user conflicts

All park entries: potential for gateways and branding

**public feedback**

## RETHINK

- Strategies for increasing popularity of park (with SkyTrain and population growth)
- Parking
- Safety/security
- Increased number of users
- Rethink the relationship between human use and existing lake wildlife/habitat
- Parking strategy
- Year-round programming opportunities
- Possible connections between Innovation Centre and park for food service and events



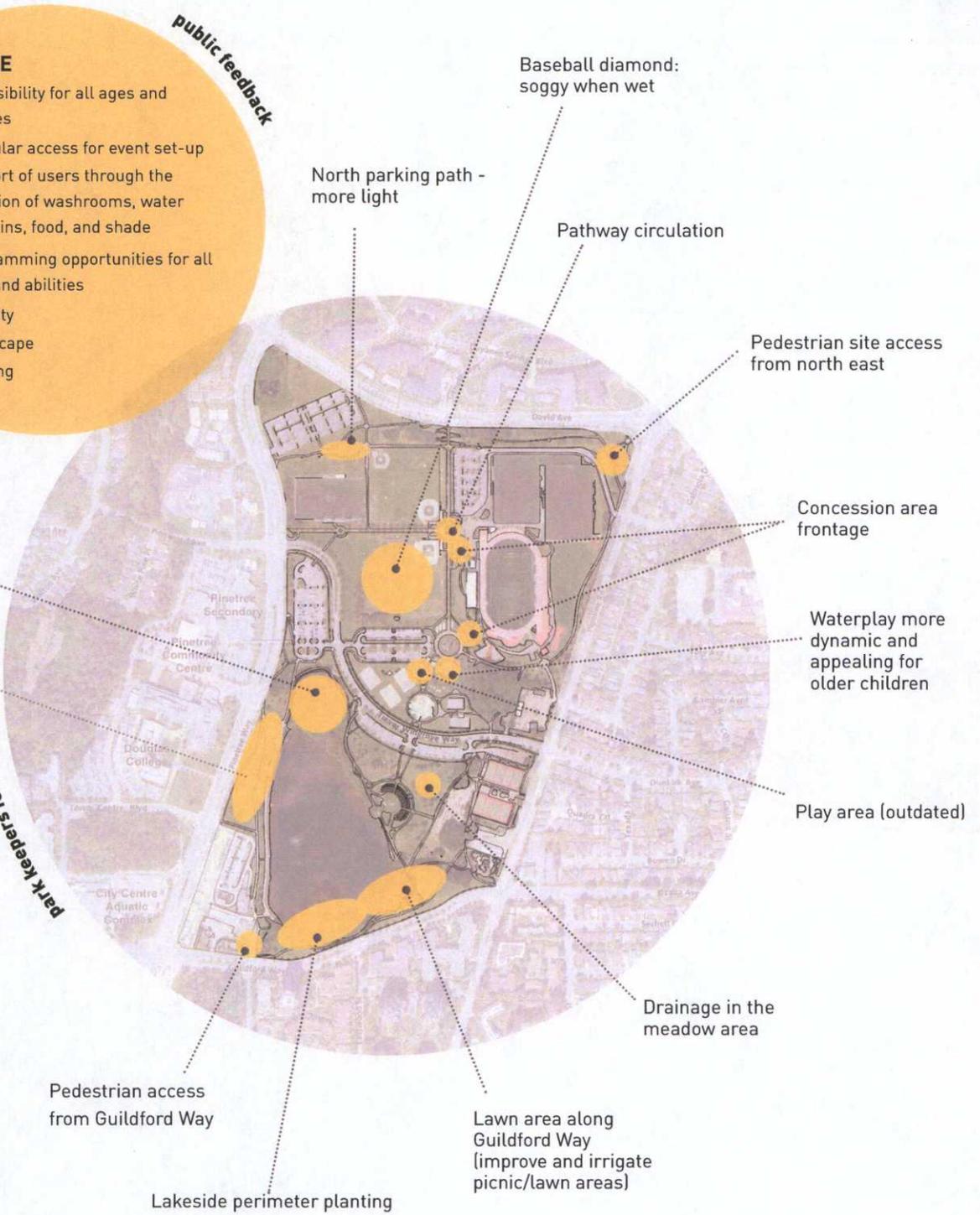
**ACTION 2:  
IMPROVE.**

**IMPROVE**

- Accessibility for all ages and abilities
- Vehicular access for event set-up
- Comfort of users through the provision of washrooms, water fountains, food, and shade
- Programming opportunities for all ages and abilities
- Security
- Landscape
- Lighting

*public feedback*

*park keepers feedback*



Baseball diamond:  
soggy when wet

North parking path -  
more light

Pathway circulation

Pedestrian site access  
from north east

Concession area  
frontage

Waterplay more  
dynamic and  
appealing for  
older children

Play area (outdated)

Drainage in the  
meadow area

Lawn area along  
Guildford Way  
(improve and irrigate  
picnic/lawn areas)

Lakeside perimeter planting

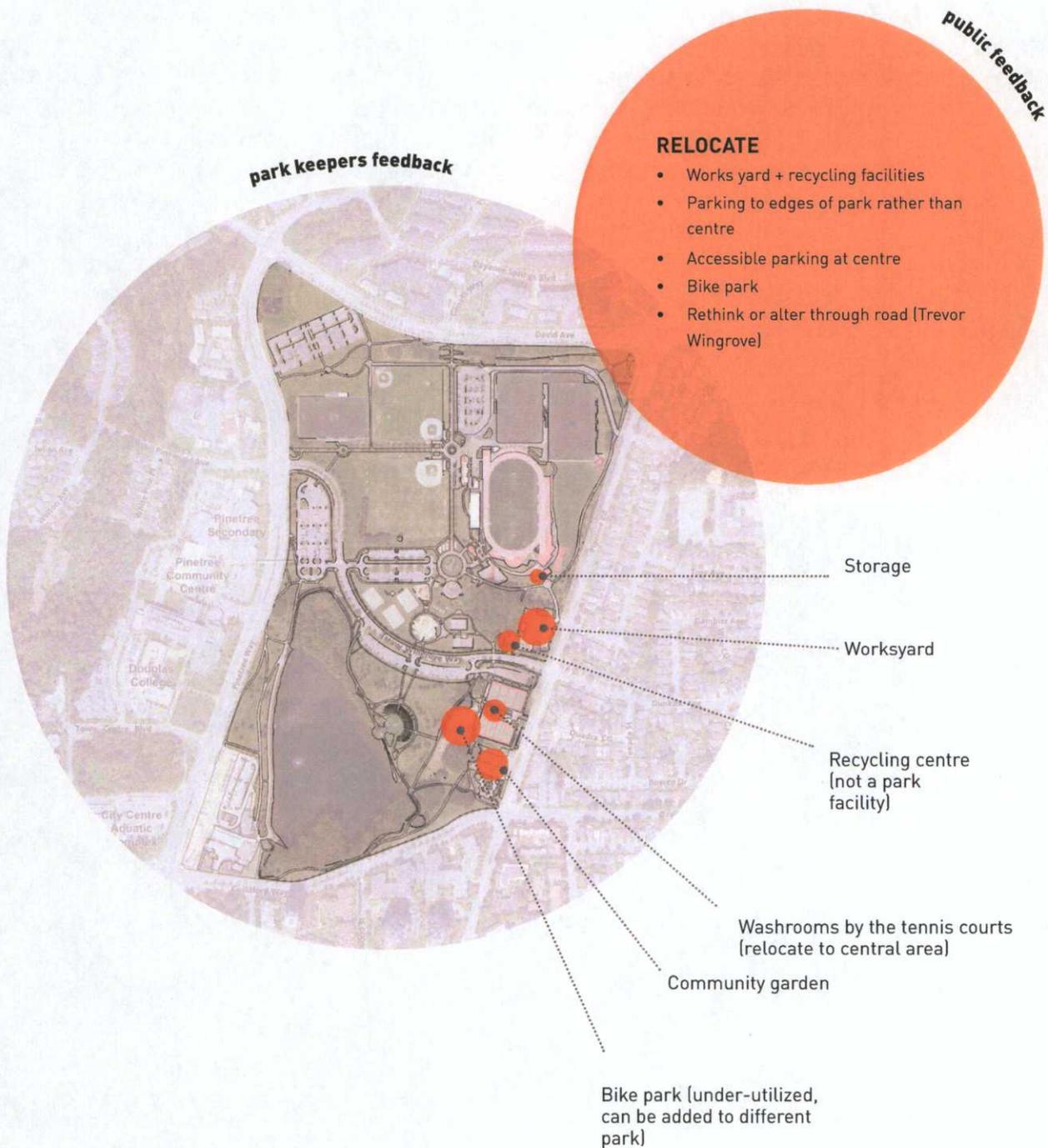
Pedestrian access  
from Guildford Way

Forested area  
north of lake:  
water quality  
especially

Pedestrian  
circulation and  
accessibility



**ACTION 4:  
RELOCATE.**





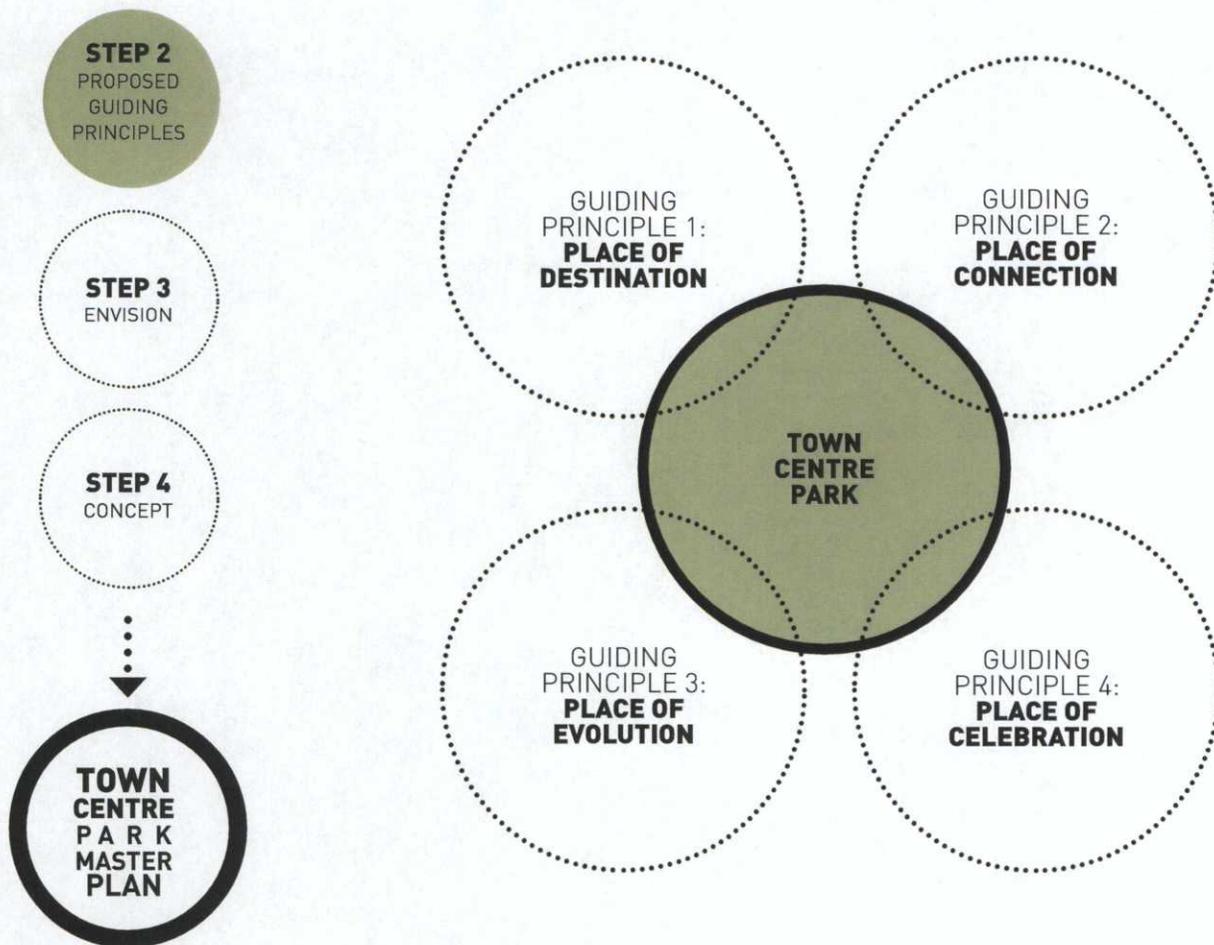
# 3 GUIDING PRINCIPLES

The site analysis, together with the public consultation completed to date, has set the stage for developing a set of guiding principles for the Master Plan. It is expected that the guiding principles, and the resulting Town Centre Master Plan, will be able to help inform decisions around improvements to Town Centre Park for the next 20 years.

## 3.1 PRELIMINARY GUIDING PRINCIPLES

A set of preliminary Guiding Principles were developed to measure progress and success of the Master Plan as the initial concept unfolds. The analysis process revealed several key themes for the park. Public input strongly suggested the future of Town Centre Park should focus on what is great about the park today and support the creation of a future that meets the broad needs of a diverse Coquitlam community.

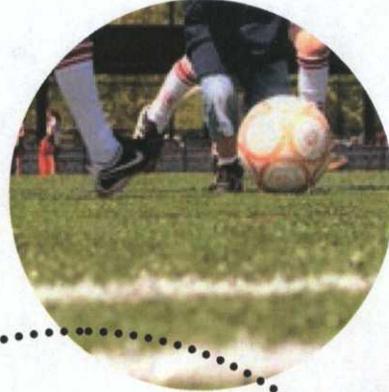
The proposed preliminary set of 4 key principles: Place of Destination, Place of Connection, Place of Evolution, and Place of Celebration, will further guide the next steps in master planning process. To give more in depth explanation, each principle contains 2 values described below.



## GUIDING PRINCIPLE 1

### **IDENTITY OF PLACE**

A place with a strong sense of identity and recognition.



### **PLACE OF DESTINATION**

A place for both residents and visitors - a dynamic, destination urban park that enables and supports access to sports, play, cultural opportunities, and passive recreation.



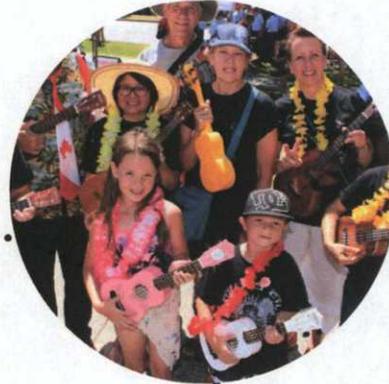
### **DIVERSITY OF USE**

A place that builds on a diverse range of activities and offers a choice of journeys, experiences, and activities.

## GUIDING PRINCIPLE 2

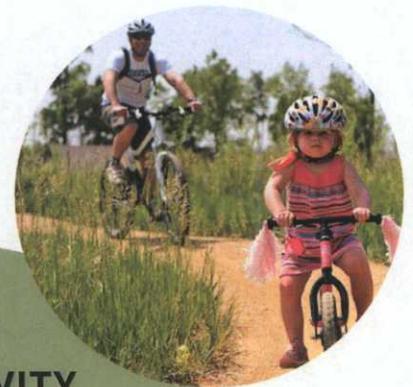
### WELLBEING

A place that offers a high standard of comfort, convenience, and amenity throughout the park.



### PLACE OF CONNECTION

A place for the community to connect through high class sport, recreation, cultural and outdoor activities linking residents and the city to the park.

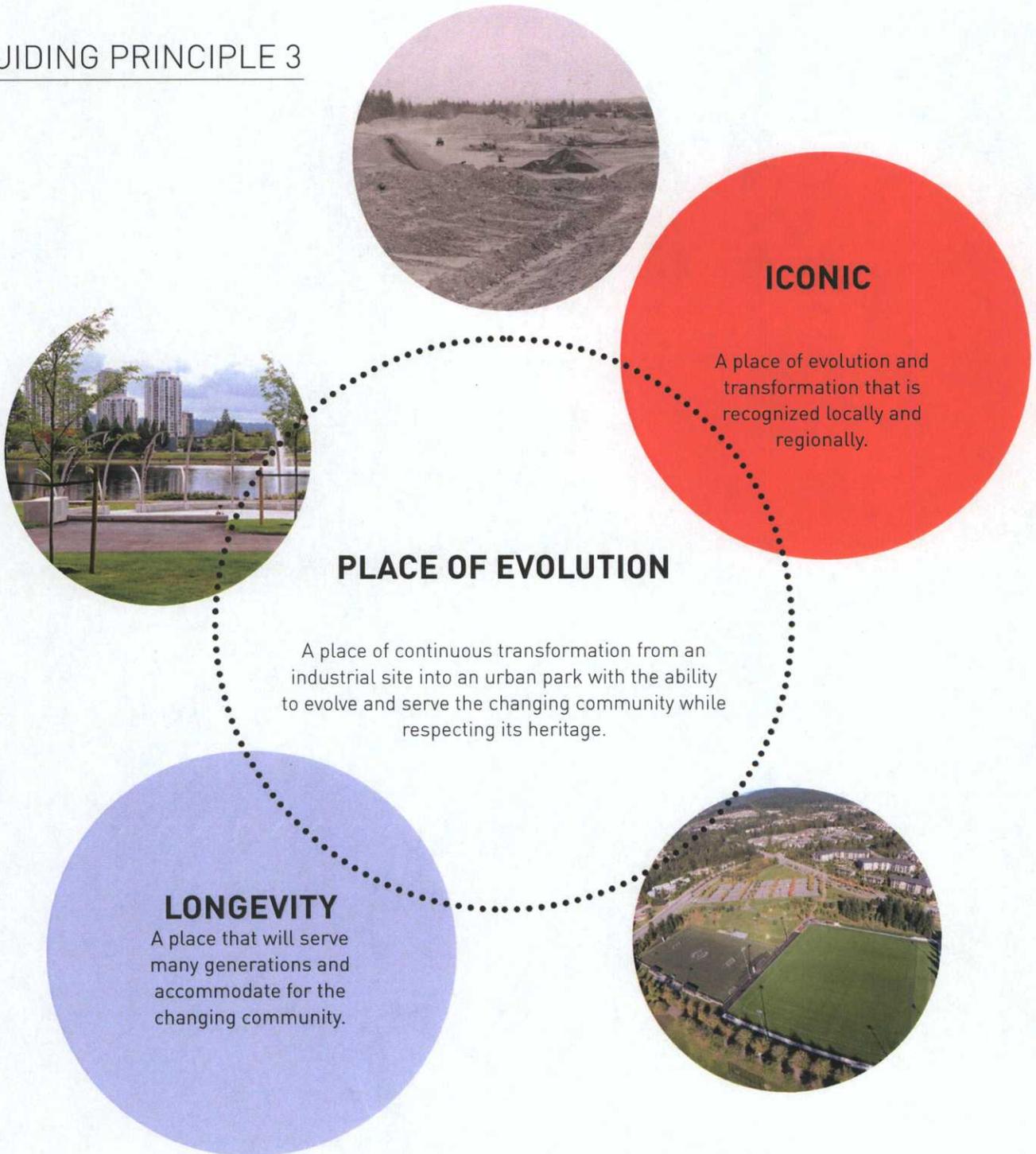


### INCLUSIVITY

A place that provides recreation facilities, cultural events, sports activities, and open spaces for local residents and visitors of all ages and abilities.



## GUIDING PRINCIPLE 3



GUIDING PRINCIPLE 4

**COMMUNITY**

A place that fosters a sense of community and supports activities for all seasons.



**PLACE OF CELEBRATION**

A place of year round activities, festivals, events and displays that celebrate community pride, creativity and fun.



**PRIDE**

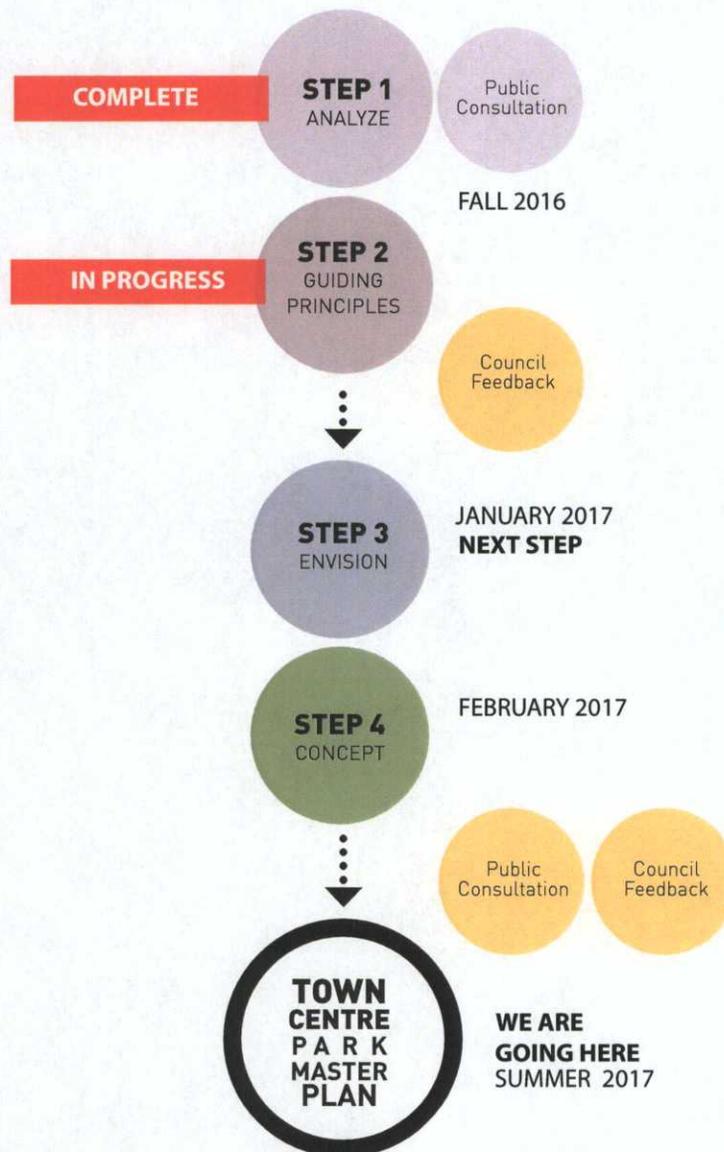
A place that provokes a sense of connection, belonging, and interaction.

# 4 NEXT STEPS

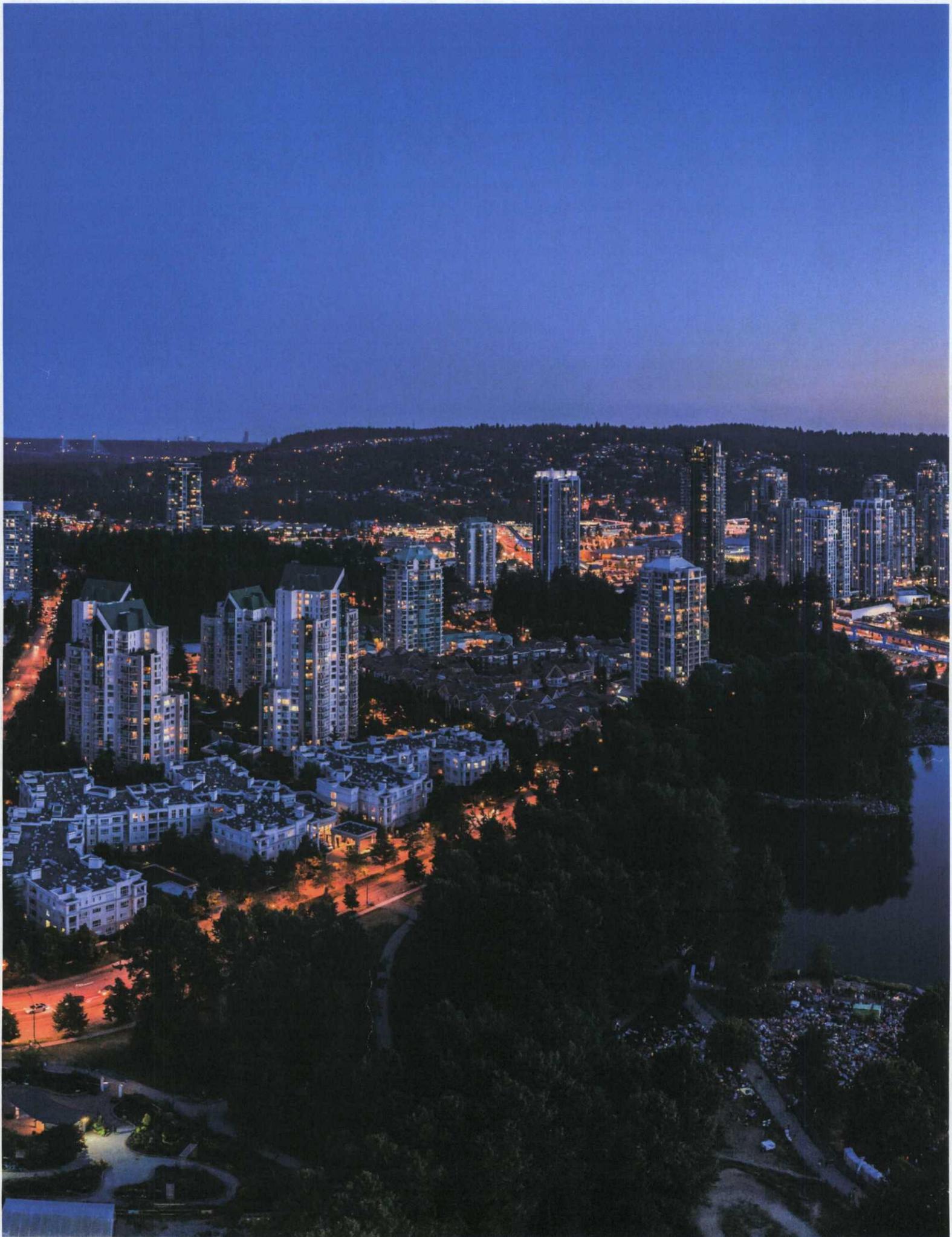
Though the process to date, the design team has received an incredible amount of insightful feedback on the current state of Town Centre Park. The first step of the engagement process has been an excellent opportunity to initiate ideas for the park's future and how it can improve quality of life and well-being.

The second step has taken this information to set the design framework through a set of preliminary Guiding Principles and directions. The third step of the process will be conducting precedent studies, and generating design ideas. This will contribute to Step 4, creation of a Draft Master Plan including a vision statement and conceptual plan for council feedback and public consultation. This valuable feedback will be incorporated in the final step: a complete vision for the Town Centre Park Master Plan.

## MASTER PLAN PROCESS







## **Town Centre Park Master Plan Development Process and Milestones**

### February 1, 2016

- Council received the Terms of Reference for the TCP Master Plan.

### May 2016

- Phase 1 was initiated with the consulting firm PWL Partnership Landscape Architects Inc. (the "Consultants").
- Staff and the Consultants reviewed a variety of background information, evaluated the inventory of assets, supporting infrastructure and services, and conducted a series of site tours and meetings with staff and stakeholders to assess associated challenges, opportunities and ideas.

### September 6, 2016

- Council-in-Committee received a progress update prior to public consultation.

### September 8 - 20, 2016

- Staff presented to the following Advisory Committees for input to develop the overall vision for TCP and guiding principles to guide park development:
  - September 8, 2016 – Culture Services Advisory Committee
  - September 13, 2016 – Universal Access Ability Advisory Committee
  - September 14, 2016 – Sports Advisory Committee
  - September 20, 2016 – Sustainable and Environmental Advisory Committee

### September 16, 2016

- Staff and the Consultants held a public information session at the Town Centre Park Plaza to reach out to the general public and key stakeholders for input towards the overall vision for TCP and guiding principles to guide future park development.
- The public information session presentation boards were also moved to City Hall (outside Council Chambers) for two weeks after the public information session to continue seeking input from residents.
- TCP Master Plan webpage was launched in mid-September which included information about the process and a survey form to receive online comments until early October.
- Over 400 surveys were completed, and these provide insights into a variety of issues and possibilities for consideration in developing the TCP.

January 23, 2017

- Council-in-Committee received the report "*Town Centre Park Master Plan – Results of Step 1: Analysis and Step 2: Guiding Principles*" that presented the results of the research and public consultation process. This report included a set of four Guiding Principles that were developed to capture the Vision of TCP and revealed many specific ideas and perspectives for the future of TCP that were aggregated into four "action" areas which guided the investigation and review in the next phase of the process.

April 18, 2017

- Council-in-Committee received the report "*Town Centre Park Master Plan - Step 3: "Envision"*" that presented the Draft TCP Land Use Plan with proposed programming, site facilities, amenities and infrastructure prior to public consultation.
- The proposed land use was separated into the 10 distinct elements, including facilities; restrooms; green commons; garden walk; green infrastructure and habitat; park core; sports commons; circulation; wayfinding; hubs; nodes and gateways.

May 24 and 27, 2017

- Staff and the Consultants held public information sessions at the TCP Plaza to reach out to the general public and key stakeholders for input towards the proposed land use.
- The public information session presentation boards were again moved to City Hall (outside Council Chambers) for two weeks after the public information session to continue seeking input from residents.
- The presentation boards and online survey were posted on the Town Centre Park Master Plan webpage.

June 8, 2017

- "*Town Centre Park Master Plan - Step 3: "Envision"* was presented to the Coquitlam Field Sport Association (CFSA) for information and feedback. The discussion largely focused on the potential removal of Parking Lot B which the group did not support but the group wanted to see a further review of operational issues and functions for parking Lots B and E.

November 6, 2017

- Council-in-Committee received the report "*Town Centre Park Master Plan Step 4 and 5: Draft (Updated) Land Use and Implementation Strategy*" that presented Public Information Session Results, Town Centre Park Vision, Land Use Development Strategies, Land Use Precincts, Land Use Plan, Land Use Summary, Design Recommendations and Implementation Strategy.

January 30, 2018

- At the Council in Committee presentation on November 6, 2017, the Mayor indicated a willingness to meet with staff and invite all of Council to review the draft Implementation Strategy in the Master Plan, in particular proposed phases and costs.
- A workshop with Council members was held on January 30, 2018 to review the Implementation Strategy, as requested. In response staff has updated the Implementation Strategy to:
  - a. Combine park improvements as one overall improvement where amenities are interconnected and directly rely upon each other.
  - b. Provide a funding range from low to high for each improvement to account for design, construction, and contingencies and reflect a Class D estimate.