

October 30, 2017

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To: City Manager

From: General Manager Parks, Recreation and Culture Services

Subject: **Town Centre Park Master Plan Step 4 and 5: Draft (Updated) Land Use and Implementation Strategy**

For: **Council-in-Committee**

Recommendation:

That Committee receives the report of the General Manager Parks, Recreation and Culture Services dated October 30, 2017 entitled "Town Centre Park Master Plan Step 4 and 5: Draft (Updated) Land Use and Implementation Strategy" for information.

Report Purpose:

This report provides an update to the Town Centre Park (TCP) Master Plan Process and seeks Committee's feedback on the proposed updated Land Use and Implementation Strategy.

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 – 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". This project is identified as "A" Priority in the 2017 Business Plan.

Executive Summary:

Against the backdrop of Lafarge Lake, the City has developed TCP as a first class destination park with sport, recreation and cultural amenities that serves residents and visitors of all ages. With Coquitlam being the fastest growing municipality in Metro Vancouver along with the Evergreen Line terminus station located adjacent to TCP, it is expected to substantially increase the number of visitors and users of the facilities and amenities within the park.

In the 1990's, a Master Plan was developed to guide the future development of TCP to its current form. The updating of the TCP Master Plan will allow for the development of a comprehensive long-term plan for the park's ongoing development, management and use for the next 20 years.

The Master Plan process involved consultation from Council, City Committees, stakeholders, public and staff. This feedback has supported the development of an overall Vision "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: Place of Destination, Place of Connection, Place of Evolution and Place of Celebration.

PWS

Four key Land Use Development Strategies have been developed to guide the development of the TCP Master Plan and to realize the outcomes in the overarching themes in the 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 and sizes to each other. As part of the Land Use Plan, 13 Design Recommendations have been developed that apply to the entire park. An Implementation Strategy has also been developed with high-level funding needs to support phased park improvements categorized into three timeframes for implementation: Short-term (5 years), Medium-term (5 -10 years) and Long-term (beyond 10 years).

Background:

Coquitlam is currently the fastest growing municipality 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 TCP Master Plan 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. It is anticipated that the project will be completed in late 2017. The following highlights the key milestones to date:

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 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. In addition, a 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 Consultant's 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.

Discussion/Analysis:

Modified Sections and Staff Update

At the Council in Committee presentation on April 18, 2017, Council requested from staff to follow up on the items below:

1. Percy Perry Additional Seating – based on the current layout of the bleachers along the west side of the field, the opportunity to provide additional seating would involve demolishing the existing bleachers north of the covered bleachers. This would involve the investigation and design of new bleachers with shade and potential storage underneath. For larger events, temporary bleachers can be utilized around the track when

additional capacity is required. If desired, this item may be added to the Implementation Strategy.

2. Parking Lot B and E Optimization– An operational review of these parking lots will be undertaken and has been identified as a Short Term Priority under the Implementation Strategy.

May 3, 2017 – “Town Centre Park Master Plan - Step 3: “Envision” was presented to the Sports Advisory Committee for information and feedback. Following the presentation there was discussion on a variety of topics. Some topics were addressed at the meeting and the remaining was provided to staff to determine feasibility and be incorporated into the TCP and Master Plan Implementation Strategy.

Listed below are the sections that have been updated based on the progress of the Master Plan process to date, and the reflecting the feedback from Council and the public information results from Spring 2017:

- A. Public Information Session Results
- B. Town Centre Park Vision and Guiding Principles
- C. Land Use Development Strategies

A. Public Information Session Results

Two subsequent public information sessions were held at Town Centre Park Plaza in May 2017 to capture feedback and thoughts from park users. The completed online surveys were received from 310 respondents and the results are summarized in Attachment 1 – Public Information Session Results.

B. Town Centre Park Vision and Guiding Principles

The vision for the park was developed based on the four main guiding planning principles, and centers on the idea of Town Centre Park as a place of Destination, Connection, Evolution, and Celebration for the community. The vision for the park is *“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.”* Refer to Attachment 2 – Town Centre Park Vision and Guiding Principles.

C. Land Use Development Strategies

These strategies have been developed to guide the users of the Town Centre Park Master Plan to better understand the overarching themes to develop the Land Use Plan. These were originally presented to Council as Draft Concept Development Principles back in April 2018 as part of Step 3 – Envision report. Through the process, the title and strategies has been updated to better reflect the vision and feedback from Council, public and staff. Refer to Attachment 3 – Land Use Development Strategies.

TCP Land Use Plan and Implementation Strategy

Staff have now compiled and reviewed all available input and a draft (updated) TCP Land Use Plan has been prepared for Council consideration along with a multi-phase implementation Strategy. The updated land use incorporates feedback from

Council, public and staff and provides a blueprint for the long-term evolution of TCP to achieve the desired vision.

There are three distinct land use precincts: Green Commons, Park Core and Sports Commons. These three precincts were originally presented as part of the 10 distinct elements to Council back in April 2018 as part of Step 3 – Envision report. Through the process, these three have been reorganized as three distinct land use precincts as they relate to specific park improvement areas. Within each zone, there are identified components with recommended improvements. Refer to Attachment 4 – Land Use Precincts.

Updated Land Use Plan

The development of the Land Use Plan defines and organizes various land use typologies for the future of the park and illustrates their spatial relationships and sizes within each Land use precinct. These were originally presented to Council as Draft Concept Development Principles back in April 2017 as part of Step 3 – Envision report. Through the process, the land use has been updated to better reflect the vision and feedback from Council, public and staff. Refer to Attachment 5 – Land Use Plan. The development of the Land Use Summary illustrates how the individual uses will come together to develop a cohesive vision of TCP for the next 20 years. Refer to Attachment 6 – Land Use Summary.

Design Recommendations

As part of the refinement of the Land Use Plan, 13 Design Recommendations have been developed that apply to the entire site. These were originally presented to Council as Draft Concept Development Principles back in April 2018 as part of Step 3 – Envision report. Through the process, 7 additional recommendations were developed based on the feedback from Council, public and staff and are identified. Refer to Attachment 7 – Design Recommendations.

Implementation Strategy

The development of an Implementation Strategy is the next step in this process and seeks to prioritize the different projects in the park, as well establishing the total (high-level) funding needed to achieve the phased completion of the actions in the Land Use Plan for TCP over the next 20 years. 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 recommended park improvements have been categorized into three time frames for implementation with associated order of magnitude capital costs for high-level planning and budgeting purposes. It is 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. For further detail refer to Attachment 8 – Implementation Strategy. A summary of the three time frames are listed below:

October 30, 2017

Short-term Projects (2018 to 2022) - \$13,000,000: 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. It is important to note that during this time frame there are some existing park amenities that will be replaced as indicated in the table below.

Five Year Town Centre Park Improvement Plan (2018-2022)

Description	Funding Timeline	Planning Timeline	Construction Timeline	Cost
Improvements				
Festival Hub Washroom and Improved lake loop including new boardwalk, improved access to the waterfront, and forest enhancement plantings (S09, S01, S02, S03)	2018/19	2018	2018/19	\$3,500,000
Garden Walk , Exterior access to Evergreen washroom facilities (S05, S10)	2019	2019	2020	\$1,500,000
Festival Lawn, and Furnishing, Wayfinding, Lighting Strategies and Parking review (S04, S12, S14, S15, S18)	2020	2020	2020/21	\$2,000,000
Enhanced water play, play area and reduce sand volleyball courts to four (S06, S07, S08)	2021/22	2021	2022	\$6,000,000
TOTAL				\$13,000,000

In addition to the above, it is noted that the Coquitlam Sports Field Strategy 2013-2023 has identified the replacement of the Fridge (2018), Mobilio (2019) and Cunnings (2020) artificial fields in Town Centre Park which will be funded separately through the Sports Field Strategy Program, although additional funding is needed in the long-term to support this strategy given the current funding shortfall in park infrastructure, which has been highlighted in previous reports to Council. Implementation of a turf field user sustainability fee, which is a recommendation in the Sports Field Strategy, is seen as a key component to ensure the success of sports field renewal and to achieve the objectives in that strategy.

Medium-term Projects (2023 to 2028) - \$18,000,000 - \$20,000,000: These projects (Attachment 8, page 3) will require further planning and a deeper level of investment in Town Centre Park. The list of proposed improvements is subject to future inflationary, construction escalation costs and design/construction contingencies. Several of these projects will require strategic decisions and procurement of funds from sources other than municipal capital and will necessitate relocation and modification of larger components such as, tennis courts, recycling and works yard and replacement of a field house.

Long-term Projects (2028-2037) - \$8,000,000 - \$10,000,000: These projects (Attachment 8, page 5) are long-term priorities which need further clarity as they may have complicating factors that delay implementation. The list of proposed improvements is subject to future inflationary, construction escalation costs and design/construction contingencies, and will require further discussions with Council. 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.

It should also be noted that Engineering and Public Works staff have begun the planning process for improvements of Pipeline Road between Guildford Way and David Avenue. The planning process and detailed design to complete the street will take place in 2017-18 and construction will start in 2019. Once the Pipeline Road project is completed, all four edges of the Park will have continuous active transportation connections along the adjacent streets, generous boulevard space with trees, street lighting, etc. The public consultation for this project was held in conjunction with the Town Centre Park Master Plan Proposed Land Use information session on May 24 and 27, 2017 as the two projects are directly related. Subsequent consultation sessions for the Pipeline Road corridor planning are expected in fall 2017 and winter 2018.

Next Steps:

Should council support the proposed adjustments made to the Land Use and Implementation Strategy, a compiled and updated Town Centre Park Master Plan will be brought to Council in winter 2017 based on the information attached to this report. 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 this year's 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 has also begun.

Financial Implications:

The budget for the Town Centre Park Master Plan has been funded from Bonus Density approved by Council in the 2015 and 2016 Capital Plans. The Development Cost Charge program 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. Staff will bring forward a funding plan for Council's consideration, which will include funding in the 2018 Capital Plan of \$2,000,000 to support the first phase (immediate needs) of this plan. Staff intends to use the TCP Master Plan Implementation Strategy to inform annually, and in the 5-year Financial Plan, upcoming priorities and park improvement projects, all of which would be discussed for Council consideration and approval for inclusion in the annual business plan and for funding as part of the annual budget discussions.

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 Town Centre Park Master Plan seeks to create a park that reflects the modern needs and desires of our community, achieves harmony with existing infrastructure and amenities, provides experiences valued by the public, and continues to evoke a unique timeless feel. Based on the feedback from Council, public and staff, an updated Land Use Plan and Implementation Strategy has been developed to enable the Master Plan to be realized in phases over the next 20 years. A funding plan will be developed that details DCC and capital funding to support the updated Land Use Plan. Should Committee support the proposed Land Use and Implementation Strategy, staff will incorporate this feedback and bring forward a final Town Centre Park Master Plan for Council approval.



Raul Allueva, RPP

- Attachment 1 – Public Information Session Results
- Attachment 2 – Town Centre Park Vision
- Attachment 3 – Land Use Development Strategies
- Attachment 4 – Land Use Precincts
- Attachment 5 – Land Use Plan
- Attachment 6 – Land Use Summary
- Attachment 7 – Design Recommendations
- Attachment 8 – Implementation Strategy

This report was prepared by Raj Singh, Park Planner, with contributions from Andre Isakov, Park Planning and Design Manager, Lanny Englund, Manager of Park Planning and Forestry, and reviewed by Kathleen Reinheimer, Manager of Parks, Mary Morrison Clark, Manager of Community Recreation & Culture Services, Carlos Perez, Manager of Transportation Planning, Ian Radnidge, Director of Strategic Projects, Pinky De La Cruz, Manager City Assets, Claudette Haire, Business Services Manager, Michelle Hunt, General Manager Financial & Information Services.

PUBLIC INFORMATION SESSION RESULTS

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 below.



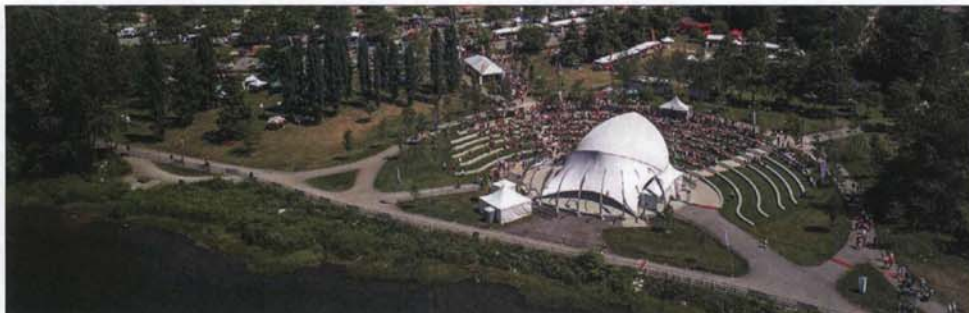
1. FUTURE OF TOWN CENTRE PARK

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.



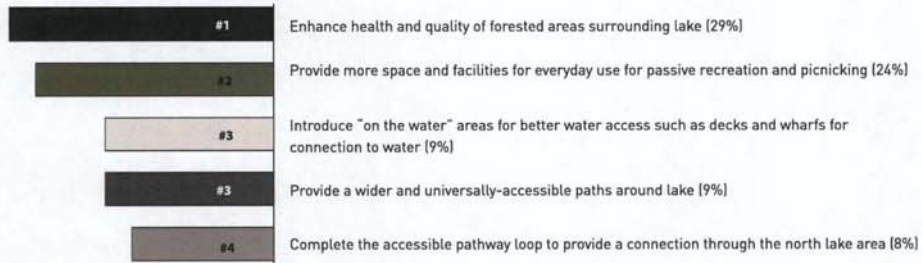
The following were also presented as options, and are listed in ranked order as determined by the Viewpoint Survey:

- 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%)



2. GREEN COMMONS: PASSIVE RECREATION ZONE

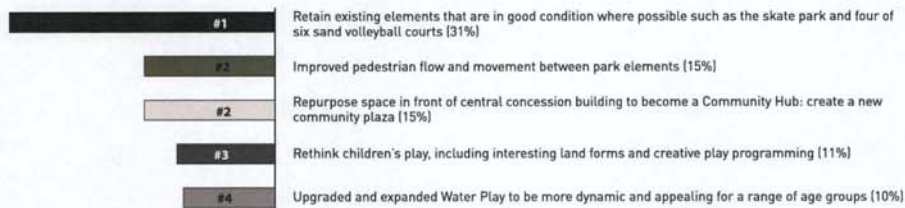
The public was asked to rank a selection of priorities for the Green Commons. The following shows the 5 most popular responses.



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%)

3. PARK CORE: ACTIVE RECREATION/PLAY AREA

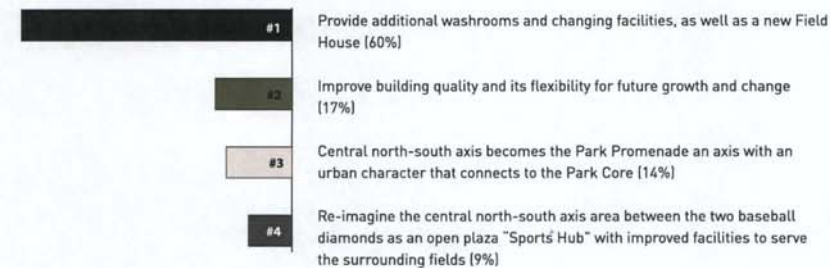


The public was asked to rank a selection of priorities for the Park Core. The following graph shows the 5 most popular responses: The following were presented as options, and are listed in ranked order as determined by the Viewpoint Survey:

- Decorative paving as the dominant connective element complimented with plantings: 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%)

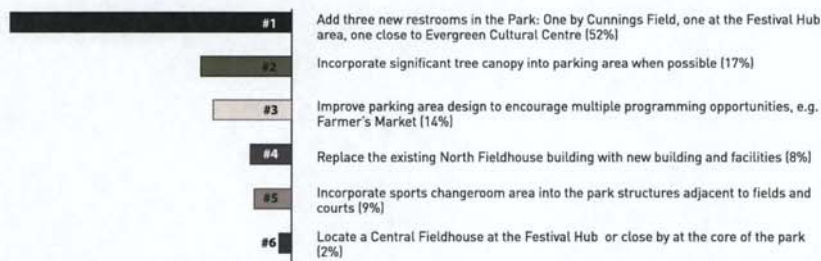
4. SPORTS COMMONS

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



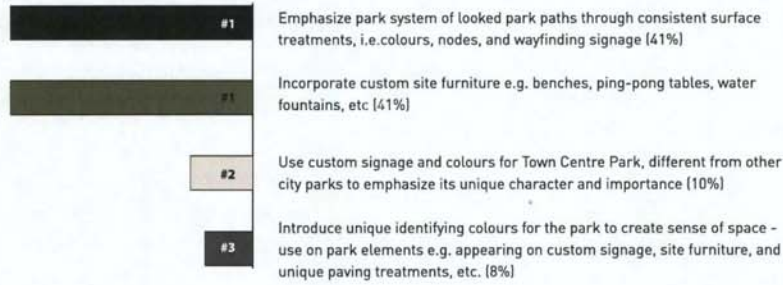
5. FACILITIES

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.



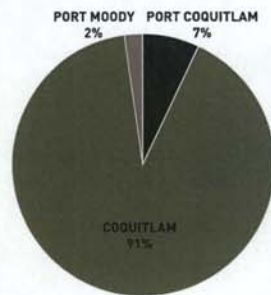
6. WAYFINDING

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.

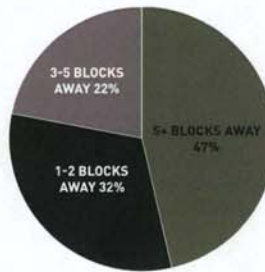


7. SURVEY RESPONDENTS

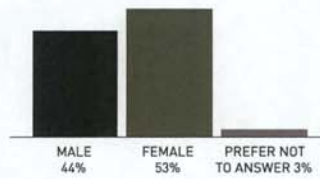
City of Residence



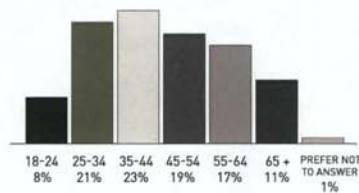
Proximity to Park



Gender



Age Range



Participants became aware of the project from:



TOWN CENTRE PARK VISION

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.

GUIDING PRINCIPLES

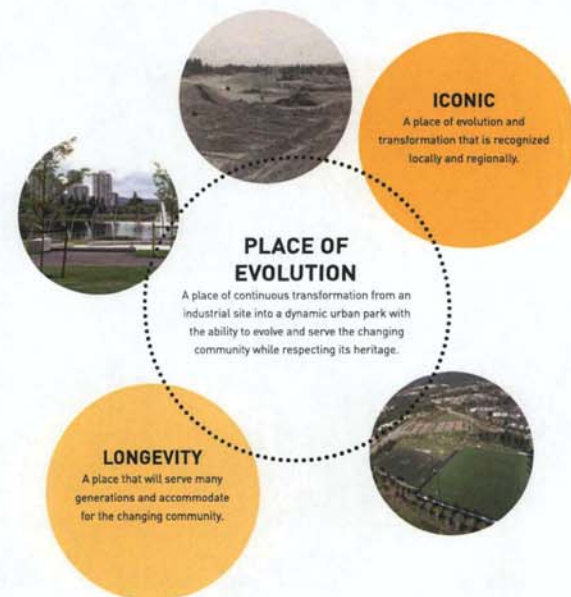
GUIDING PRINCIPLE 1



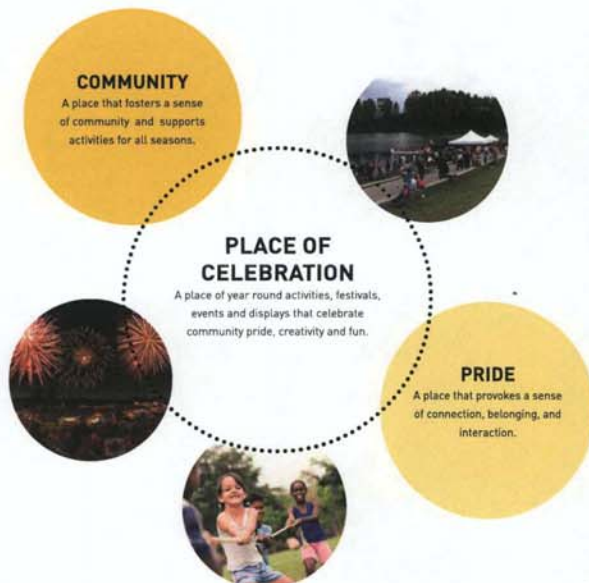
GUIDING PRINCIPLE 2



GUIDING PRINCIPLE 3



GUIDING PRINCIPLE 4



LAND USE DEVELOPMENT STRATEGIES

PARK IDENTITY

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.

FLEXIBILITY

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.

HEART OF THE PARK

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.

ORGANIZATION AND HIERARCHY

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 make 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.

LAND USE PRECINCTS

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

1. GREEN COMMONS

Green Commons is a key recreation area for Town Centre Park. The Green Commons is composed of the following parts with corresponding improvements:

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

Each area provides different function and quality to the park to create a diverse and flexible green open space area.



2. PARK CORE

The Park Core is a dynamic hub of activity in the centre of the park filled with opportunities for active and social play. The Park Core is composed of the following parts with corresponding improvements:

1. Festival Lawn
2. Community Hub
3. Play Area
4. Water Play
5. Multisport Area
6. Tennis Courts
7. Sand Volleyball
8. Works Yard
9. Skatepark



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.

3. SPORT COMMONS

The Sports Commons area is a well-organized and clearly defined zone featuring high-quality sport fields. The Sport Commons is composed of the following parts with corresponding improvements:

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

Key improvements moving forward will be focused on facilities upgrades and minor improvements rather than implementing major changes in this zone.



LAND USE PLAN



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 North Fieldhouse building with new Fieldhouse
- 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 Cunning's Field

LAND USE SUMMARY



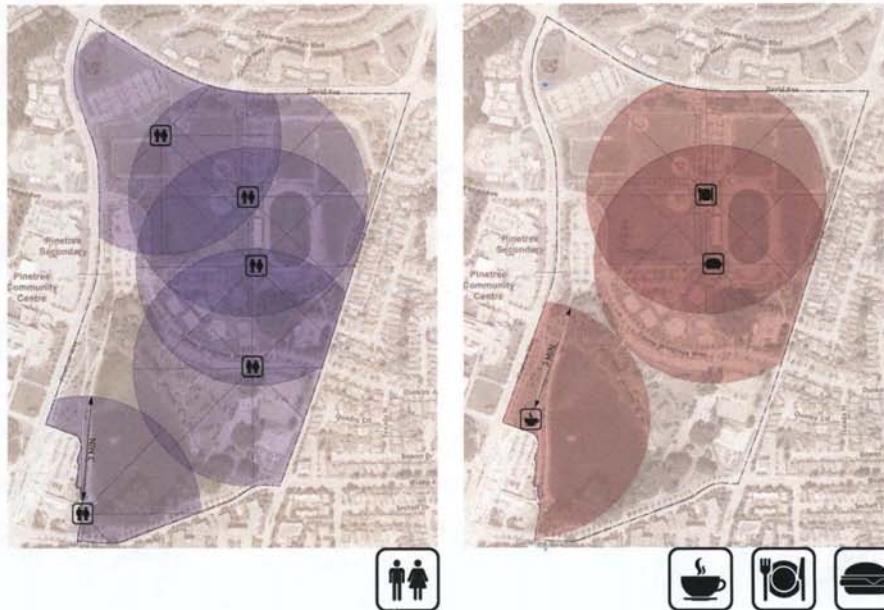
- | | |
|--------------------------|-------------------------------|
| 1 Festival Lawn | 14 Works Yard |
| 2 Festival Hub | 15 Skatepark |
| 3 Arrival Plaza | 16 Inspiration Gardens |
| 4 Town Centre Park Plaza | 17 Garden Walk |
| 5 Lafarge lake | 18 Sports Hub |
| 6 Lafarge Lake South | 19 North-South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

DESIGN RECOMMENDATIONS

The proposed 13 land use design recommendations have been categorized into general areas that apply to the entire site and are summarized below:

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. The Facility improvements include: Washrooms and Field Houses with a variety of programming.



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. Proposed circulation improvement areas include: North – South Promenade, East - West Promenade and Walking Loops.

3. WAYFINDING

Town Centre Park is a complex space of varying atmospheres, places and functions. Proposed pedestrian routes of diverse scale, celebratory spaces, plazas, hubs, nodes and tranquil areas make up the diverse spaces within the Park that will need to be addressed in terms of wayfinding to allow park users to easily access to the various park amenities. Through thoughtful planning and design, wayfinding can also play a key role in the establishment of the park's identity. The recommendation is to develop a site-wide wayfinding strategy to address the various signage and wayfinding needs.

4. LIGHTING AND SAFETY (NEW)

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. A site-wide lighting strategy will be undertaken to understand and address the multiple lighting needs. 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 with the integration of Crime Prevention through Environmental Design (CPTED) strategies.

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.



5. ACCESSIBILITY (NEW)

The redevelopment and detailed design of Town Centre Park will consider accessibility in many ways by designing 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.

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.



6. PEDESTRIAN NODES AND 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 a simple place to pass through to more formal to areas to stop and enjoy. They all serve to welcome and orient users and create a cohesive identity for the park.

7. VEHICULAR CIRCULATION (NEW)

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 for both daily park operations and events.

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.

8. GREEN INFRASTRUCTURE AND SUSTAINABILITY

Plants and trees provide a wide variety of benefits to parks. They improve the physical and mental wellbeing, create habitat for urban wildlife, 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.

9. LANDSCAPE PLANTING (NEW)

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. Diverse trees and plants will aid in improving the flora and fauna ecosystem for the benefit and enjoyment of the residents for years to come.

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.



10. GARDEN WALK

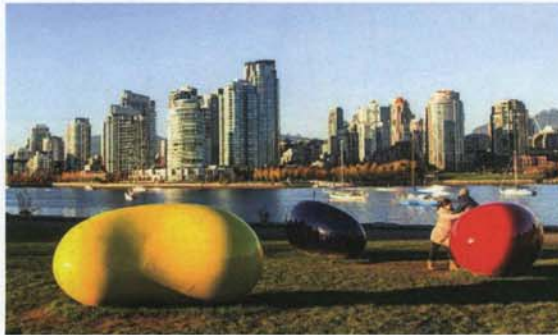
The Garden Walk is a planted ribbon that extends from the Inspiration Garden, and weaves through the park and ends at Pinetree Way and Trevor Wingrove Way. The Garden Walk is a horticultural feature that will create year-round interest in the park. As this is intended as a major feature of Town Centre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

11. PUBLIC ART (NEW)

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 green space will be emphasized by the inclusion of site-specific public art commissions.

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



12. SURFACE MATERIALS (NEW)

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.

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.

13. FURNISHINGS AND ELEMENTS (NEW)

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.

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.



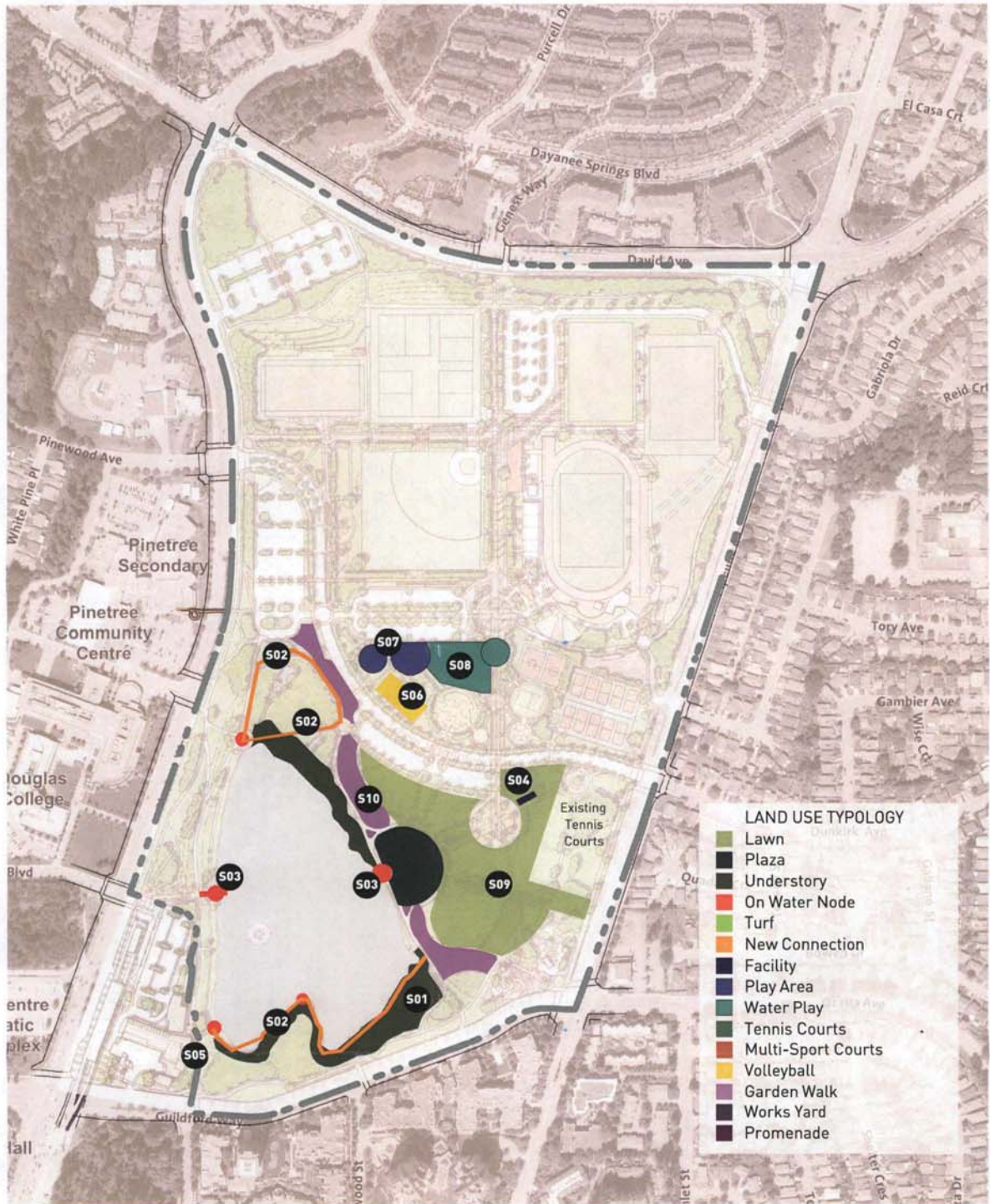
IMPLEMENTATION STRATEGY

PRIORITY: SHORT TERM (2018-2022)							
Item #	Action	Location/Category	Land Use Typology	Approximate Area (m ²)	Related Projects for Consideration	Guideline	Opinion of Probable Cost
S01	Enhance the health and quality of the forested areas including the understory surrounding the lake.	Green Commons: North and South Lafarge Lake Margins	Understory	10800		Section 4.2.1.5 Section 4.2.1.6 Section 4.2.1.7 Section 4.2.12.1	\$500,000.00
S02	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	S01, S13	Section 4.2.1.1 Section 4.2.5.3	\$1,150,000.00
S03	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	L01	Section 4.2.1.1	\$600,000.00
S04	Add restroom and storage facility at future Festival Hub.	Green Commons: Festival Hub	Facility	N/A	M02	Section 4.2.4.4	\$1,675,000.00
S05	Create access to restroom at Evergreen Cultural Centre.	Green Commons: Evergreen Cultural Centre	Facility	N/A		Section 4.2.4.6	\$500,000.00
S06	Remove two existing volleyball courts and retain four Sand Volleyball Courts.	Park Core: Sand Volleyball	Volleyball	1200	S07, S08	Section 4.2.2.6	\$500,000.00
S07	Expand, update and improve children's play area to include unique play elements accessible to children of all ages and abilities.	Park Core: Play Area	Play Area	3600	S06	Section 4.2.2.2	\$2,500,000.00
S08	Upgrade and expand Water Play to be dynamic and appealing for a wide range of age groups and abilities.	Park Core: Water Play	Water Play	1900	S06, M06	Section 4.2.2.3	\$3,000,000.00
S09	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	20400	M04	Section 4.2.1.1	\$1,250,000.00
S10	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	S02, S03, S09	Section 4.2.13	\$1,000,000.00
S11	Emphasize park system of looped park paths through consistent pathway surface treatments, colours, nodes and wayfinding signage.	Town Centre Park	Strategy	N/A	S17	Section 4.2.5.3	N/A
S12	Furnishings and Elements: Develop a site-wide furnishing to be developed to address the multiple needs.	Town Centre Park	Strategy	N/A	S17	Section 4.2.16	\$100,000.00
S13	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 4.2.15.1	N/A
S14	Wayfinding: Develop a site-wide signage and visual identity strategy to emphasize its unique character and importance.	Town Centre Park	Strategy	N/A	S14, S15	Section 4.2.6	\$100,000.00
S15	Lighting: Develop a site-wide lighting strategy for the Park to address the multiple lighting needs.	Town Centre Park	Strategy	N/A		Section 4.2.7.1	\$100,000.00
S16	Provide more open space and amenities for informal recreation and picnicking.	Town Centre Park	Strategy	N/A		Section 4.2.1.1	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 4.2.15.2	N/A
S18	Operational review of parking lots and encourage multiple programming opportunities.	Town Centre Park	Strategy	N/A		Section 4.2.10.3	\$25,000.00
TOTAL COST OF SHORT TERM PRIORITY PROJECTS							\$13,000,000.00

Notes:

1. The opinion of probable costs is a 'Class D' estimate (±30%) based on 2017 evaluation.
2. Adjustments for construction cost escalation and inflation have been excluded.
3. Design and construction contingencies have been excluded.

SHORT TERM PRIORITY MAP



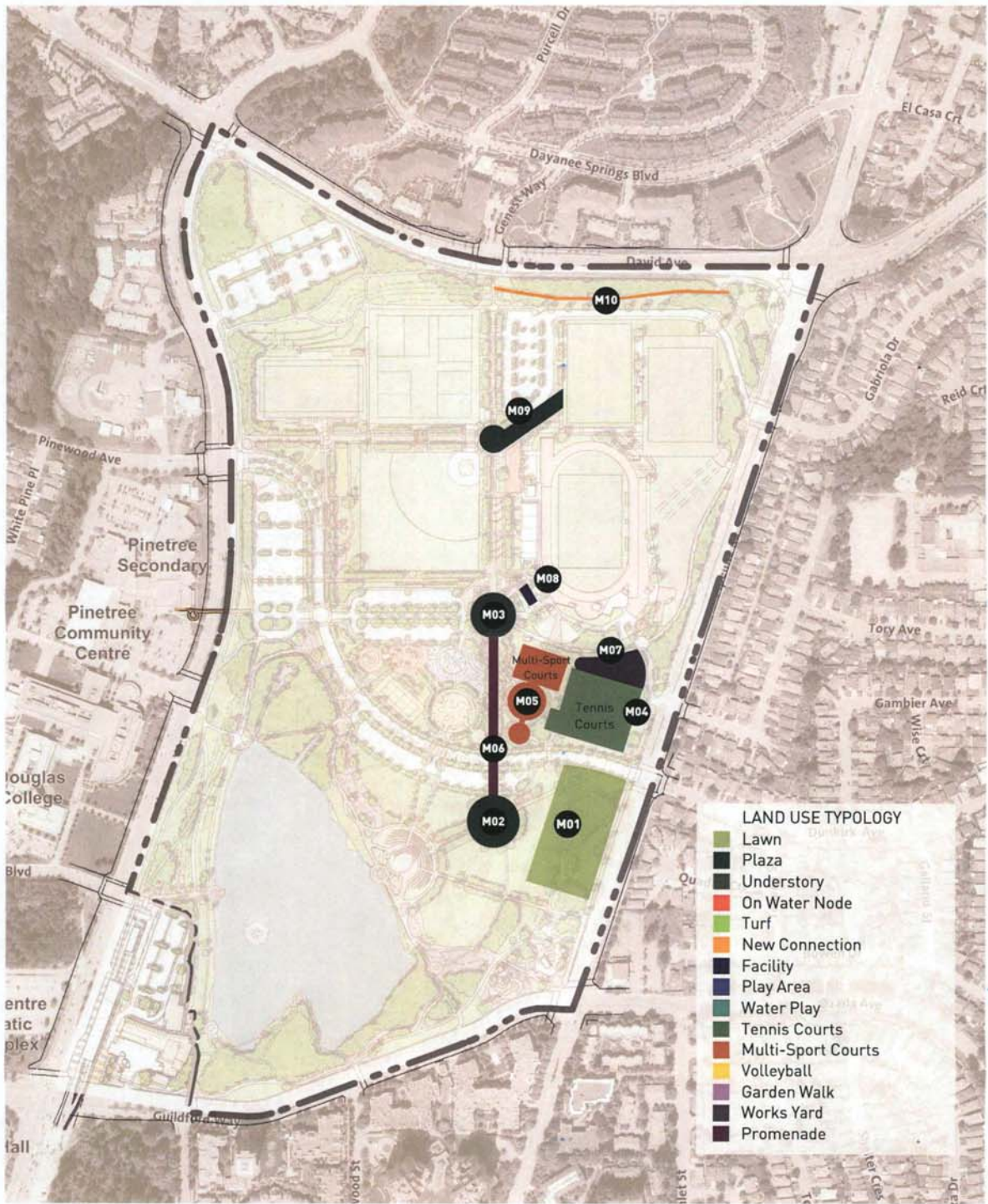
PRIORITY: MEDIUM TERM (2023-2027)

Item #	Action	Location/ Category	Land Use Typology	Approximate Area (m ²)	Related Projects for Consideration	Guideline	Opinion of Probable Cost
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	20400	M04	Section 4.2.1.1	\$900,000.00
M02	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 4.2.1.2	\$2,000,000.00
M03	Community Hub: Repurpose existing space in front of the central concession building to become a Community Hub.	Park Core: Community Hub	Plaza	1800	208, M08	Section 4.2.2.1	\$1,900,000.00
M04	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	M07	Section 4.2.2.5	\$4,000,000.00
M05	Multisport Courts: Provide two full-sized Multisport Courts.	Park Core: Multisport Court	Multi-Sport Courts	3600	M06	Section 4.2.2.4	\$1,500,000.00
M06	North-South Park Promenade: Create Promenade from Community Hub to Festival Hub.	Park Core: North-South Promenade	Promenade	1700	S08, M02, M03, M05	Section 4.2.5.1	\$1,500,000.00
M07	Works Yard: Relocate Parks Works Yard and Recycling Centre.	Park Core: Works Yard and Recycling Centre	Works Yard	1900	M04	Section 4.2.2.7	\$1,200,000.00
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	M03	Section 4.2.4.8	\$2,500,000.00
M09	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 4.2.3.1	\$1,750,000.00
M10	Improve the Town Centre walking loop around the park by introducing a lower level path along David Ave.	Sports Commons: Wayfinding and Identity	New Connection	700		Section 4.2.3.1	\$250,000.00
M11	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 4.2.14	\$500,000.00
TOTAL COST OF MEDIUM TERM PRIORITY PROJECTS							\$18,000,000.00

Notes:

1. The opinion of probable costs is a 'Class D' estimate (±30%) based on 2017 evaluation.
2. Adjustments for construction cost escalation and inflation have been excluded.
3. Design and construction contingencies have been excluded.

MEDIUM TERM PRIORITY MAP



PRIORITY: LONG TERM (2028-2037)							
Item #	Action	Location/Category	Land Use Typology	Approximate Area (m ²)	Related Projects for Consideration	Guideline	Opinion of Probable Cost
L01	Arrival Plaza: Create an entry plaza as a point of entry from the Lafarge Lake-Douglas SkyTrain Station.	Green Commons: Arrival Plaza	Plaza	500	S03		\$500,000.00
L02	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	M03, M09	Section 4.2.5.1	\$1,500,000.00
L03	East-West Park Promenade: Enhance existing connection between Pinetree Way and the Sports Hub.	Sports Commons: East-West Park Promenade	Promenade	2000	M09		\$1,500,000.00
L04	Add restroom and storage facility by Cunnings Field.	Sports Commons	Facility	N/A		Section 4.2.4.2	\$1,500,000.00
L05	North Field House: Replace existing facility at Sports Hub with storage, restrooms, restaurant, concession and viewing decks.	Sports Commons: North Fieldhouse	Facility	N/A	M09	Section 4.2.4.3	\$3,500,000.00
L06	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.	Facilities	Strategy	N/A		Section 4.2.12.2	N/A
L07	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.	Wayfinding and Identity	Strategy	N/A		Section 4.2.10	N/A
TOTAL COST OF LONG TERM PRIORITY PROJECTS							\$8,000,000.00

Notes:

1. The opinion of probable costs is a 'Class D' estimate (±30%) based on 2017 evaluation.
2. Adjustments for construction cost escalation and inflation have been excluded.
3. Design and construction contingencies have been excluded.

LONG PRIORITY MAP

