

February 27, 2017

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To: City Manager

From: General Manager Parks, Recreation & Culture Services

Subject: **Wesbild D9 Parcel Park Site – Final Detailed Design and Budget Approval**

For: **Council**

Recommendation:

That Council:

1. Approve the final detailed design plan and budget for the park located on the Wesbild D9 Parcel as per the report of the General Manager Parks, Recreation & Culture Services dated February 27, 2017 and entitled "Wesbild D9 Parcel Park Site – Final Detailed Design and Budget Approval";
2. Authorize staff to work with Wesbild to construct and manage the park and road improvements with an approved total budget of \$3,100,000, with Wesbild contributing \$1,550,000 of the total cost;
3. Direct staff to include capital funding from Development Cost Charges of \$1,050,000 required for park development portion of this project in the 2018 Capital Plan; and
4. Direct staff to seek feedback from residents on park naming options and bring forward a recommended park name for Council approval based on community input.

Report Purpose:

The purpose of this report is to seek Council approval of the detailed design plan and budget for the future park site on the Wesbild's D9 parcel located at 3000/3001 Highland Drive.

Strategic Goal:

The project described in this report aligns with the City's Corporate Strategic Goals of "Increasing Active Participation and Creativity" and "Enhancing Sustainability of City Services and Infrastructure". In addition, it aligns with the Draft PRC Master Plan strategic direction to seek partnership opportunities to deliver community amenities in an efficient and cost effective manner. The park project is identified in the 2017 Business Plan as a "B" Priority.

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Background:

Wesbild's D9 Parcel is located at 3000/3001 Highland Drive within the Upper Hyde Creek Neighborhood. In September 2016, an OCP amendment was approved by Council to remove the Special Study Area designation on this site and facilitate a townhouse development and a 4.4 acre enhanced neighbourhood park. As part of these applications, Wesbild proposed to manage the design and construction process for the park site and road frontages. Following Council approval of the OCP amendment and rezoning, staff worked with Wesbild's design team to complete a conceptual plan for the new park site. The design and the desired park amenities were informed by two public open houses held in November 2015 and May 2016 that Wesbild conducted in preparation for the OCP amendment and rezoning of the land.

Staff presented a park program and conceptual plan at the Council-in-Committee meeting of October 24, 2016 based on analysis of the surrounding park system, potential amenities, site conditions, and the above-mentioned community input. Committee provided feedback on the proposed park program and concept plan and staff have reviewed and incorporated this feedback, where possible, as part of the final detailed design. The final budget for this park's development has now been estimated at \$1.8 million, with Wesbild contributing \$750,000 to the park development. An additional \$1.3 million has also been allocated to completing the park road frontages with Wesbild contributing \$800,000. As a result, the total \$3.1 million cost for this park project is proposed to be shared equally, with the City and Wesbild each contributing \$1.55 million.

Discussion/Analysis:

Final Detailed Design

Staff are presenting the final design for this park site, as per Attachment 1. The proposed park program includes the construction of amenities that consider existing amenities in nearby neighbourhood parks to avoid duplication and that cater to a variety of outdoor recreation experiences. The proposed amenities include a neighbourhood level sport field, full-size sport court, community garden, walking trails, and a variety of grassy areas for social interaction and informal play. Specifically, the final park design has responded to a number of suggestions from Council-in-Committee and now features the following amenities:

- Neighbourhood level grass sport field (approximately 65 metres x 50 metres) with ball backstop. This partially fulfills the 2013-2023 Sports Field Strategy that identified the development of three new neighbourhood level, multi-purpose grass fields in the Northeast;
- Full size multi-use sports court with basketball and ball hockey nets positioned to facilitate full-court play;

- A mid-site entry plaza, which is an extension of the green street to the West, that includes a gathering space with shade trees, trellis, benches, and picnic tables for restful park enjoyment, social activities and for watching park play;
- Two games tables (table tennis or foosball);
- A potable water drinking station;
- Open lawn area for picnicking and informal play activities including rolling grass berms to create natural play features for children's play;
- Asphalt pathways that integrate with neighborhood streets and a pedestrian circulation system that links the existing trailhead at Highland Drive and also allows for maintenance vehicle access to the park;
- Trail distance markers for pedestrians;
- Trees and vegetation protection along Hyde Creek environmental area corridor utilizing low wood rail fence;
- Enhanced and relocated community garden including access to water;
- On-site storm water management to manage site drainage; and
- A public art installation within the plaza with rubberized surfacing to also serve as a climbing play element.

In addition to the above, the project includes the Collins Road frontage works, which will result in the completion of a fully completed road edge, sidewalk and approximately 47 new parking stalls for park use. There were some suggestions for potential park amenities that were discussed at Council-in-Committee that have not been incorporated into the final design since staff's analysis indicated they either do not fit with the typical park program for a Neighbourhood Enhanced level park, are not feasible due to site constraints such as grades and topography, or cannot be accommodated within the existing funding envelope. These items include the provision of frisbee golf, a bocce court, water play spray pad, an enclosed child play area, or a single playground element. There was a desire to maintain an equestrian theme in the park due to the site's heritage so staff have included a potential location for a public art/play amenity with rubberized surfacing that could serve this purpose, as well as provide play and climbing opportunities for children.

Park Name

Typically the desired approach for naming new parks is to utilize the adjacent road name, in this case Collins Road, to facilitate public understanding of the location of the park. Although Collins Park was proposed initially, there was some concern that this name did not celebrate the historical, environmental

or site significance of the property to both the neighbourhood and Burke Mountain. The property, which was originally owned by the Hoigaard family, has been traditionally known as “the Ranch property” and the original entry gate at the end of Highland Drive included a sign with the words “Burke Mountain Ranch”. The “Ranch” was used as an equestrian academy and later for cattle farming. While staff considered suggesting a park name which included the word “Ranch”, the City already has an existing neighbourhood area and park called “Ranch Park”, therefore, using a name similar to “Ranch Park” will create public confusion for those who are not familiar with the City. Therefore, at the Council-in-Committee meeting of October 24, 2016, staff sought Committee feedback on two proposed naming options: Upper Hyde Creek Park or Hoigaard Park. The feedback was mixed and neither option was strongly supported. Staff have revisited the park name and the following additional suggestions are offered for Council consideration:

New Options	Previous Options
Burke Mountain Pioneer Park	Upper Hyde Creek Park
West Hyde Park	Hoigaard Park
Burke Farmstead Park	Collins Park
Burke Mountain Paddock Park	Highland Park

At this time, there is no clear direction on the appropriate name for this park, as staff are proposing to seek public feedback on these names as well as any other suggestions from Council, and staff will explore this through an online engagement process before bringing forward a final recommendation on the desired park name to Council.

Project Timeline

The updated project schedule of milestone dates are summarized below:

Description	Target Date
Park Planning, Conceptual Design and Costing	September 2016
Report to Committee – Conceptual Design Feedback	October 2016
Detail Design Development	Nov 2016-Feb 2017
Report to Council – Design and Budget Approval	March 2017
Construction Drawings, Permits & Tender	March - May 2016
Construction	June - Sept 2017
Project Substantial Completion	Oct 2017
Field Opening	April 2018

Financial Implications:

This Park was identified in the DCC program with an anticipated timeline for completion after 2025. Because advancing this park impacts the City's Park Prioritization Framework and 5-year Capital Plan, both from a perspective of funding and resource capacity, Wesbild agreed to provide a financial contribution and manage the delivery of this project in order to share the cost of the park planning and construction. The initial budget was \$2.5 million, including road frontages of \$1.0 million and park development of \$1.5 million. However, both components of this project have now been refined based on a more detailed analysis, and now the total cost is estimated at \$3.1 million, which comprises road frontage of \$1.3 million and park development of \$1.8 million. In keeping with the original 50/50 principle and agreement for equal cost sharing of park development costs for this park, Wesbild has agreed to cover the additional \$300,000 for the road improvements and staff are requesting that Council authorize the City to cover the additional \$300,000 of park improvement costs.

The proposed 4.4 acre park is being acquired by the City based on agreements with Wesbild, with funding from DCC's and a development contribution from Wesbild as per previous Council approvals. With regards to the capital costs to build this park project, the 2017 Capital Plan included the cost of the road improvements and Wesbild has agreed to defer payment on the park until it is completed. The 2018 5-Year Capital Plan will thus include the City's portion of the cost of park development which will be funded from Development Cost Charges. The following table summarizes the capital costs:

	Total Cost	Wesbild	City
Road Improvements	\$1,300,000	\$800,000	\$500,000
Park Development	\$1,800,000	\$750,000	\$1,050,000
TOTAL	\$3,100,000	\$1,550,000	\$1,550,000

Operating Impact:

As part of the completion of the detailed design for all park projects, staff determines the anticipated impact of the proposed park improvements on the annual operating budget as this information helps inform Council of the long-term implications of the additional park assets on the City budget. The maintenance and operating costs includes costs for upkeep, maintenance and minor repairs to the assets for the life of the assets, but not the complete replacement at the end of useful life. These costs are determined based on the inventory of park assets that are quantified when the design has progressed to a stage where these assets can be selected. Based on a review of the management of the proposed park assets, the estimated annual operating costs tied to capital for this park is approximately \$44,000. Should Council approve the staff recommendations, an annual \$44,000 allowance will be incorporated into the City's operating budgets as part of

the 2018 budget approval process to support the regular maintenance of this park.

Conclusion:

The planning and design process for the park site at the Wesbild D9 Parcel has progressed with a final design and budget presented for Council approval. The park program is appropriate for this neighborhood enhanced park and will complement existing parks within the local area. This project also addresses the need for a new grass sports field in Northeast Coquitlam as per the 2013-2023 Sports Field Strategy. The total required funding for this project, which is \$3.1 million, will be shared on a 50/50 basis with Wesbild. The City's funding share has been included in the 2017 Capital Plan, however staff are seeking additional funding in the amount of \$300,000 to cover the City's final budget requirements for this park, which is \$1,550,000. If acceptable to Council, staff will proceed with Wesbild with this project, and this park will be targeted for construction in summer/fall 2017. The sport field will open in spring 2018.



Raul Allueva, RPP

Attachments:

Attachment 1 Illustrative Detailed Design

This report was prepared by Michelle Hunt, Director Planning & Business Services and Andre Isakov, Park Planning & Design Manager and reviewed by Kathleen Reinheimer, Manager Parks.



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