

# Coquitlam

# For Committee

January 17, 2017

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To: City Manager

From: General Manager Parks, Recreation & Culture Services

Subject: **Town Centre Park Master Plan Preliminary Report**

For: **Council-in-Committee**

**Recommendation:**

That the Committee receive the report of the General Manager Parks, Recreation & Culture Services dated January 17, 2017 and entitled "Town Centre Park Master Plan Preliminary Report" for information.

**Report Purpose:**

This report provides an update and seeks Committee feedback on the Town Centre Park ("TCP") Master Plan process and the preliminary Consultant's report, which includes the results from the park inventory, open space review and public consultation process.

**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 park, 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.

**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.

Once the location of a gravel pit, the lands containing TCP was part of a historic industrial site that was reclaimed for public recreational use and has become one of Coquitlam's largest urban destination parks at 42 hectares (103 acres). The park has developed as a first class park with sport, recreation and cultural amenities that provide residents of all ages with programmed outdoor services as well as natural and passive outdoor recreational pursuits. Through this Master Plan update, the City has the opportunity to build on the existing assets and continue the vision of TCP as a destination urban park within Metro Vancouver that provides for an array of leisure opportunities. 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 to be started in 2017 that can enhance park use for 15 to 20 years.

### **Process and Public Consultation**

The TCP Master Plan update process involves the development of a vision for the park; assessment of the state of current park programs; infrastructure and amenities; development of an updated schematic conceptual plan; and accompanying principles to guide construction of future amenities. The development of an implementation strategy to move from the present state to the future vision in a structured way is the final deliverable. It is anticipated that several phases will overlap and be completed in parallel, which will enable the project to be completed by June 2017.

After Council received the Terms of Reference on February 1, 2016, Phase 1 was completed in late May 2016 with the selected consulting firm Partnership Landscape Architects Inc. (the "Consultants"). Since that time, 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. Council received an update on September 6, 2016 at the Council-in-Committee meeting prior to public consultation.

On 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 park development for the next 15 – 20 years. 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 Town Centre Park 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.

The next phase of the process includes the development of a Vision and Conceptual Plan with proposed programming, site facilities, amenities and infrastructure which will then lead to the development of a project construction and financing phasing schedule. This Draft Master Plan is anticipated to be completed and presented to Council and public consultation in late Spring 2017.

### **Discussion/Analysis:**

The Consultant's report (Attachment 1) contains the results of the research and public consultation process which included the collection and review of over 400 completed surveys and provided a variety of issues and possibilities to be considered in the development of the Master Plan.

The Consultants have proposed a set of Guiding Principles based on the feedback to date for Council review and feedback. These principles will form the basis for the Vision which will be developed in the next phase as well as guide space, amenity and investment decisions in the development of the conceptual plan. The proposed Guiding Principles are:

**1. Place of Destination**

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

**2. 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.

**3. Place of Evolution**

A place of continuous transformation from an industrial site into an urban park with the ability to evolve and serve the changing community while respecting its unique heritage.

**4. Place of Celebration**

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

The consultation process also revealed many specific ideas and perspectives for the future of TCP that have been aggregated into four “action” areas that require further investigation and review in the next phase of the process:

**Rethink**

This includes opportunities to reinvent park areas that are otherwise underused, difficult to navigate, or need to be transitioned. Some of the key ideas in this category include rethinking the function of:

- Trevor Wingrove Way
- South Field (for other sports and recreation uses)
- Central roundabout next to Percy Perry concession
- A variety of under-utilized spaces, including the gravel areas north and south of the tennis courts
- The park gateways and branding, including Inspiration Garden has a potential gateway

**Improve:**

This includes places and aspects of Town Centre Park that are currently working well but might benefit from additional attention and/or investment. Some of the key ideas in this category include:

- Overall pedestrian access and circulation, including pathway accessibility for wheelchairs and strollers
- Washroom facilities
- Lighting and security
- Landscaping and lawn areas
- Playground and spray park
- Concession area at Percy Perry Stadium

**Add:**

As times have changed, so have the park and user requirements. Moving forward, it is important to incorporate user input and anticipate what additional amenities and activities that the park should provide in the future. Some of the key ideas for additional amenities include:

- Buildings (washrooms, fieldhouse, food services)
- Parking areas
- Washroom facilities
- Public art
- Food services
- Event infrastructure

#### **Relocate:**

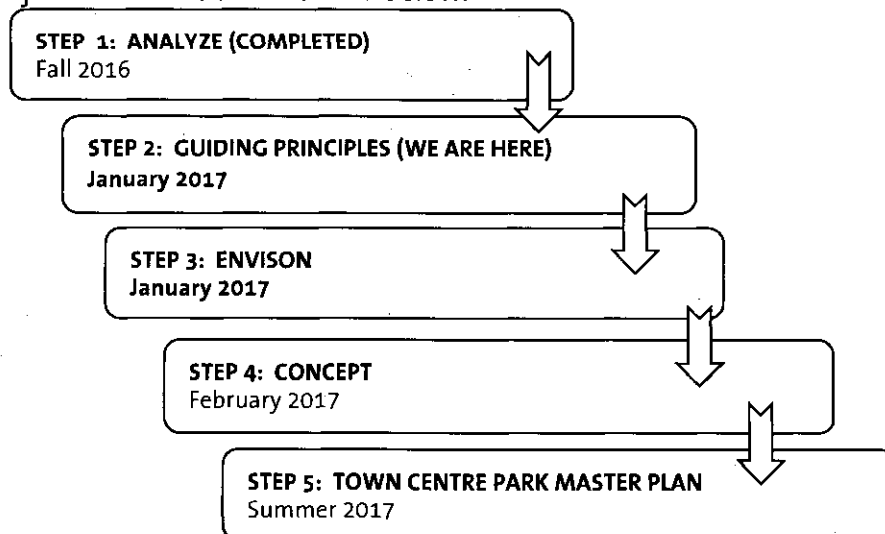
Some areas within the park are underutilized or no longer relevant to the core park uses. As the urban park vision for Town Centre Park unfolds, these areas can be re-envisioned to better suit future needs of the changing community. Some of the key ideas for relocation of existing amenities include:

- Works Yard and recycling facility
- Washrooms adjacent to the tennis courts
- BMX Bike Park

The ideas expressed in these categories of proposed actions, as well as the myriad of other comments, suggestions and perspectives included for consideration and discussion in the report in Attachment 1, will inform the development of the conceptual plan. Staff is seeking Council feedback on any of these ideas prior to embarking on the development of this next phase. It is noted that staff have already initiated some minor works including the provision of enhancements to electrical power and potable water to support this year's Canada Day Celebrations and improving the lighting levels in the northwest parking lot, with project funding being allocated from operational and event budgets.

#### **Next Steps**

The project timeline is summarized below:



#### **Financial Implications:**

The \$75,000 budget for the Town Centre Park Master Plan has been funded from \$3 million Bonus Density approved by Council in the 2015 and 2016 Capital Plans. The Development Cost Charge program estimates an additional \$5.5 million in DCC



January 17, 2017

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. Once this plan is complete, implementation of individual projects will be incorporated into the funding and capital planning, with Council approval as projects proceed.

**Conclusion:**

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

The research and initial public consultation phase of the process has been undertaken and a preliminary report for Committee consideration completed. The preliminary report highlights the background review, and presents several guiding principles and considerations for potential future actions which will inform the next phase of the process. The final TCP Master Plan will provide a practical community based vision and guiding principles, illustrative conceptual plans for future improvements, and a phased construction strategy to implement developments to park over the next 15-20 years.



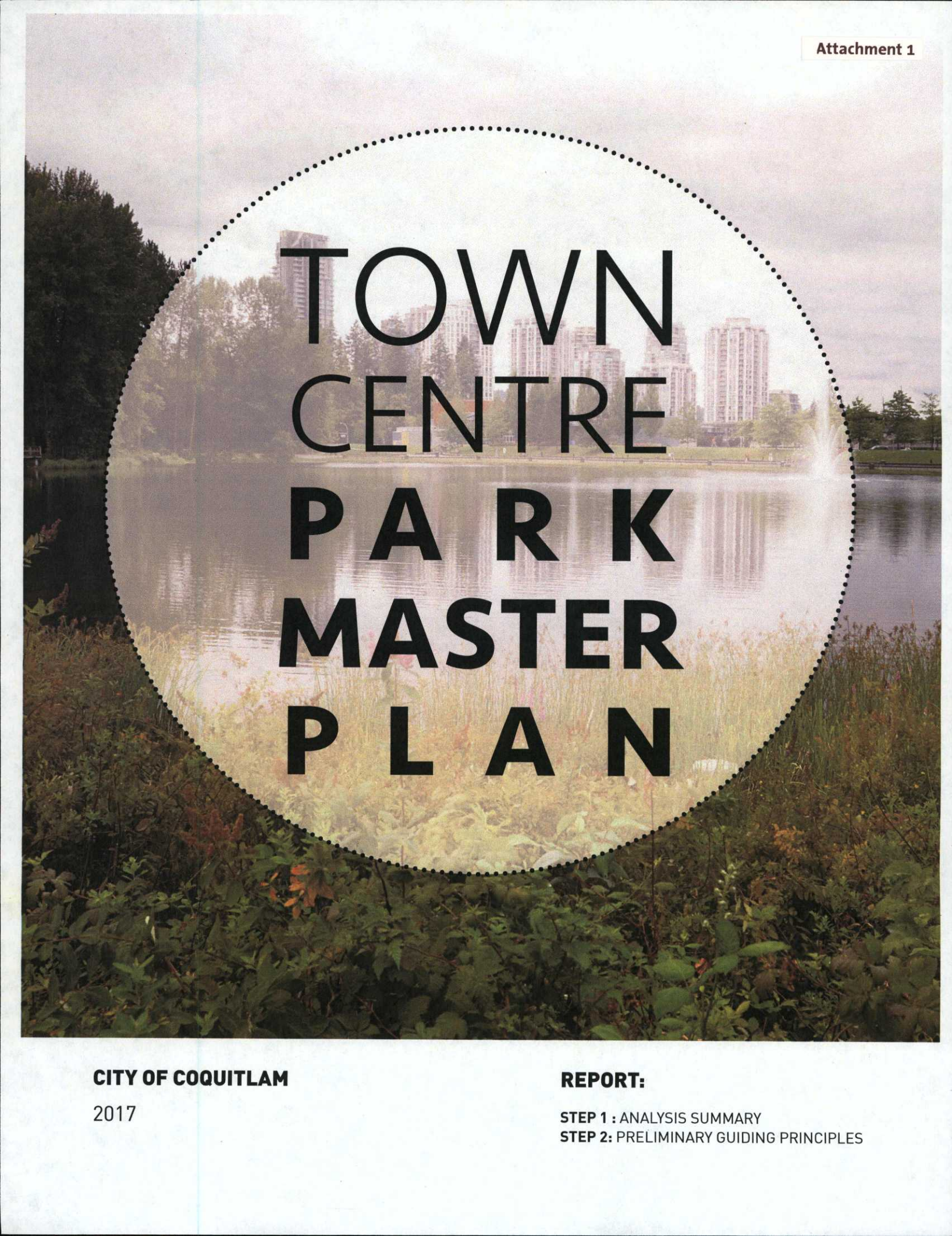
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Raul Allueva, RPP

**Attachment 1 - "Town Centre Park Master Plan – Results of Step 1: Analysis and Step 2: Guiding Principles"**

This report was prepared by Raj Singh, Park Planner and Andre Isakov, Manager of Park Planning and Design and reviewed by Michelle Hunt, Director, Planning and Business Services, Kathleen Reinheimer, Manager of Parks, Mary Morrison Clark, Manager of Community Recreation & Culture Services, and Kathleen Vincent, Manager Corporate Communications.



The background of the cover is a photograph of a park. In the foreground, there are dense green bushes. In the middle ground, a calm lake reflects the sky and the buildings in the background. A fountain is visible on the right side of the lake. In the background, several modern high-rise apartment buildings are visible under a cloudy sky. A large, dotted circular border is superimposed over the center of the image, containing the title text.

# TOWN CENTRE PARK MASTER PLAN

**CITY OF COQUITLAM**

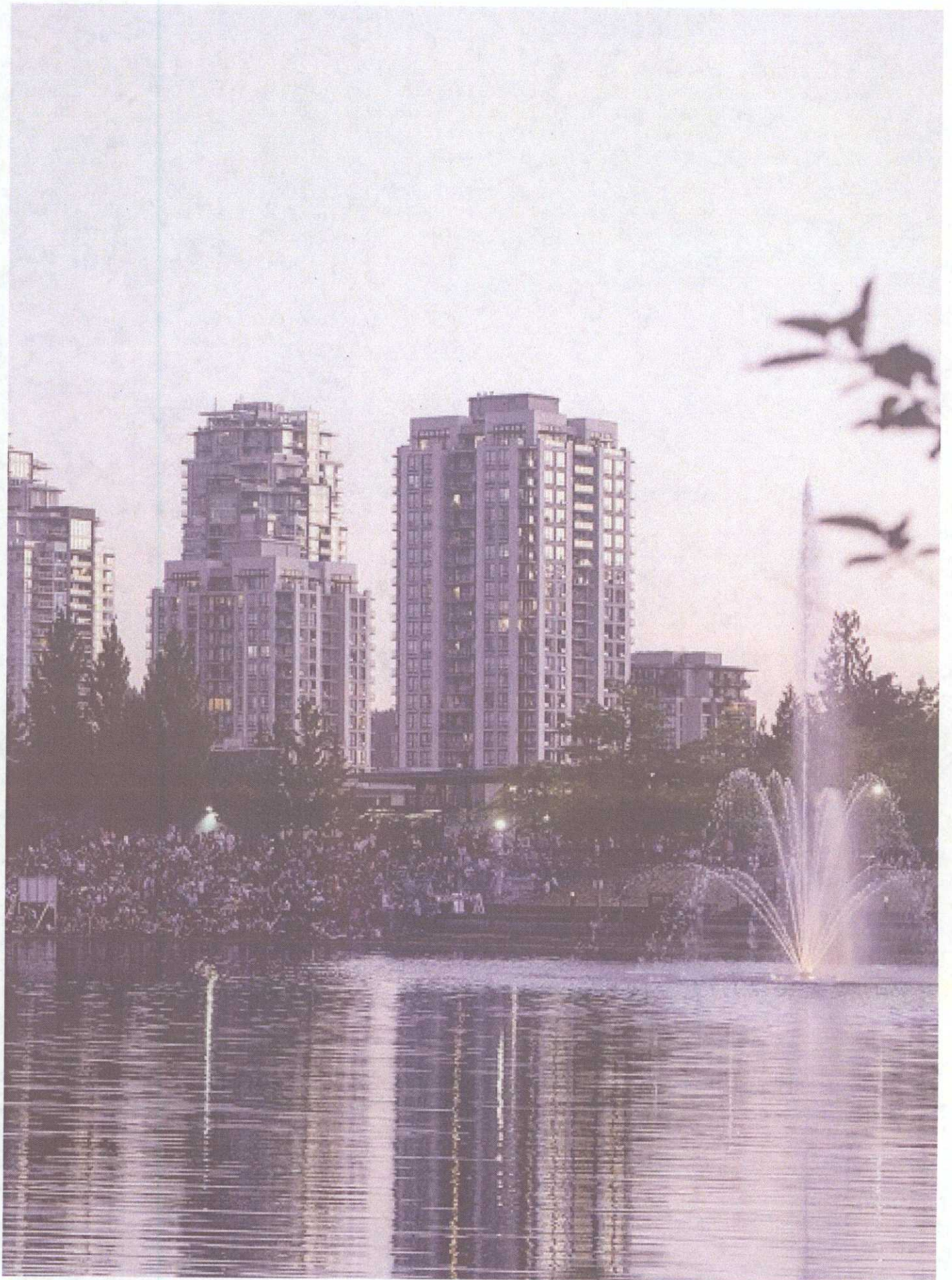
2017

**REPORT:**

**STEP 1 : ANALYSIS SUMMARY**

**STEP 2: PRELIMINARY GUIDING PRINCIPLES**







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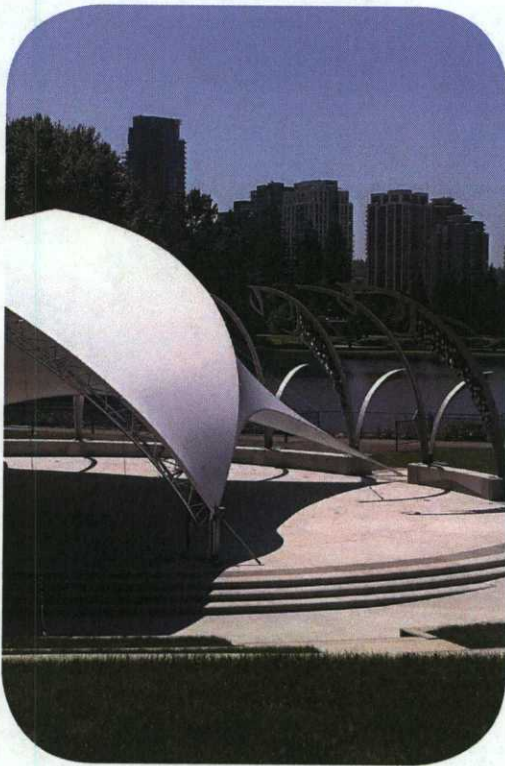
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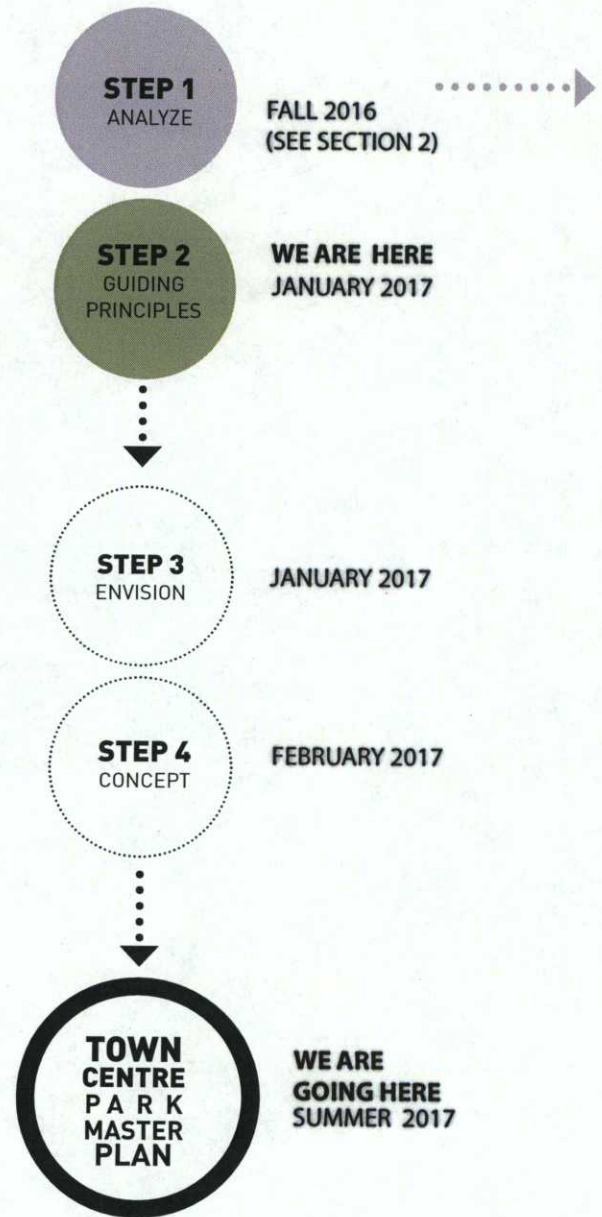
# 1 INTRODUCTION

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

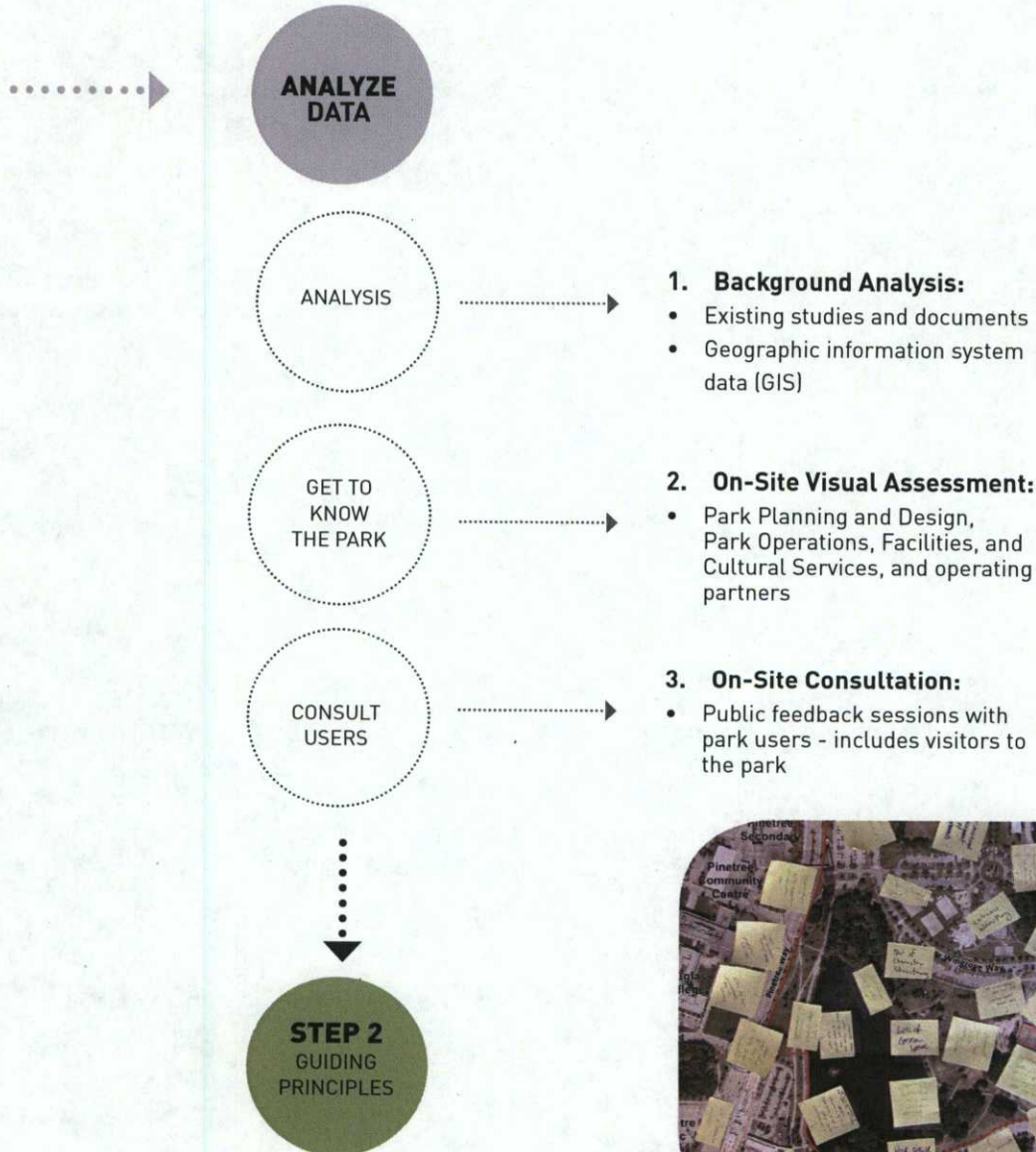




# 2 ANALYSIS

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 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.

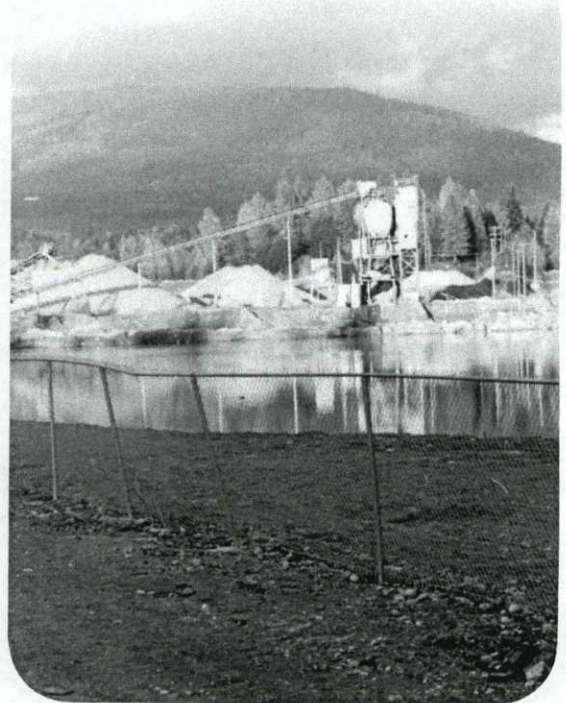
The successful acquisition of these lands in turn spurred the development of Coquitlam's city centre. The result generated a hub for activity as it became a more desirable area to live, work and play. The City Centre Mall was built; the City Hall was relocated from the historic hub of Maillardville; 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



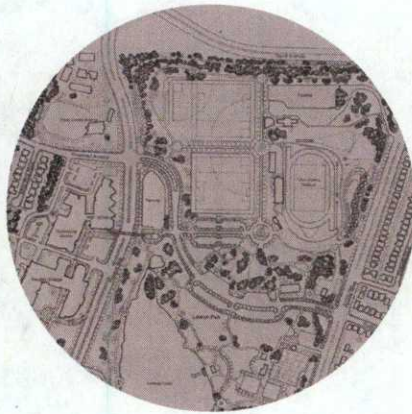


as a gravel pit. The area was large and unsightly, the pit having been mined for many years by the Lafarge Gravel Company. Not only was the gravel mined, but large gravel trucks came in and out, causing major disruptions to local residents and businesses in an urban area. A City of Coquitlam bylaw prevented 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.



Site Diagrams: Use Distribution



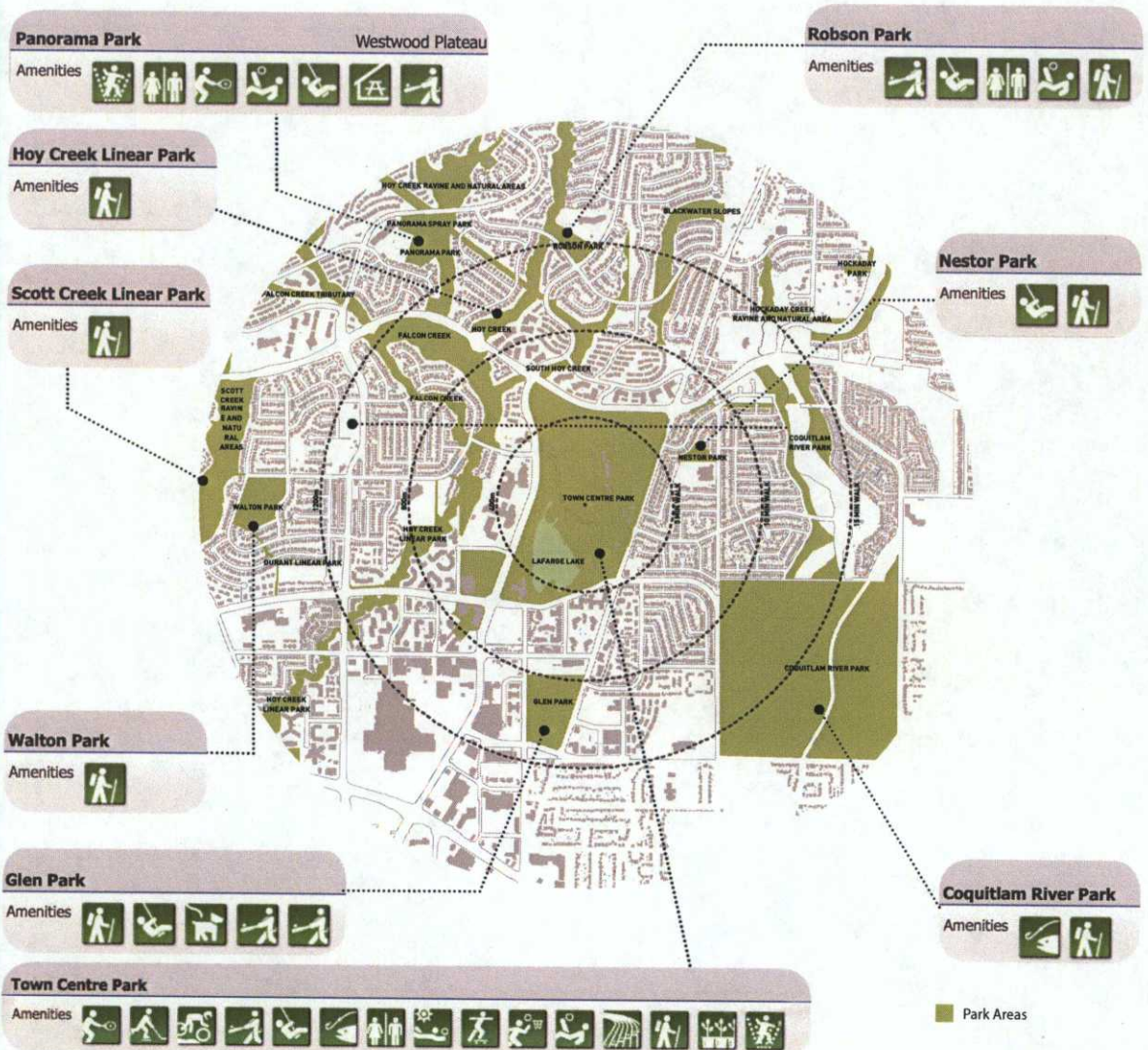
## 2.2.4 SITE CONTEXT

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.

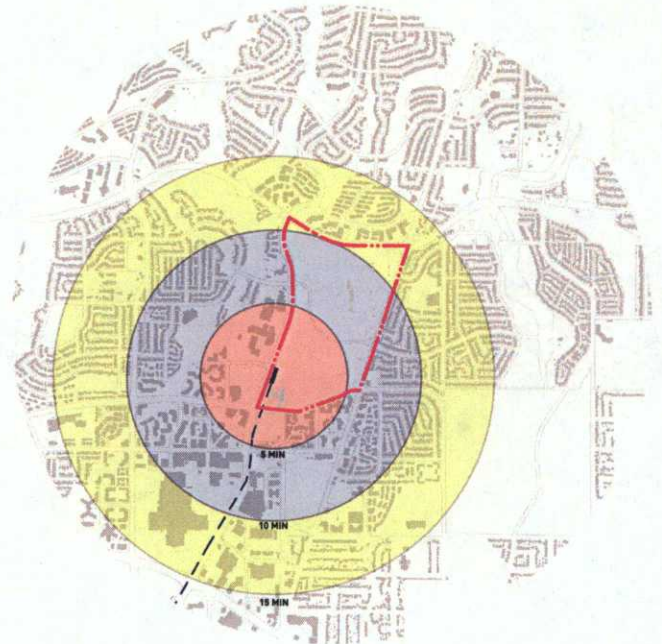


Context Map: Neighbourhood Parks



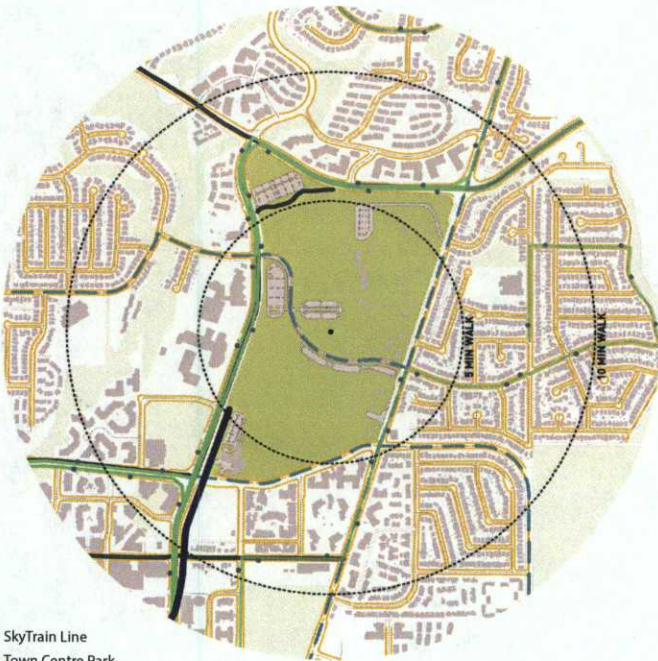
### 2.2.4.2 SITE ACCESS

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.



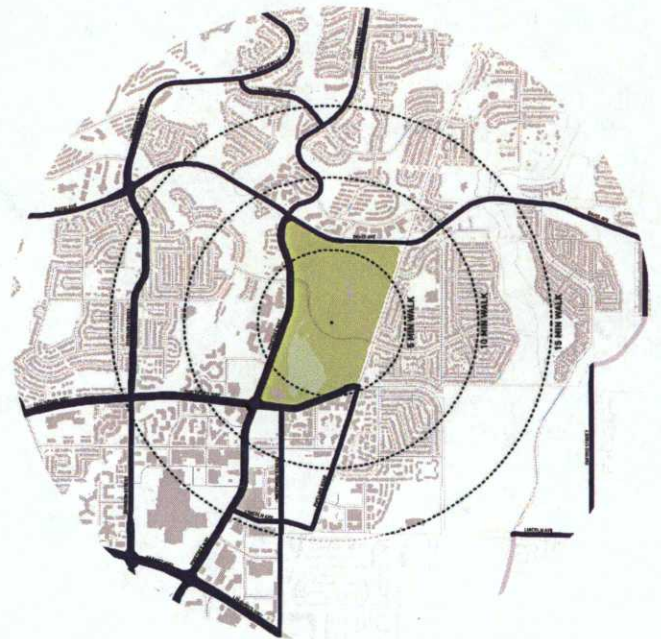
- 5 min from the station
- 10min from the station
- 15 min from the station
- SkyTrain
- Park Boundary

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



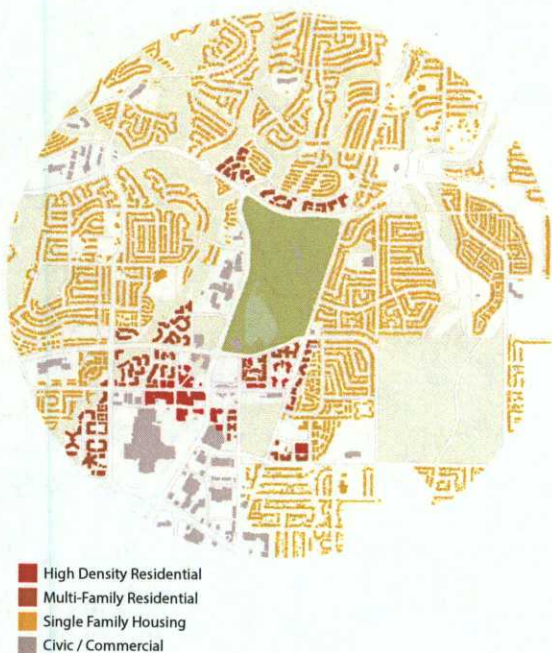


#### 2.2.4.4 POPULATION

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.



Context Diagram: Densities

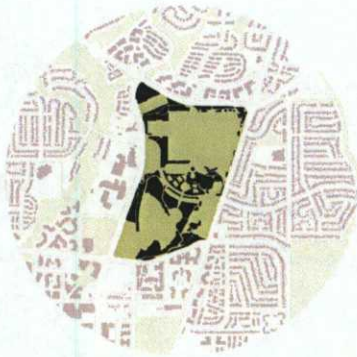
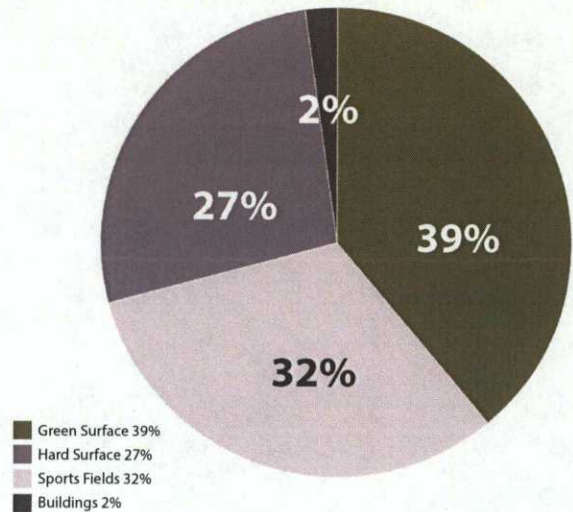


## 2.2.5 PARK STRUCTURE

### 2.2.5.1 KEY ELEMENTS

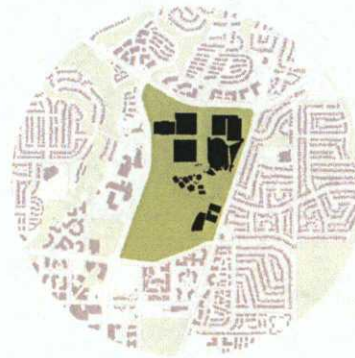
Town Centre Park consists of various elements connected together to make the park experience comfortable and convenient.

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.



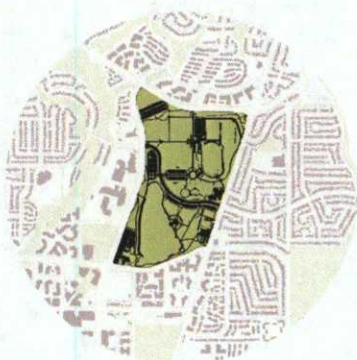
Green Surfaces 39%

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



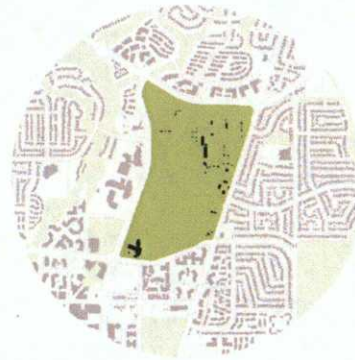
Sports Areas 32%

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



Hard Surfaces 27%

- water park
- trails
- amphitheatre
- parking
- roads



Buildings 2%

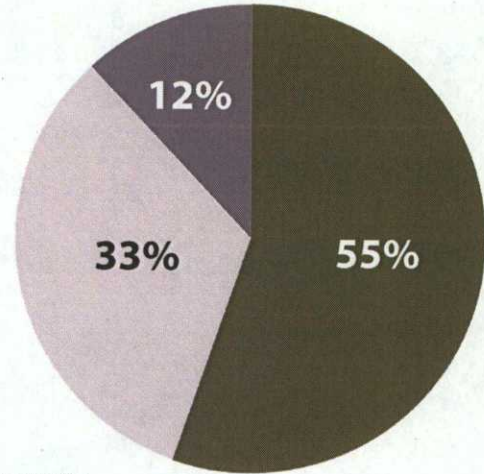
- buildings
- outdoor structures

Site Diagram: Elements Distribution

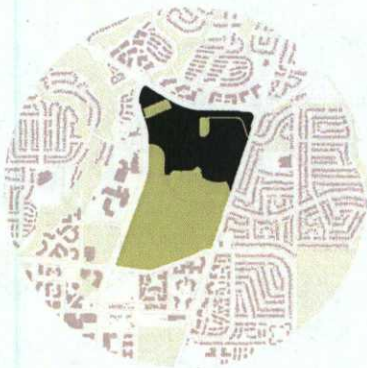


### 2.2.5.2 KEY USES

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 33%
- Recreational Use 12%



North (Sports) Precinct 55%



Existing Park Amenities



South (Natural and Cultural) Precinct 33%



Middle (Recreational) Precinct 12%

Site Diagram: Uses on Site

## 2.3 GET TO KNOW THE PARK

---

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.





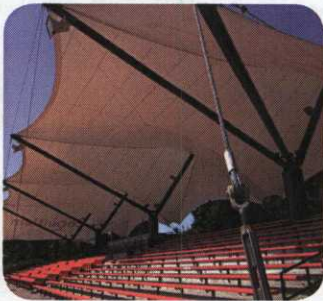
GET TO  
KNOW  
THE PARK





### 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

---

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.

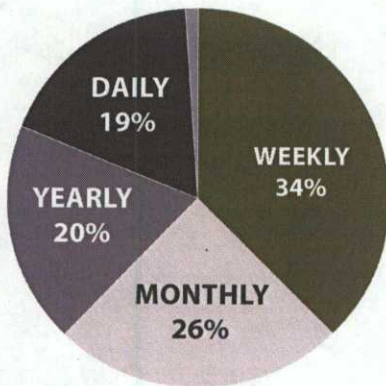






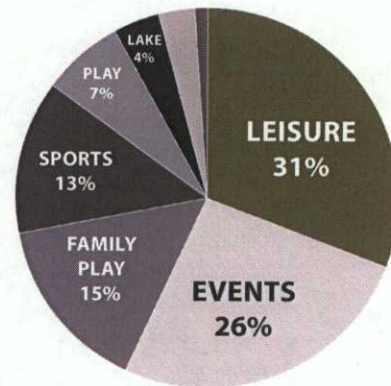
### 2.4.1.1 HOW DO YOU USE THE PARK ?

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



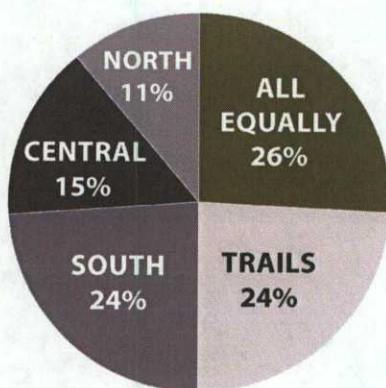
- Weekly 34%
- A few times a month 26%
- A few times a year 20%
- Daily 19%
- Never 1%

What is the main reason you come to the park?



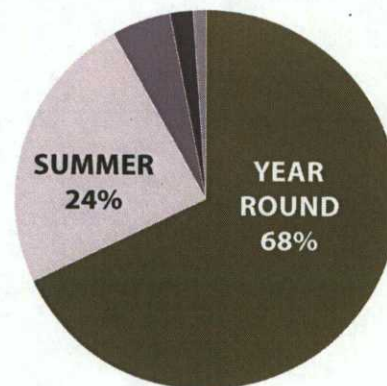
- Leisure 31%
- Events 26%
- Family Play 15%
- Sports 13%
- Play 7%
- Lake 4%
- Other 3%
- Programs 1%

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?

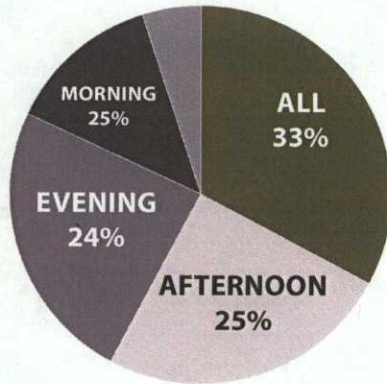


- Year round 68%
- Summer 24%
- Spring 5%
- Fall 2%
- Winter 1%



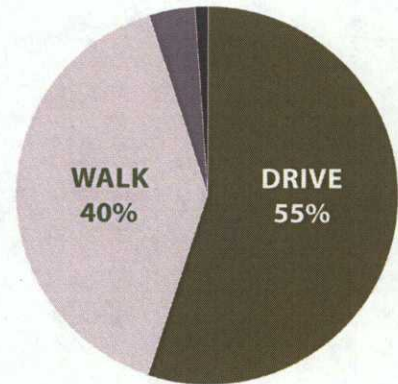
### 2.4.1.2 WHO ANSWERED THE SURVEY ?

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



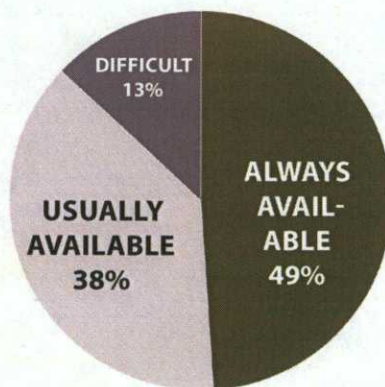
- All 33%
- Afternoon 25%
- Evening 24%
- Morning 13%
- Lunch 5%

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%

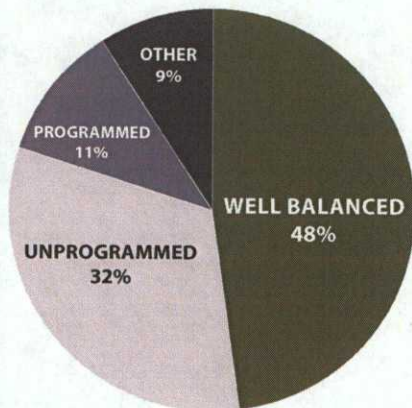
**What events have you enjoyed the most?**



- 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?**

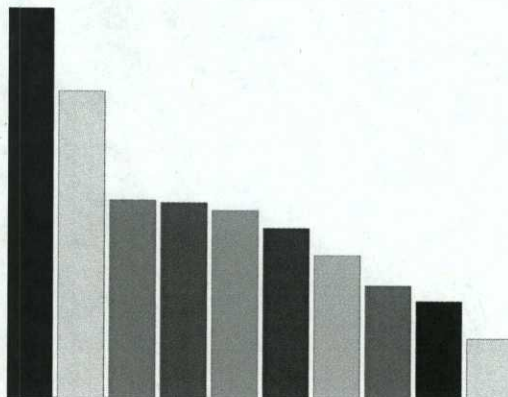
- It is well balanced 48%
- Un-programmed space (such as open lawn) 32%
- Programmed space (such as sport fields) 11%
- Other 9%



**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"



CONSULT  
USERS

**Town Centre Park is:**

We have asked the users to describe the park in **one word** and here is what we've heard:





nderused  
endangered  
well-rounded  
dynamic  
remarkable  
balanced  
treasure  
blessing  
promising  
recreation  
crowded  
unique  
relaxing  
diverse  
world-class  
home  
park  
friendly  
calming  
accessible  
lovely  
magnificent  
pleasant  
multipurpose  
sports  
tranquil  
adventurous  
multi-purposeful  
favorite  
life  
friendly  
mountain  
backyard  
outstanding  
user-friendly  
good  
equipped  
happy  
electric  
varied  
accommodating  
priceless  
enchanting  
places  
real  
bustling  
active  
inspiring  
open  
city  
multicultural  
loved  
ke  
open  
real  
bustling  
active  
inspiring  
mountain  
backyard  
friendly  
calming  
accessible  
lovely  
magnificent  
pleasant  
multipurpose  
sports  
tranquil  
adventurous



## 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

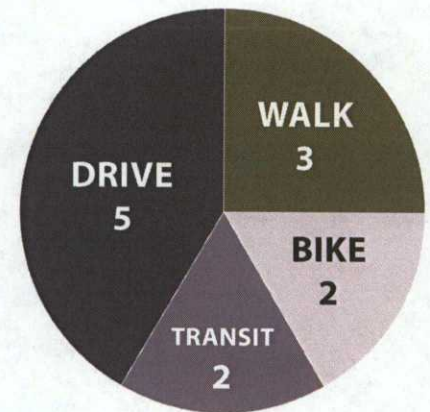
### What do you think are the challenges facing Town Centre Park?

- 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.

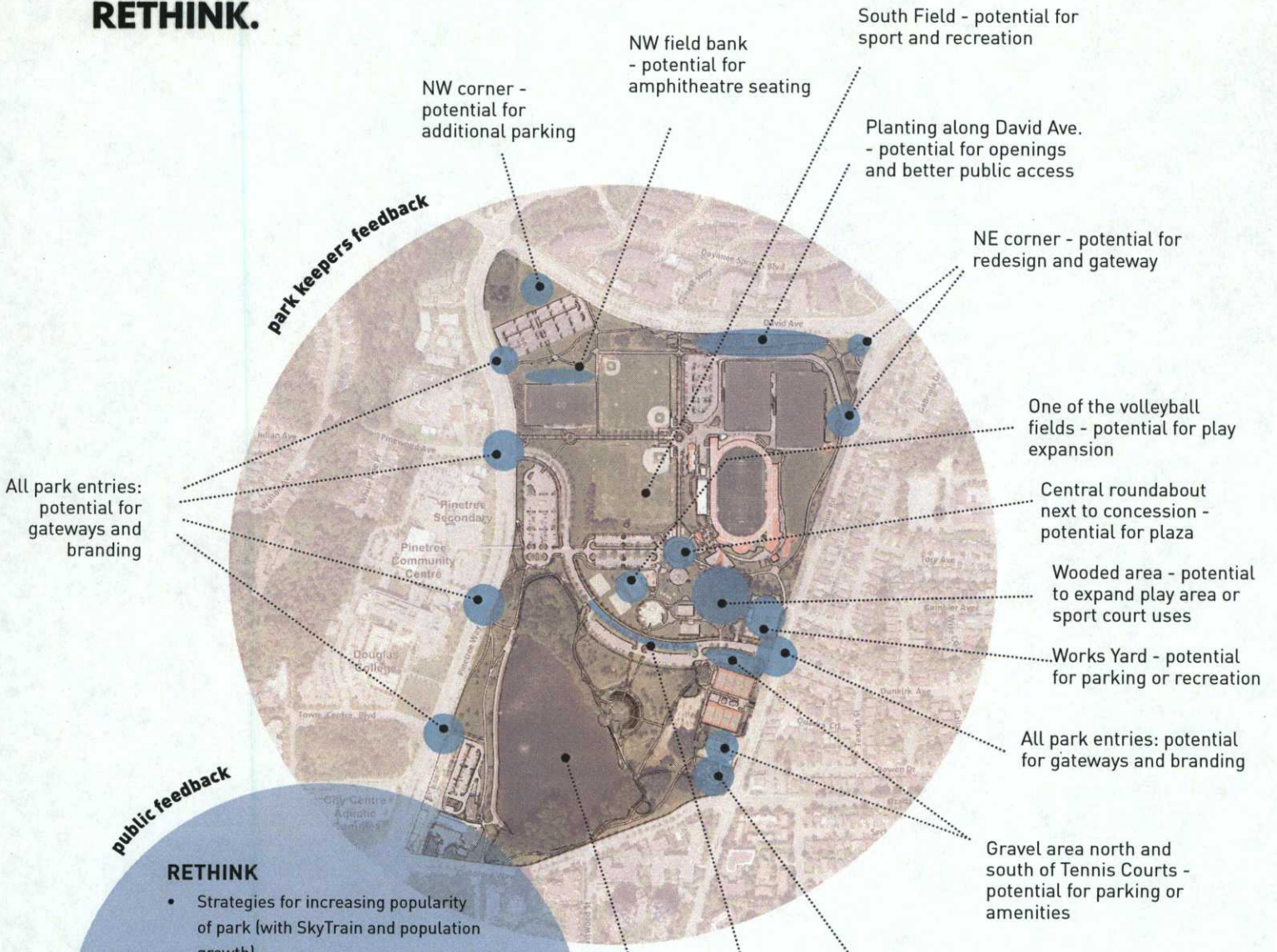
add

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.**



**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*

Forested area north of lake: water quality especially

Pedestrian circulation and accessibility

*park keepers feedback*

Pedestrian access from Guildford Way

Lakeside perimeter planting

North parking path - more light

Baseball diamond: soggy when wet

Pathway circulation

Pedestrian site access from north east

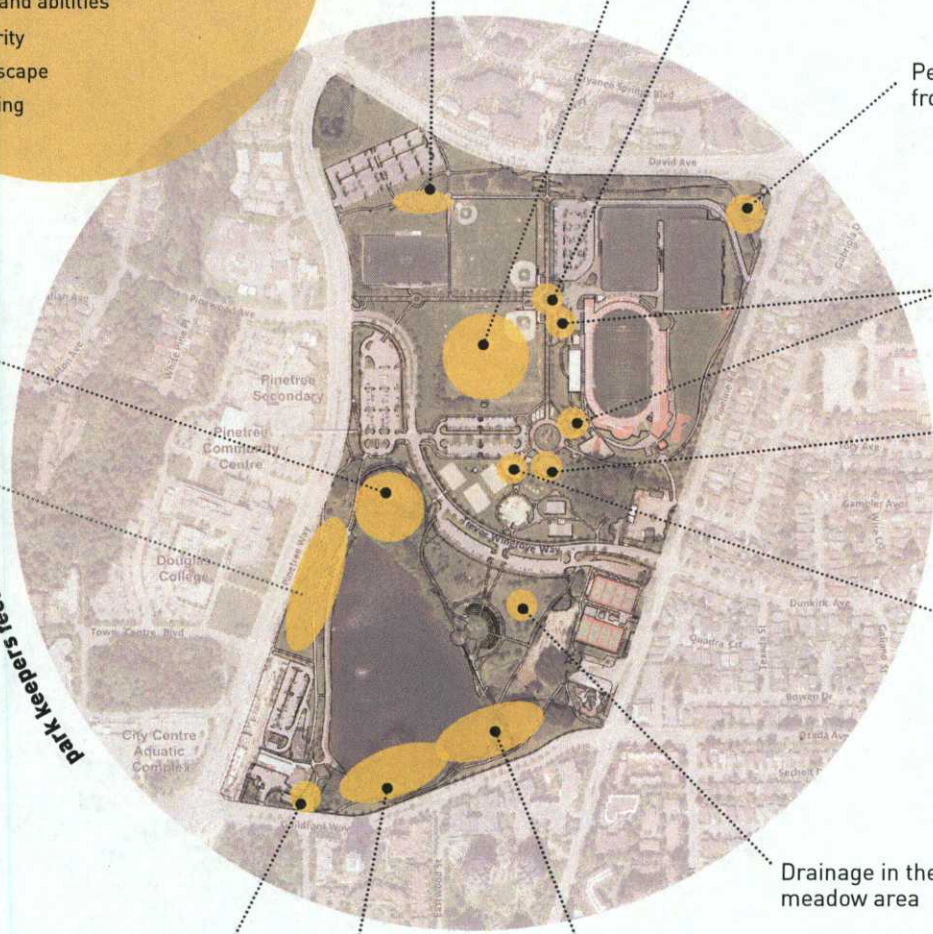
Concession area frontage

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)





## ACTION 3:

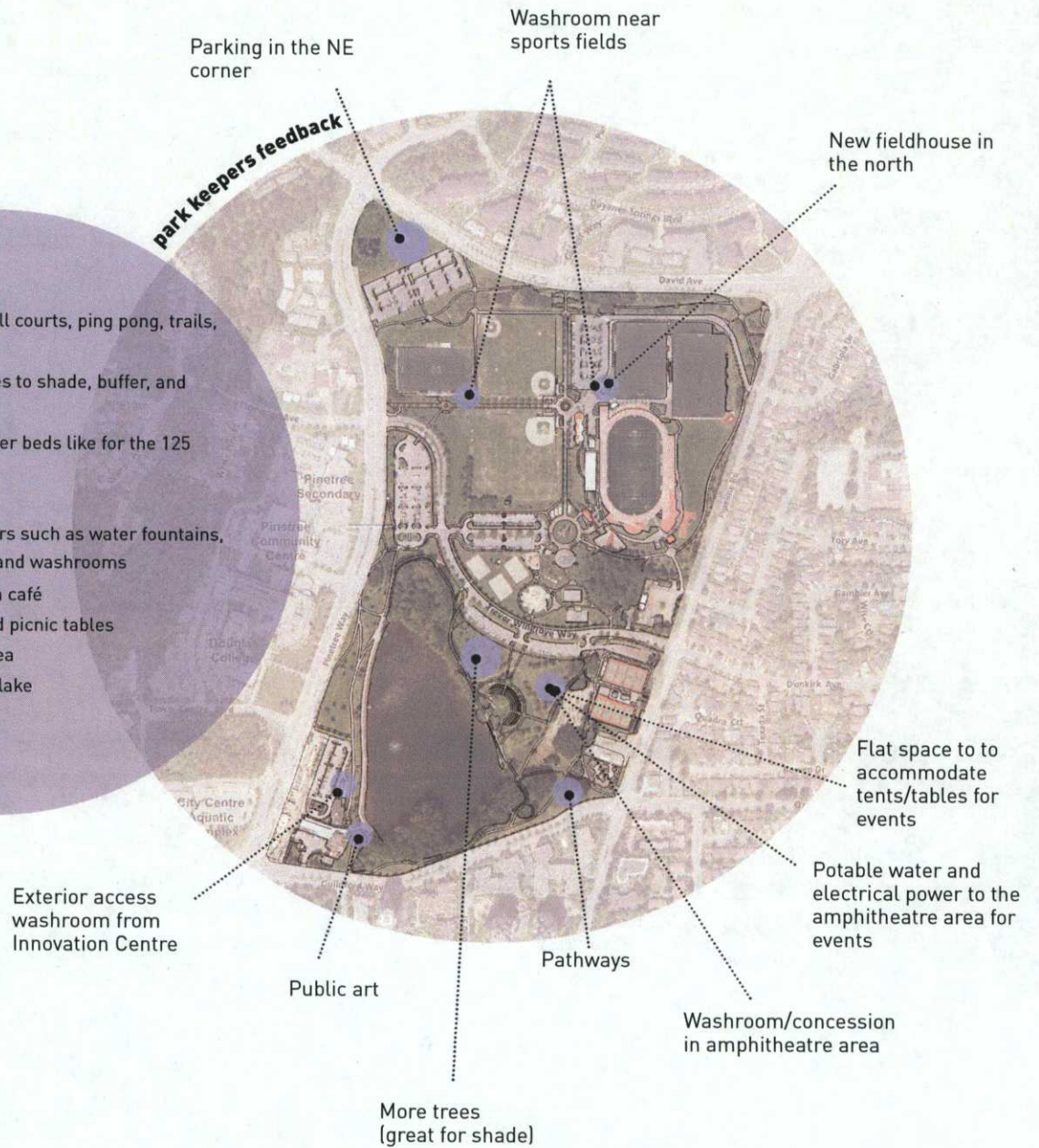
### ADD.

#### public feedback

##### ADD

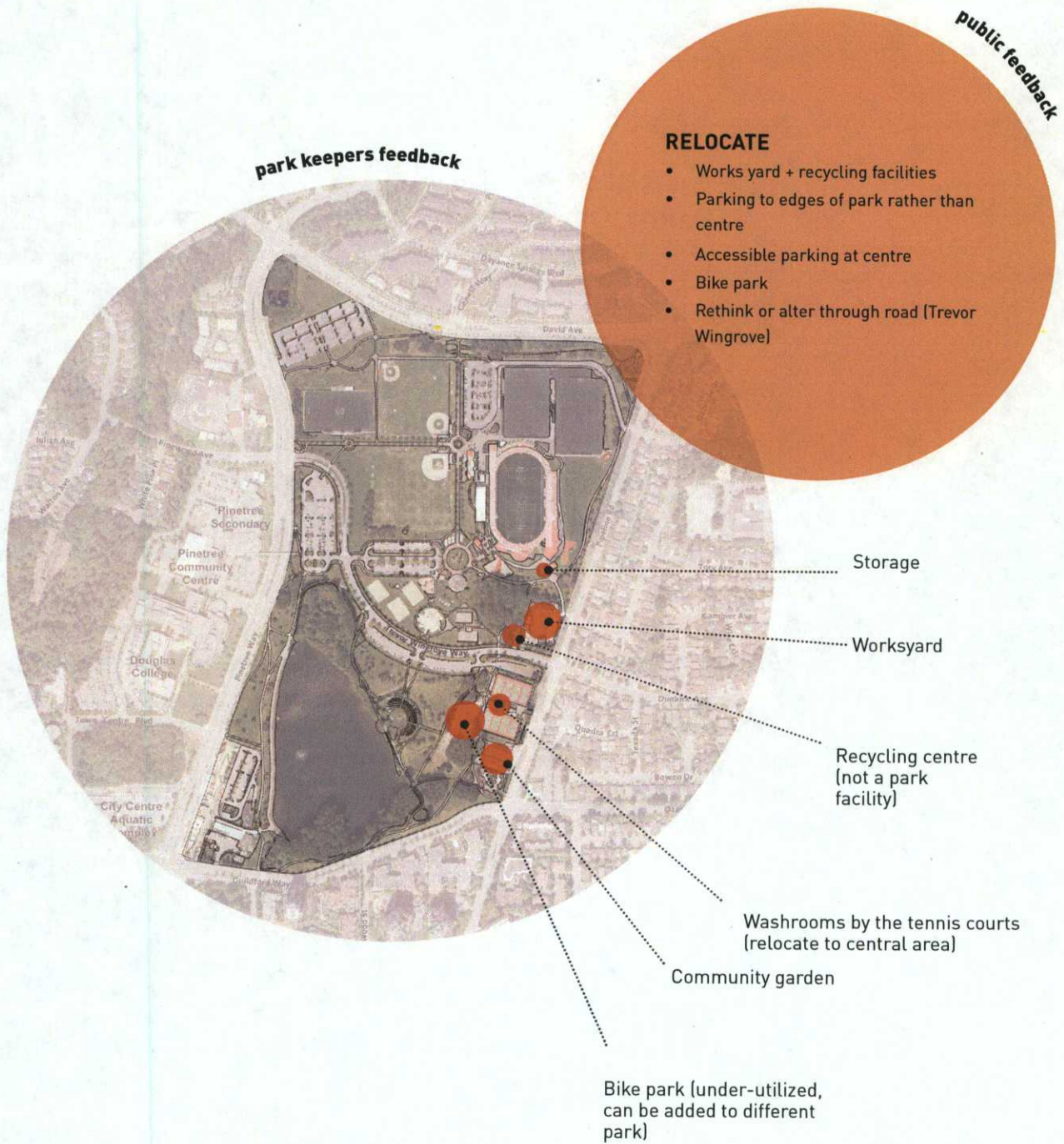
- Lighting (volleyball courts, ping pong, trails, lake)
- Provide more trees to shade, buffer, and enhance park
- More garden/flower beds like for the 125 flower bed
- Public art
- Amenities for users such as water fountains, water collection, and washrooms
- Food services or a café
- More benches and picnic tables
- Covered picnic area
- Washrooms near lake
- Parking
- Wharf

#### park keepers feedback





ACTION 4:  
**RELOCATE.**









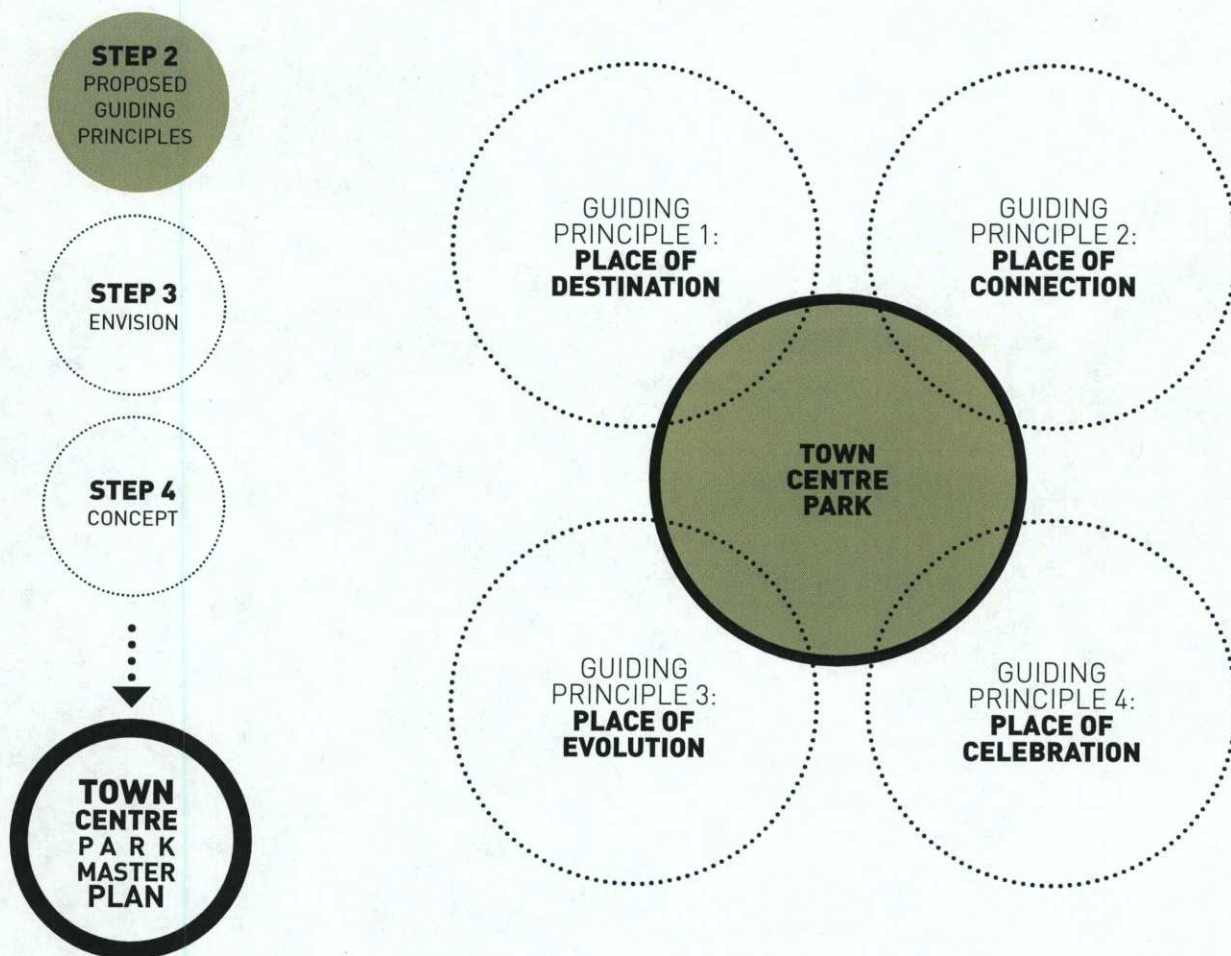
# 3 GUIDING PRINCIPLES

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.



## 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



### **ICONIC**

A place of evolution and transformation that is recognized locally and regionally.



### **PLACE OF EVOLUTION**

A place of continuous transformation from an industrial site into an urban park with the ability to evolve and serve the changing community while respecting its heritage.

### **LONGEVITY**

A place that will serve many generations and accommodate for the changing community.





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.

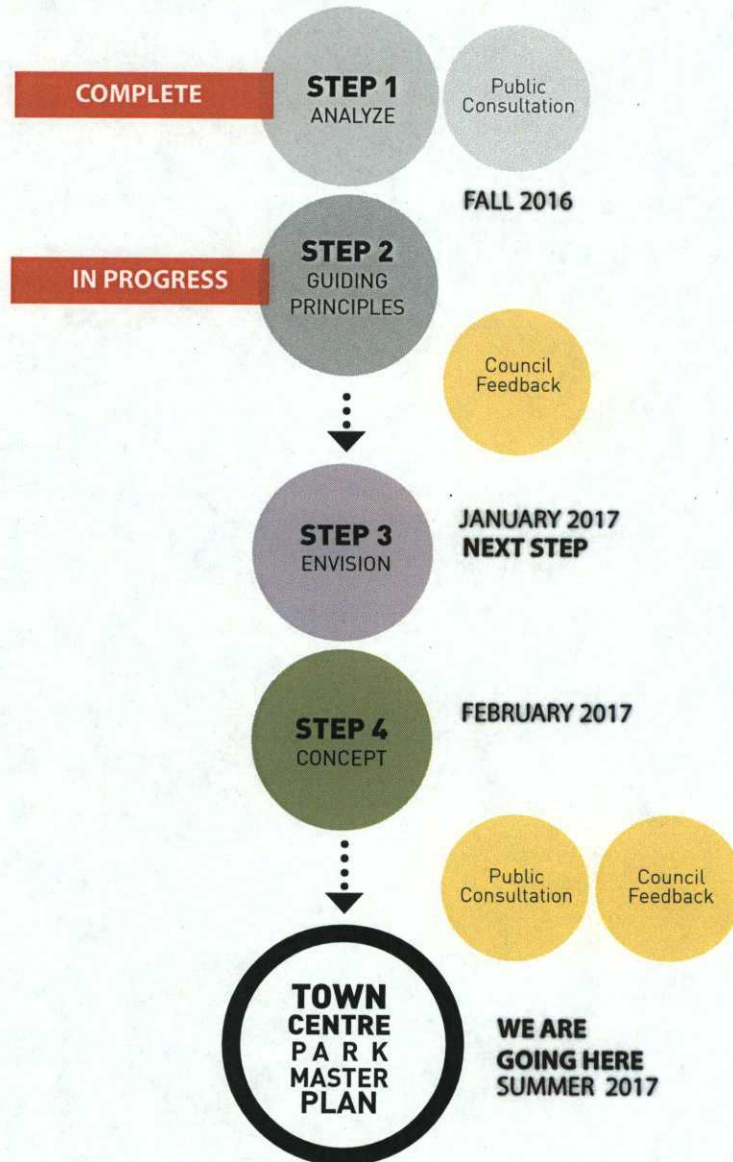


# 4 NEXT STEPS

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.

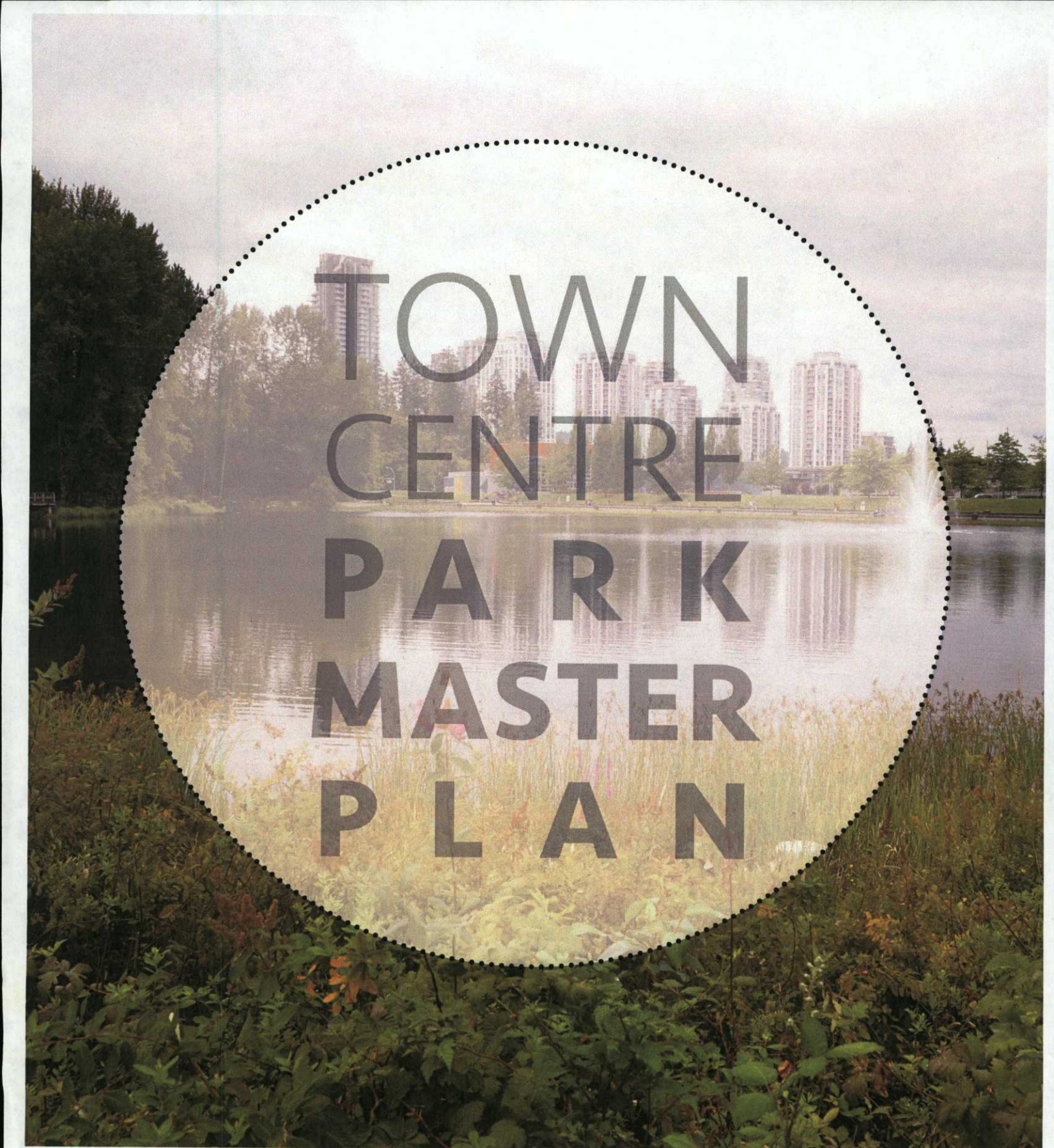
## MASTER PLAN PROCESS











TOWN  
CENTRE  
PARK  
MASTER  
PLAN

**CITY OF COQUITLAM**

2017

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