

2003 AUGUST 21

**TO:** CITY MANAGER

**FROM:** DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

**SUBJECT:** TAYLOR PARK CONCEPTUAL MASTER PLAN

**PURPOSE:** To request Council to bring down a Capital Reserves expenditure bylaw in the amount of \$155,825 for shared parking lot construction and to begin earthworks at Taylor Park.

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**RECOMMENDATION:**

1. THAT a Capital Reserves expenditure bylaw be brought down in the amount of \$155,825 (inclusive of 7% GST) for shared parking lot construction and to begin earthworks at Taylor Park.

**REPORT**

At its meeting of 2003 August 20, the Parks, Recreation and Culture Commission received the above noted report and adopted the four recommendations contained therein.



Kate Friars  
DIRECTOR PARKS, RECREATION  
AND CULTURAL SERVICES

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Attachment

P:\DATA\COUNCIL\PK-DESIGN OF CARDIO SPACE AT BONSOR RECREATION COMPLEX

cc: Director Planning  
Director Engineering  
Director Finance

**SUBJECT: TAYLOR PARK CONCEPTUAL MASTER PLAN**

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**RECOMMENDATIONS:**

1. THAT the Taylor Park Conceptual Master Plan be approved.
2. THAT the expenditure of \$150,000 from the 2003 Capital Budget for shared parking lot construction and to begin earthworks at Taylor Park be approved.
3. THAT Council be requested to bring down a Capital Reserves expenditure bylaw in the amount of \$155,825 (inclusive of 7% GST) for shared parking lot construction and to begin earthworks at Taylor Park.
4. THAT a copy of the report be sent to the Taylor family and to Burnaby School District #41.

**REPORT**

**BACKGROUND**

At its meeting of 2003 February 05, Commission received a report describing in detail the proposed Taylor Park Conceptual Master Plan, which was approved subject to community review and comment. On 2003 February 26, the third of a series of public open houses took place, hosted by Commission to present the Conceptual Master Plan. This report will provide Commission with a summary of comments from the public meeting and revisions to the Conceptual Master Plan. Cost estimates and project phasing will be reviewed, with updates on the plan review process and parking lot construction.

**SUMMARY OF PUBLIC MEETING COMMENTS**

On the evening of 2003 February 26, the Commission hosted a public meeting to present the Conceptual Master Plan for Taylor Park. The public meeting was well attended. Of the eighty-eight members of the general public in attendance, the majority were Burnaby residents (ninety-seven percent), with residents from the surrounding communities of New Westminster (one percent), Coquitlam (one percent) and Vancouver (one percent).

The public had an opportunity to direct their comments to the Commission in person in the meeting forum, or in written form utilizing a comment sheet provided. Many positive comments were made regarding the Master Plan itself and the extensive public consultation involved in developing the plan. In terms of specific features of the plan, a variety of items were commented on, with the proposed off-leash dog enclosure and re-vegetation of the site being commended by several respondents. Suggestions and concerns tended to be individual items, with no overall discernible pattern, although several respondents did express a concern about the location and/or isolation of the proposed youth node. Overall, however, respondents seemed pleased with both the proposed concept plan and the process.

Based on public input and staff review, minor changes to the plan (Attachment #1) include:

- relocation of skateboard area away from the ravine and next to basketball court with reduced tree planting to provide better sightlines and surveillance from adjacent trails.
- re-location of a seating node and construction of a low berm in the Dog-off-leash Area so that users are less impacted by traffic noise from Southridge Drive.
- retention of an existing service road on south side of Jerry Rogers Creek ravine, to provide maintenance access and ravine walking trail.
- for seniors, the intent to enhance seating areas with horticultural features at key locations such as the Family Day Use Area and Community Plaza.

### **PLAN REVIEW**

The Taylor Park Plan has been through an extensive review process to ascertain any concerns related to the landfill closure and park use, including a review by the Ministry of Environment, Lands and Parks (MOELP) to ensure that the design meets all landfill closure regulations. Consulting engineers have reviewed the final concept drawings and concur with the design for public park use in conjunction with continued management and on-site monitoring of the gas management and leachate control systems. The placement of rigid geomembrane as a reinforcement of the existing landfill surface cover has been recommended in higher use areas such as playgrounds and seating nodes.

The Conceptual Master Plan was reviewed with supportive comments from the Environment Committee and the Crime Prevention Through Environmental Design committee (CPTED). In the CPTED review it was noted that the design successfully promoted open sightlines and positive natural surveillance of the site from internal and external pathways.

### **IMPLEMENTATION**

The Conceptual Master Plan represents the ultimate purpose of the park and extent of facilities to be provided. The intent is to phase park development gradually over time matching the growth in the community, and as demand dictates. The commitment to public consultation will continue throughout pertinent stages, allowing local residents to participate in the process of developing detailed plans for various elements including the playground, bike challenge course, skateboard components, and dog off-leash facility.

Where appropriate, opportunities will be provided to allow the public to participate in implementation of the plans such as environmental initiatives during Environment Week and Earth Day celebrations. School District #41 staff have expressed strong interest in working with students to undertake biology studies on the gradual vegetative recolonization of the old landfill site and it is hoped that the community will take a strong lead in sponsoring an "art in the park" program. The objective is to ensure that the community considers Taylor Park as an asset in their neighbourhood, and continue to share a strong voice in programming and operation of the park. The community may also be able to access grants, or be successful in gaining corporate donations and sponsorship of various elements.

Development timing must coincide with availability of capital funds. At present, the Commission has allocated \$465,000 in the Five Year Capital Budget as an initial budget allocation to ensure that some funds were set aside prior to development of the plan. These funds will permit the implementation of the immediate priorities, namely creating open usable space throughout, and portions of the Family Day Use Area. A review of the future priorities will be considered in the annual review of the Five Year Capital Budget.

The total order of magnitude costs for completion of the Master Plan are \$1,100,000. This estimate will receive more rigorous review as detailed designs are developed for various components. Some elements such as the washroom building and ravine bridge which account for nearly \$200,000 of the preliminary estimate must be considered as long term plan objectives. A preliminary maintenance estimate upon completion of the plan indicates annual costs in the range of \$60,000. Actual maintenance costs will be calculated annually as components are developed and supplemental maintenance funds requested. Upon completion of the first capital expenditure of \$465,000, annual maintenance costs are estimated at \$34,600.

It should be noted that the restoration of the landfill to public parkland continues to pose atypical budget and scheduling challenges, particularly for a site of this size (21.4 acres). The geotechnical conditions and requirements for the gas management and leachate management systems are unique situations which increase the typical capital and operating costs.

### **AREA DEVELOPMENT COSTS**

It is proposed that the gradual site development of the park take place in phases corresponding to the following activity areas. The first phase of development in 2003 and 2004 will be the Family Day Use Area with priorities of the other activity areas to be set in future capital programs.

#### **Family Day Use Area**

**\$250,000**

The Family Day Use Area is immediately accessible from the parking lot and will include such features as a playground and open lawn area, water play element, picnic tables, benches, bike racks, some buffer planting along roadway slopes and the best Fraser River views available on the site.

**Trails & Youth Activity Area****\$220,000**

Trails include the main east-west Urban Trail route connecting the park to Mission Avenue walkway and the B.C. Parkway, as well as numerous other walking trails throughout the site. Asphalt paths indicated on the Master Plan will accommodate cyclists as well as pedestrians. The Youth Activity Area features a basketball court, skateboard elements, a bike challenge course and seating node.

**Dog-off-leash Area & Community Plaza****\$200,000**

The Dog-off-leash Area includes a fenced open area with path, seating node and entrance feature. The Community Plaza at the centre of the park will feature a tree shaded seating area with a horticultural display and community information kiosk.

**Casual Open Space & Washroom****\$225,000**

This area will feature a casual grass field with small backstop and single goal post, adjacent picnicking and shade trees. A provision has been made for a possible washroom building to be constructed beside the existing gas blower building.

**Bioswale, Ravine and Bridge****\$205,000**

The vegetated bioswale and enhanced ravine will feature native tree and shrub plantings associated with natural drainage channels. Offset from the bioswale, a unique creative sand play area will be featured with adjacent picnic tables. Walking trails and a pedestrian bridge will link park trails through Jerry Rogers Creek ravine.

**PARKING LOT**

On 2000 December 15, Commission approved a report on the proposed Taylor Park parking lot design and cost sharing with Burnaby School District #41. The School District will construct the parking lot with the Parks, Recreation and Culture Commission allocation for cost sharing of \$100,000.

The lighted parking lot was to provide a total of fifty parking spaces, of which twenty-nine spaces were to be reserved for school staff parking from 8:00 a.m. to 5:00 p.m. Monday to Friday. In a recent exploratory excavation of the parking lot, the contractor hired by the School District found unsuitable soil conditions which have forced revisions to the parking lot design. This change may reduce the number of parking stalls by a few and revise the parking lot layout. Staff will continue to work with the School District on resolving final amendments to the design that meets park and school needs.

## FUNDING

To date, \$50,000 has been allocated for hosting the open house process and ongoing consulting engineering studies. Sufficient Capital Reserves are available to initiate development of the park under the 2003-2007 Annual Capital Program in the amount of \$150,000. Upon Commission approval, Council will be requested to bring down a Capital Expenditure bylaw in the amount of \$155,825 (including 7% GST) to finance the first phase of development, which includes \$100,000 for cost sharing with Burnaby School District #41 for the construction of the parking lot. As the School District constructs the parking lot, the City will be invoiced for the shared cost.

## NEXT STEPS

Pending Commission and Council approvals, copies of the Master Plan will be posted at Eastburn and Edmonds Community centres, Stride Avenue Community School, and the new elementary school adjacent to Taylor Park (upon completion). Further engineering studies will continue this fall, including a sediment control plan and geotechnical review of proposed youth node activities. The Family Day Use area will be a first development priority, in conjunction with construction of the parking lot.

Design detailing and development will continue in 2004 with further community meetings for the playground and youth node. As part of the youth node, workshops toward a bike challenge course will be priority consideration as was approved in the Commission report of April 16, 2003 in response to a delegation. Commission will be informed of any forthcoming public process.

## CONCLUSION

In developing a Conceptual Master Plan for Taylor Park, the goal was to create a meeting place within the community of Edmonds Town Centre where neighbours could socialize, play, recreate, hold festivals and celebrations, as well as appreciate and discover nature. The public supported these aims and helped direct how the recreational components, trails and landscaping could best suit their needs. The public will continue to be involved in the design development of the park through future workshops. The Master Plan will be phased in over the long term as needs verses budget allowances permit.

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Attachment

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cc: Director Planning  
Director Engineering  
Director Finance



