

CORPORATION OF THE CITY OF PORT COQUITLAM

PARKS & RECREATION COMMITTEE

A meeting of the Parks & Recreation Committee was held in the Committee Room at City Hall on December 20th, 1988 at 1:30 p.m.

In attendance were Alderman John Keryluk and Alderman George Laking.

Also in attendance was K. Janna Taylor, Parks & Recreation Director.


Item No. 1      Riverwood Development

Janna Taylor reviewed the park proposal for the Riverwood Development. As outlined in the letter of October 12th, 1988 from Hamilton & Associates there are several concerns that the City wanted addressed. Please refer to the letters in the minutes to review the City requirements:

1. That fencing is to be provided by the developers at the interface between parkland and residential areas.
2. That the city owned Cedar Drive right-of-way become a buffer between the new development and the existing development of Birchland Manor.
3. That the public walkways between residential streets should be limited due to concerns about maintenance costs.

In another letter dated October 17, 1988 from the Parks & Recreation Director comments were made in regard to the sewage lagoon and that there was a need to develop an overall recreation plan for that area. The committee agreed that the analysis of the sewage lagoon was essential and that we need to convey further our thoughts to Hamilton & Associates on this. It was also agreed by the committee that the sewage lagoon was a sensitive area and due to that some kind of buffer on Freemont would have to be provided.

The location was not satisfactory to the committee. It was agreed by the committee that this parksite should be moved to the west and that the townhouse site should be moved to the east of the park. Presently park site B location ties the park into a tightly knit residential area.

  
DEC 20 1988

Recommendation:

That the report be received and furthermore a letter be written to Hamilton & Associates outlining various concerns regarding the sewage lagoon and furthermore that parksite B not be located in its present spot as outlined in the plan..

Carried

Item No. 2

Review items to be carried in the month of January.

The Parks & Recreation Director reviewed various items that needed to be addressed in the month of January and the proposed timeline for these issues.

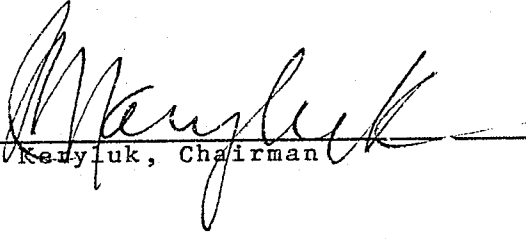
Recommendation

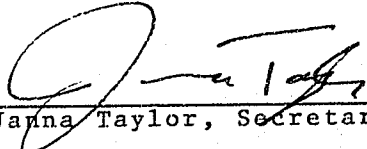
That the report be received.


Carried

ADJOURNMENT

The meeting adjourned at 2:45 p.m.

  
J.J. Koryluk, Chairman

  
Janna Taylor, Secretary

  
DEC 20 1988

# HAMILTON ASSOCIATES

Engineering • Transportation • Development • Planning Consultants

November 28, 1988

Our File: 6210

Ms. Janna Taylor, Director  
Parks and Recreation Department  
City of Port Coquitlam  
2253 Leigh Square  
Port Coquitlam, B.C.  
V3C 3B8

Dear Ms. Taylor:

RE: RIVERWOOD DEVELOPMENT CONCEPT — PARKS & RECREATION ISSUES

You will recall that at our last meeting with the Parks and Recreation Committee, several issues and concerns were raised with respect to the conceptual plan for the Riverwood community. Since then, we have reviewed these issues with the appropriate parties and these concerns have now been addressed in a revised plan. A copy of the plan which will be the basis of the Area Control Plan, is enclosed for your perusal.

In revising the plan, we have strived to satisfy the goals and needs of all parties with an interest in this development. The physical configuration of the land, ownership boundaries, as well as school and park dedication requirements have provided both opportunities and constraints for the concept plan. In terms of park lands, the revised plan balances these forces and ensures that appropriate park spaces have been designated within the Riverwood community.

The revised plan designates two neighbourhood park sites similar to the concept reviewed by the Committee. The westerly park site has been increased in size to 8.8 acres to facilitate its development for active recreational uses. The easterly park site is slightly larger at 4.7 acres so that the opportunity remains to develop it for either active or passive recreational uses. In addition to a total of 13.5 acres of neighbourhood park land, 1.2 acres of linear park space, connecting the Cedar Drive right-of-way with the lagoon lands, will also be provided.

FILE #	
TO	

8th Floor, 509 Richards Street, Vancouver, B.C. Canada V6B 2Z6 Telephone (604) 684-4488 Fax 684-5908

DEC 20 1988

RIVERWOOD DEVELOPMENT CONCEPT — PARKS & RECREATION ISSUES  
PORT COQUITLAM, B.C.

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Other concerns of the Parks and Recreation Committee and staff have also been addressed as follows:

1. It is now the School Board's intention to expand capacity at the Birchland Manor School to accommodate some of the needs of the Riverwood community. The easterly school site would be given first priority, therefore, and the westerly site would be developed later should it be warranted.
2. There will be a written policy statement within the text of the A.C.P. requiring developers to provide fencing or a landscaped buffer where their lands abut park land or the Cedar Drive right-of-way.
3. A limited number of pedestrian walkways through residential neighbourhoods will be noted in the A.C.P. and will be required of developers upon whose lands they are located.

The text of the draft Area Control Plan is presently being edited. We hope to have this document available for your review in the very near future. Should you wish to discuss the contents of this letter or if you have any comments or concerns, please do not hesitate to contact the undersigned.


Yours truly,

G.D. HAMILTON & ASSOCIATES CONSULTING LTD.



per: Kent Munro  
Planner

Enclosure



DEC 20 1988



## THE CORPORATION OF THE CITY OF PORT COQUITLAM

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2272 McALLISTER AVENUE  
PORT COQUITLAM, B.C.  
V3C 2A8  
TELEPHONE: 941 - 5411

PARKS & RECREATION DEPARTMENT  
2253 LEIGH SQUARE  
PORT COQUITLAM, B.C.  
V3C 3B8  
TELEPHONE: 942 - 0285

1988 10 17

Kent Munro  
Hamilton Associates  
8th Floor, 509 Richards Street,  
Vancouver, B.C.,  
V6B 2Z6

Dear Kent:

re: Riverwood Development

I have reviewed your letter of October 12th, 1988 outlining the issues of the Parks & Recreation Committee meeting of October 11th, 1988 and I am in agreement. Furthermore, the Parks & Recreation Committee do agree with the general development concept for parks and recreation space as outlined at the meeting. However, as per our conversation of the other day we will no doubt need to present to the committee a new proposal should the school district confirm that they only require one school site. Generally speaking I would suggest that park site "A" be increased to ten acres and that park site "B" be smaller and that park site "B" become a part of the overall development of the sewage lagoon. We do need to firm up the concept for the sewage lagoon area with the appropriate city departments so as to develop an overall recreation plan for the area.

Please keep me informed as to the direction the school board is heading.

Yours truly,

E. Janna Taylor,  
Parks & Recreation Director

KJT/pg

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# HAMILTON ASSOCIATES

Engineering • Transportation • Development • Planning Consultants

October 12, 1988

Ms. Janna Taylor, Director  
Parks and Recreation Department  
City of Port Coquitlam  
2253 Leigh Square  
Port Coquitlam, B.C.  
V3C 3B8

CITY OF PORT COQUITLAM	
Parks & Recreation Dept.	
OCT 14 1988	
File 703 Riverwood	
	DATE

Our File: 6210

Dear Ms. Taylor:

RE: PARKS AND RECREATION COMMITTEE MEETING — RIVERWOOD DEVELOPMENT

It was most beneficial to have met yesterday with the Parks and Recreation Committee and municipal staff to discuss the development concept for the Riverwood development. The comments and concerns raised will be addressed in the development plan and will be integrated into the text of the Draft Area Control Plan.

Of specific relevance to parks planning in Riverwood, the following issues were raised:

1. Fencing is to be provided by developers at the interface between park land and residential uses to demarcate the public space, discourage encroachment and separate recreational and residential activities.
2. Within the city-owned Cedar Drive right-of-way, a buffer of trees should be left standing along the southern edge to visually buffer the new development from the existing neighbourhood of Birchland Manor.
3. Public walkways between residential streets should be limited in numbers due to concerns about maintenance costs.
4. Park 'B' should be increased in size to approximately 5.5 acres to facilitate its development for active recreational uses.

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8th Floor, 509 Richards Street, Vancouver, B.C. Canada V6B 2Z6 Telephone (604) 684-4488 Fax 684-5908

PARKS AND RECREATION COMMITTEE MEETING -- RIVERWOOD DEVELOPMENT  
PORT COQUITLAM, B.C.

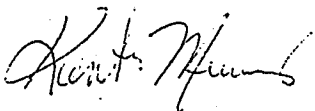
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It is our understanding that the Committee members and staff are in agreement with the general development concept for parks and recreation space in Riverwood provided the above concerns are addressed. The development plan will be altered to reflect these concerns and a copy of the revised plan will be forwarded to you.

It would be appreciated if you could confirm our understanding of the issues discussed at our meeting at your earliest convenience. With respect to the issue of the provision of public walkways between residential streets, some comment and direction as to how this issue should be handled in the text of the Area Control Plan would be of assistance. Should you have any additional comments or concerns, please do not hesitate to contact the undersigned.

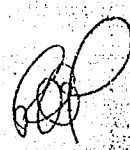
Yours truly,

G.D. HAMILTON & ASSOCIATES CONSULTING LTD.



per: Kent Munro,  
Planner

cc Bryan Kirk, Administrator



DEC 20 1988

# HAMILTON ASSOCIATES

Engineering • Transportation • Development • Planning Consultants

October 4, 1988

Our File: 6210

Ms. Janna Taylor, Director  
Parks and Recreation Department  
City of Port Coquitlam  
2253 Leigh Square  
Port Coquitlam, B.C.  
V3C 2A8

Dear Ms. Taylor:

RE: REVISED CONCEPT FOR THE RIVERWOOD DEVELOPMENT

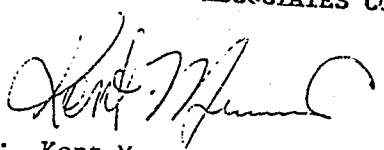
As mentioned in our telephone conversation yesterday, we have revised the preliminary concept plan for the Riverwood community, taking into consideration the comments of the Parks and Recreation Department staff, the Planning Committee, and the Coquitlam School Board. This plan can now be used to discuss, in more specific terms, the issues of concern to all parties.

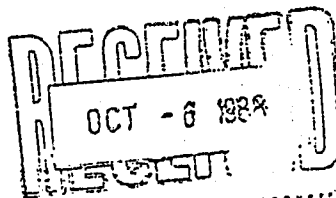
We received your letter today containing additional comments arising from our last meeting. Your interest in the planning of the Riverwood community is appreciated and the concerns raised will be addressed. The revised development concept contains 1547 dwelling units. The 1986 Census indicates that the average size of households in Port Coquitlam is 3.1 persons. This data suggests an ultimate population of 4796. This estimate, of course, may fluctuate slightly with further revisions of the concept but should be useful for general planning purposes.

I look forward to meeting with the Parks and Recreation Committee to review the revised plan on Tuesday 11 October 1988 at 4:45 p.m. at the City Hall. Should you require any additional information prior to our meeting please do not hesitate to contact the undersigned.

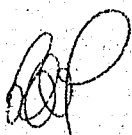
Yours truly,

G.D. HAMILTON & ASSOCIATES CONSULTING LTD.

  
per: Kent Munro  
Planner



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DEC 20 1988



## THE CORPORATION OF THE CITY OF PORT COQUITLAM

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PARKS & RECREATION DEPARTMENT  
2253 LEIGH SQUARE  
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TELEPHONE: 942 - 0285

1988 09 26

Kent Munro  
Hamilton Associates  
8th Floor, 509 Richards Street,  
Vancouver, B.C., V6B 2Z6

Dear Kent;

re: Parks Planning Issues for the Riverwood Development

Thank you for your letter of September 21, 1988 in which you summarize our discussions in regard to park sites. There are four additional points which were discussed that need to be noted:

- a) That some form of fencing should be looked at along the Cedar Drive right-of-way; adjacent to the property line by the houses. The right of way should be large enough for a park's vehicle to drive on, in order for maintenance.
- b) That fencing be provided on the park sites where housing is adjacent to the park.
- c) That the park should be within 1/4 to 1/2 mile walking distance from residential homes.
- d) The final point which needs to be noted; is that the items discussed are from a staff perspective and that before final conceptual design is approved; there is a need for the Parks & Recreation Committee to review and have input on the plans.

At our meeting you indicated that you would send me the anticipated population for the development.

Should you have any concerns with the points outlined above please give me a call.

Yours truly,

K. Janna Taylor,  
Parks & Recreation Director

KJT/pg

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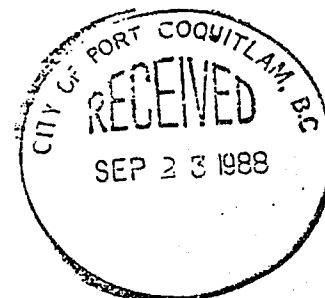
# HAMILTON ASSOCIATES

Engineering • Transportation • Development • Planning Consultants

September 21, 1988

Our File: 6210

Ms. Janna Taylor, Director  
Parks and Recreation Department  
City of Port Coquitlam  
2272 McAllister Avenue  
Port Coquitlam, B.C.  
V3C 2A8



Dear Ms. Taylor:

RE: REVIEW OF PARKS PLANNING ISSUES FOR THE RIVERWOOD DEVELOPMENT

It was a pleasure to have met with you this morning to review and discuss the proposed development concepts for the Riverwood area at Coast Meridian Road and Dominion Avenue in Port Coquitlam. As explained, we are in the process of finalizing the development concept and your input with respect to parks planning is most beneficial.

Our discussion focused on parks issues relating to the size, location and configuration of required park land in Riverwood and its relationship to the park system in Port Coquitlam. To summarize, the following points were raised:

1. The Riverwood site encompasses an area of approximately 265 acres, excluding the City-owned sewage lagoon lands. Given the 5% parks dedication requirement, a minimum of 13.25 acres of usable park land will be necessary for the area.
2. Dedicated park land should not include any of the City-owned land or the lagoon lands which are envisaged as incorporating a stormwater detention pond.
3. Neighbourhood park sites should be located adjacent to school sites and should be of a size which facilitates development for active recreational uses. Neighbourhood parks should also include a passive recreation component.
4. Parks or open space of a size less than one acre should be avoided as they are not usable and are expensive to maintain. Small parks may not be acceptable for inclusion in the park land dedication.

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REVIEW OF PARKS PLANNING ISSUES

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5. Consideration should be given to problems which have arisen in other parks in Port Coquitlam including vandalism and access. Parks should be visible from the street and not separated from it by residential lots. Problems arising from locating active recreational facilities too close to neighbouring houses should also be addressed.
6. The opportunity of linking the park land in Riverwood to the existing pedestrian pathway along Cedar Drive should also be explored. Linear parkways may be included in the park land dedication.
7. Park design should be based on an active/passive concept.
8. With two neighbourhood park sites in Riverwood, it may be advantageous to create one larger than the other so that the larger one can be more intensively developed for active recreational activities. The larger of the two should be the west site such as in Concept #1 as the eastern portion of Riverwood is close to Cedar Drive Park and will ultimately benefit from the Lagoon area.


It would be most appreciated if you could confirm my understanding of our meeting as summarized above. As mentioned, the comments and concerns raised will be incorporated into the revision of the development concept. Should you have any additional questions or comments, please do not hesitate to contact the undersigned.

Yours truly,

G.D. HAMILTON & ASSOCIATES CONSULTING LTD.



per: Kent Munro  
Planner



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