

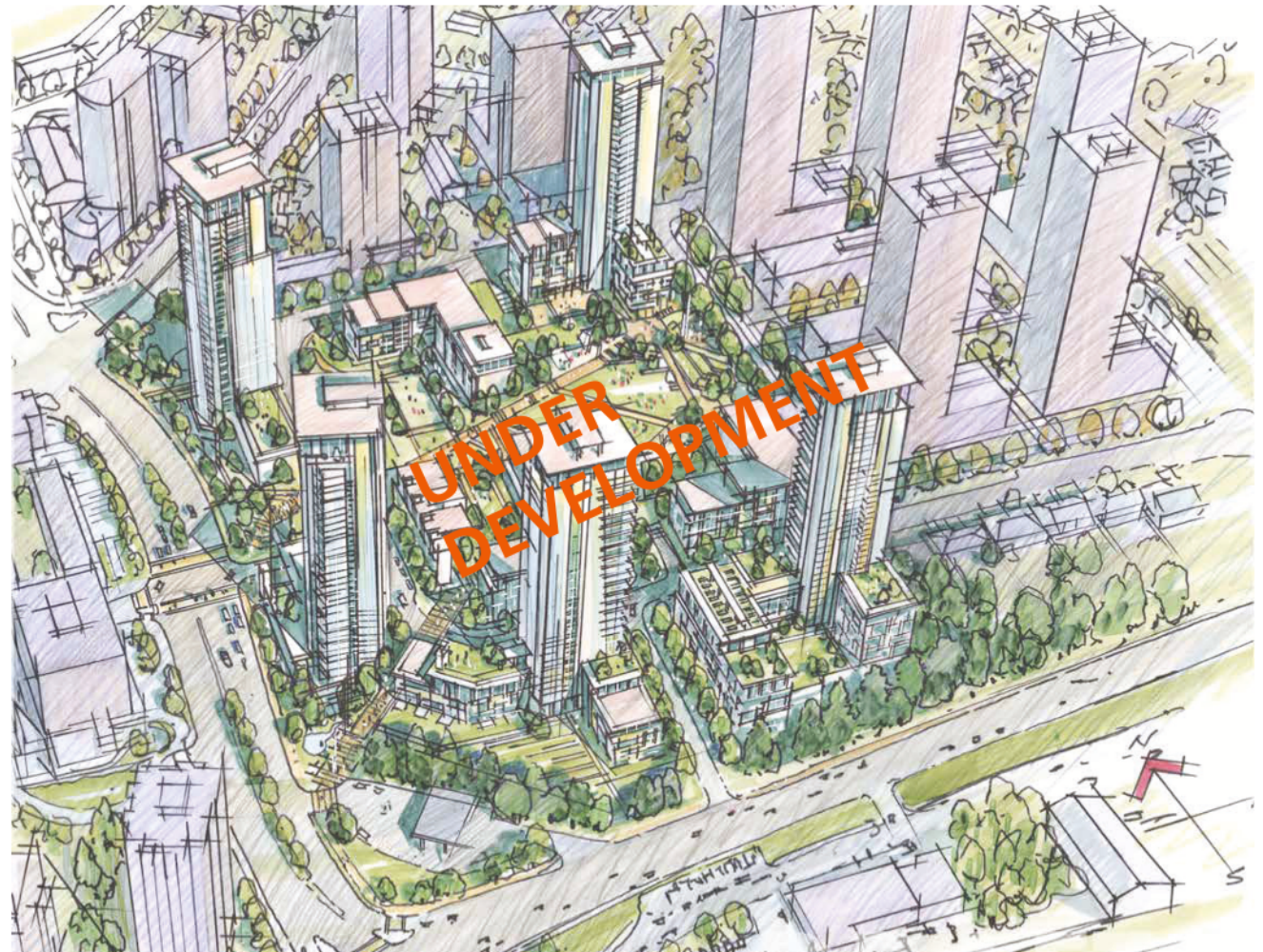
Coronation Park

Park Master Plan - Submitted for Review
June 11, 2021

PERRY + ASSOCIATES

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Coronation Park

Introduction

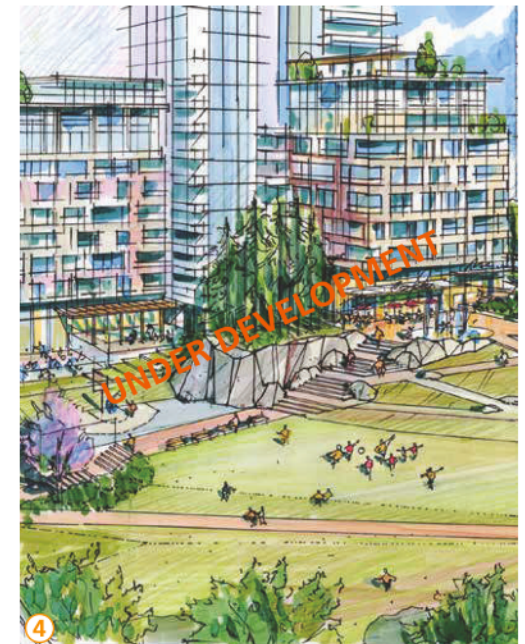
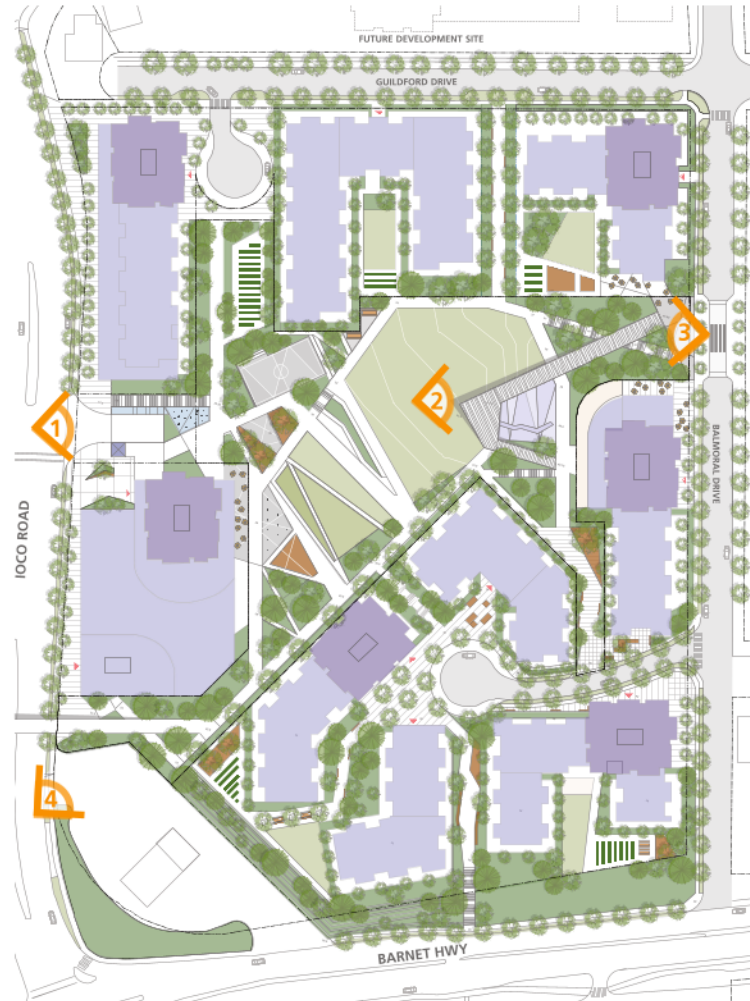
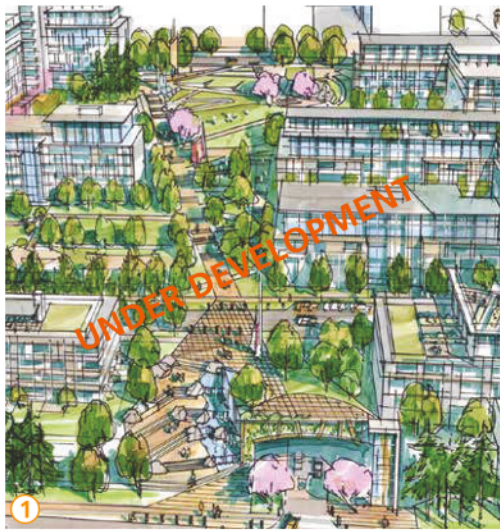
This proposed **4 acre** neighbourhood park will be carefully programmed in conjunction with City staff and dedicated to the City of Port Moody. The park's open space design and programming will be supplemented by surrounding publicly-accessible and programmed open spaces on private land. Further greening will be provided on adjacent private lands and on podiums above.

The site for the park slopes significantly from east to west resulting in a design that responds accordingly, taking advantage of views while affording diagonal barrier-free linked circulation options within the park, and beyond to transit and shopping. Programming for the park includes realistic active and passive amenities that can be accommodated on a site of **4 acres**. The park will be tucked into the site with urban edges defined by contemporary mid and high-rise buildings, resulting in a quiet internal park open space largely separated from vehicular traffic.

Sustainability and pedestrian connectivity drive the park's framework design. Character, materiality, planting, finishes, art and furniture are major considerations with an emphasis on the durable and the natural.



Park Views

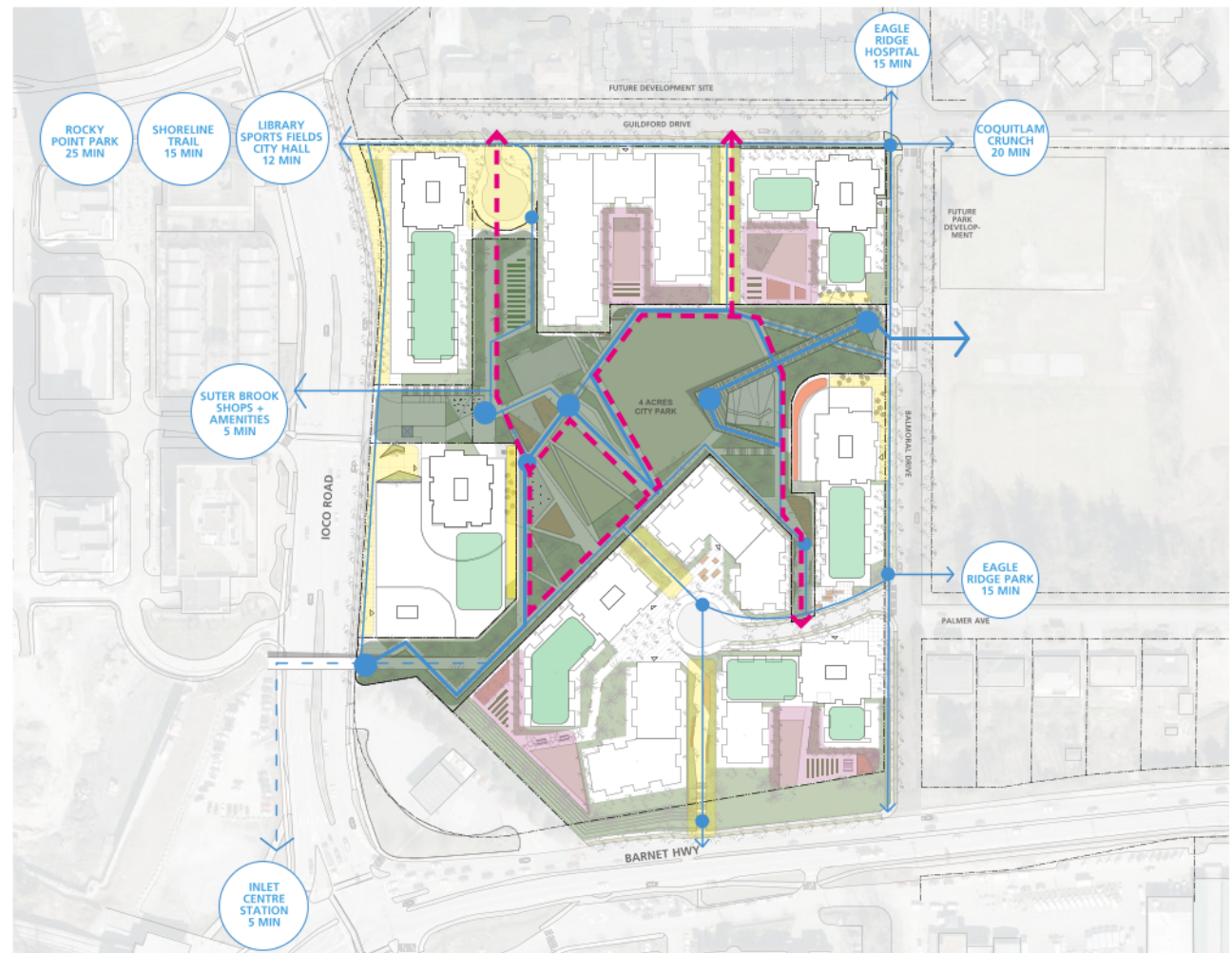


Site Circulation and Open Space Overview

Pedestrian circulation through the park and through the surrounding publicly accessible private open spaces accommodate both residents and the public living in adjacent neighbourhoods. Linkages to amenities within the park and to transit and shopping beyond are provided. Diagonal circulation pathways lessen gradient slopes for barrier-free access routes. Active pathway loops for pedestrians provide circulation options and double as fitness loops.

The park design focuses on flex-use green open spaces, including a 'festival lawn'. These central green lawn panels have their extents defined by circulation pathways and active programming amenities including adventure play, a tot's playground, a spray pad / plaza, a performance stage and a sports court. Informal seating options and nodes, storm water management initiatives such as rain gardens, and themed gardens including a pollinator garden are provided.

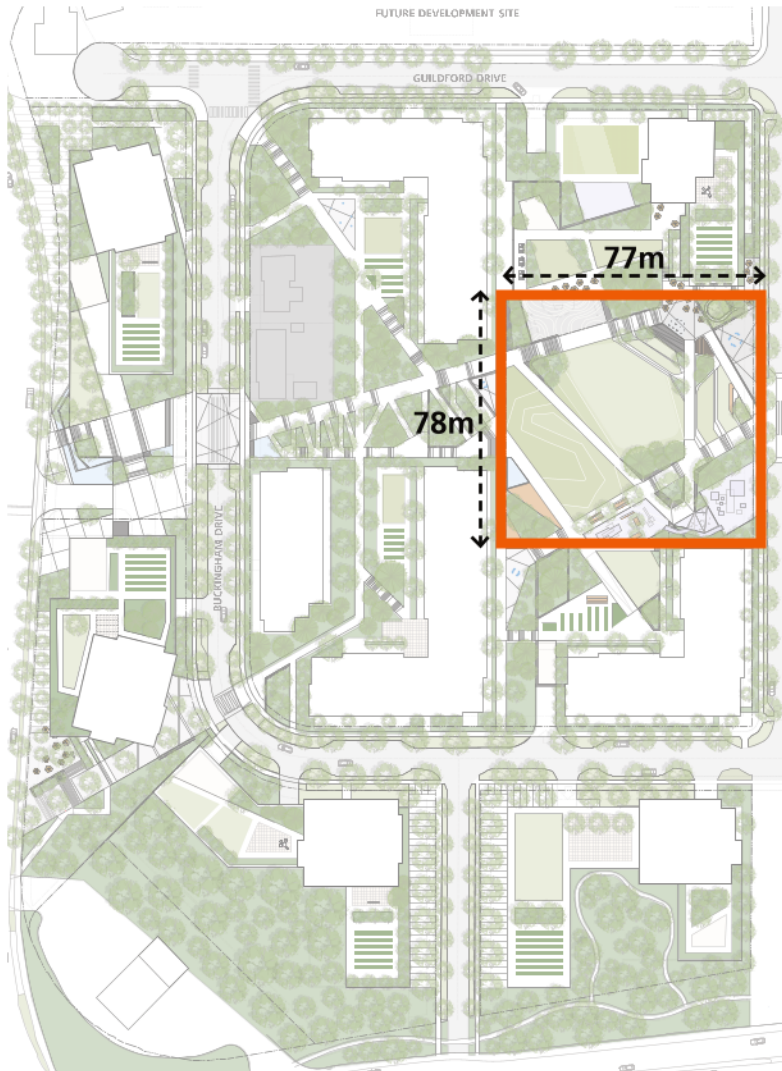
If desired, community gardens could be accommodated on publicly-accessible privately owned open spaces.



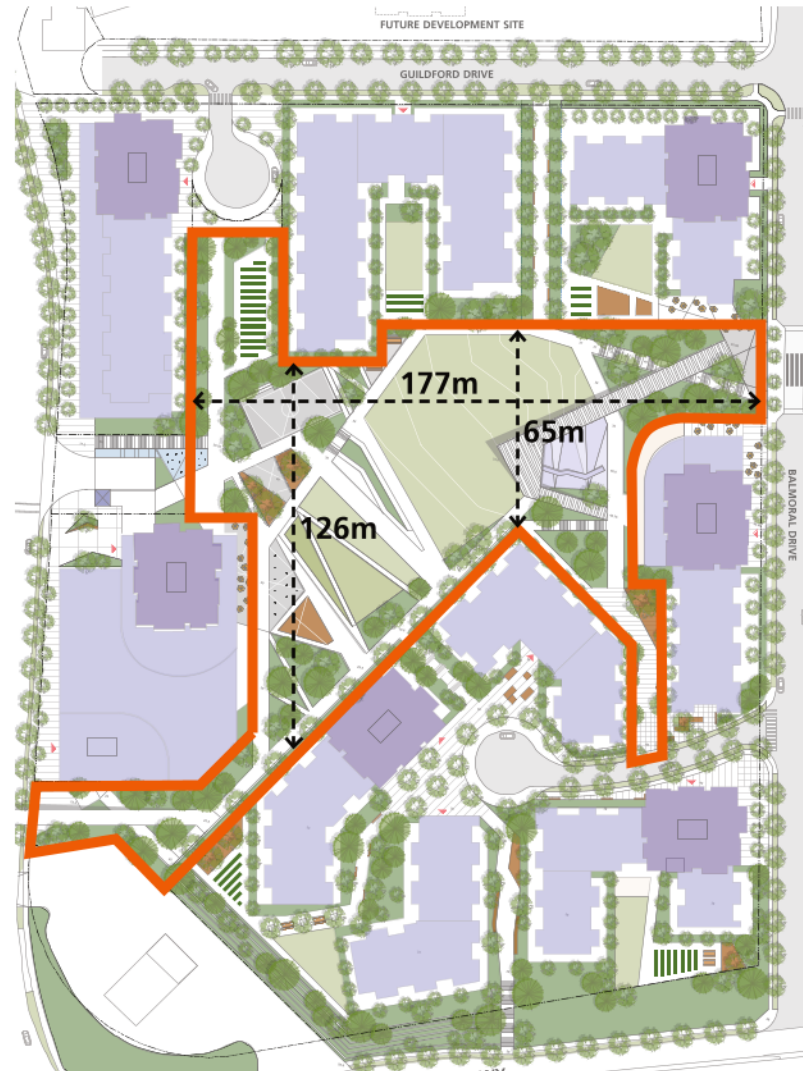
LEGEND

- DEDICATED CITY PARK
- PUBLIC OPEN SPACE + ROW AREA
- UPPER LEVEL GREEN ROOF
- PRIVATE OPEN SPACE / AMENITY
- DAYCARE AMENITY
- PEDESTRIAN CIRCULATION
- CONNECTION TO INLET CENTRE SKYTRAIN
- PARK NODE
- NEIGHBOURHOOD POINT OF INTEREST
- MAINTENANCE ACCESS

Coronation Park Plan Comparison



PREVIOUS CONCEPT PARK AREA
1.50 acres



UPDATED CONCEPT PARK AREA
4 acres

Neighbourhood Amenity Plan

PUBLIC AMENITY (REFER TO DETAILED PARK PLAN)

- A** FLEX USE LAWN
- B** PLAY AREA
- C** PICNIC SPACE
- D** POTENTIAL PUBLIC WASHROOM
- E** COMMUNITY GARDEN

SEMI-PUBLIC AMENITY

- F** PEDESTRIAN R.O.W.
- G** SEATING NODES / PLAZA
- H** STORMWATER FEATURES
- I** URBAN FOREST

PRIVATE AMENITY

- J** OUTDOOR DINING
- K** LAWN OR ROOFTOP PLAYGROUND
- L** COMMUNITY GARDEN
- M** GREEN ROOF
- N** OFF-LEASH DOG AREA
- O** DAYCARE

KEY PEDESTRIAN CIRCULATION STRUCTURES

- Orange Circle** ELEVATED WALKWAY + LOOK OUT
- Blue Circle** PUBLIC ACCESS ELEVATOR
- Green Circle** OVERPASS CONNECTION TO SKYTRAIN



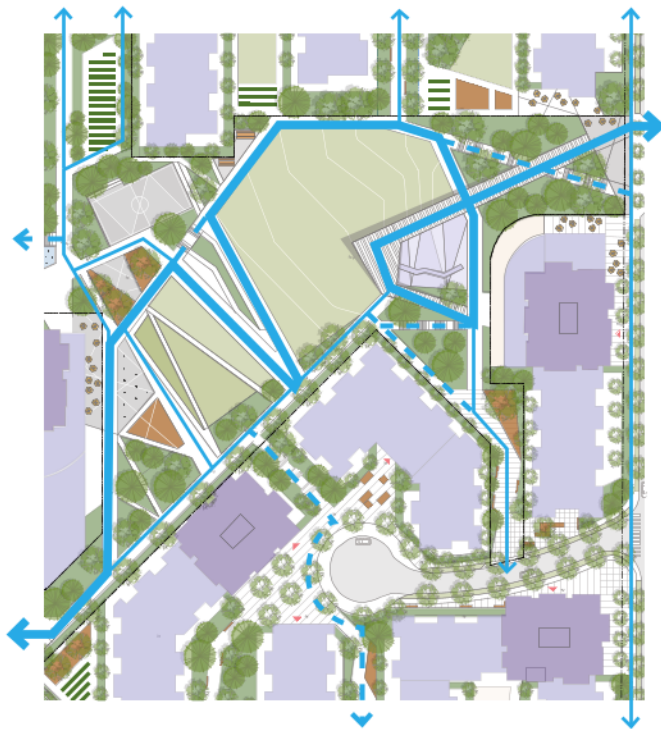
Public Park

LEGEND

- | | |
|--|---|
| <p>1 CENTRAL PEDESTRIAN PATHWAY</p> <ul style="list-style-type: none"> 6m WIDTH CAST IN PLACE CONCRETE INTEGRATED SEATING BENCHES + PEDESTRIAN SCALE PARK LIGHTING <p>2 CONCRETE STAIRS</p> <ul style="list-style-type: none"> GENEROUS WIDTH SKATE PROOF HANDRAILS (TYP) <p>3 ACCESSIBLE PATH</p> <ul style="list-style-type: none"> SLOPING MULTI-USE ACCESS PATH 3m WIDE CONCRETE SIDEWALK <p>4 FLEX USE LAWN</p> <ul style="list-style-type: none"> FLAT LAWN FOR PASSIVE AND ACTIVE RECREATION POTENTIAL USES INCLUDE: VOLLEYBALL, BADMINTON, FRISBEE <p>5 FESTIVAL LAWN</p> <ul style="list-style-type: none"> CENTRALLY LOCATED WITH GENTLE SLOPE WEST PASSIVE AND ACTIVE RECREATION POTENTIAL <p>6 TERRACED SEAT LAWN</p> <ul style="list-style-type: none"> STEPED LANDSCAPE SEATING (18" HEIGHT MAX) INTEGRATED INTO SLOPE WEST FACING VIEWS <p>7 ADVENTURE PLAY IN SLOPE</p> <ul style="list-style-type: none"> 30m + LONG SLURR HILL SLIDE CLIMBING, SLOPES AND PLANTING INTEGRATED INTO SLOPE <p>8 CHILDRENS PLAY</p> <ul style="list-style-type: none"> SEPARATED AGE APPROPRIATE PLAY AREAS DECORATIVE RESILIENT SURFACING <p>9 SPORTS COURT</p> <ul style="list-style-type: none"> MIX USE PAVED SURFACE BASKETBALL HALF COURT DECORATIVE LINE PAINTING - GRAPHICS <p>10 WATER PLAY IN PLAZA</p> <ul style="list-style-type: none"> FEATURE PAVING WITH FLUSH MOUNTED SPRAY JETS USER ACTIVATED CONTROL ON A TIMER <p>11 STEPPED WATER FEATURE</p> <ul style="list-style-type: none"> POTENTIAL NEIGHBOURHOOD BRANDING VISIBLE FROM IOCO ROAD <p>12 ELEVATED WALKWAY</p> <ul style="list-style-type: none"> POTENTIAL PUBLIC ART PARK INFO + WAYFINDING CUSTOM FURNISHING + SEATING DECORATIVE BALANCE LANDSCAPE LIGHTING <p>13 POTENTIAL PUBLIC WASHROOM</p> <ul style="list-style-type: none"> CENTRALLY LOCATED NEAR PARK ACCESS SPRAY AREA CAFE <p>14 CAFE SEATING</p> <ul style="list-style-type: none"> MOVABLE SEATING MANAGED BY CAFE COMMERCIAL RETAIL TO SUPPORT PARK VISORS AND PEDESTRIANS <p>15 FEATURE DECORATIVE SEATING</p> <ul style="list-style-type: none"> POTENTIAL FUNCTIONAL ART PIECE MATERIALS TO REINFORCE PARK COLOUR SCHEME AND AESTHETIC | <p>16 FAMILY / GROUP SEATING</p> <ul style="list-style-type: none"> PARENT SEATING PICNIC + HARVEST TABLE POTENTIAL FOR INTEGRATED WEATHER PROTECTION <p>17 SEAT DECK + STAGE</p> <ul style="list-style-type: none"> MULTI-USE DECK AND SEATING PLATFORM RAISED WOOD DECKING INTEGRATED INTO PLANTING AREA <p>18 FEATURE PLANTING</p> <ul style="list-style-type: none"> HARDY DROUGHT TOLERANT LOW MAINTENANCE NATIVE PLANTING WITH WINTER INTEREST <p>19 POLLINATOR MEADOW</p> <ul style="list-style-type: none"> ANNUAL AND PERENNIAL PLANTING FOR BEES YEAR ROUND HABITAT AND FOOD SOURCES <p>20 URBAN FOREST NODE</p> <ul style="list-style-type: none"> NATIVE SPECIES INCREASE BIODIVERSITY + EDUCATIONAL OPPORTUNITIES <p>21 RAIN GARDEN</p> <ul style="list-style-type: none"> STORM WATER RETENTION + INFILTRATION REDUCE PEAK FLOWS PROVIDE HABITAT <p>22 FEATURE RETAINING WALLS</p> <ul style="list-style-type: none"> CUSTOM SLOPED RETAINING WALLS MATERIALS TO REINFORCE PARK COLOUR SCHEME AND AESTHETIC <p>23 PEDESTRIAN CROSSING</p> <ul style="list-style-type: none"> RAISED PEDESTRIAN PRIORITY CROSSING TRAFFIC CALMING BUMP UP FOR CARS <p>24 NEIGHBOURHOOD ROW ACCESS</p> <ul style="list-style-type: none"> PUBLIC + SEMI PUBLIC ACCESS TO STREET NETWORK <p>25 OUTDOOR DAYCARE AMENITY</p> <ul style="list-style-type: none"> PROGRAMMING TO BE DETERMINED BY OPERATOR FINAL SIZE AND LAYOUT SUBJECT TO BE CONFIRMED <p>26 PUBLIC COMMUNITY GARDEN</p> <ul style="list-style-type: none"> CITY OWNED AND ORGANIZED WATER SERVICES TO BE PROVIDED FROM STREET <p>27 STRATA COMMUNITY GARDEN</p> <ul style="list-style-type: none"> PRIVATELY MAINTAINED FOR HOME OWNER USE WATER SUPPLY, TOOL SHEDS AND FURNISHING BY DEVELOPER <p>28 PUBLIC ELEVATOR</p> <ul style="list-style-type: none"> CEPTD COMPLIANT / CONTEMPORARY DESIGN FEATURE MATERIALS / GLASS STRUCTURE 180 <p>29 VEHICLE COURT</p> <ul style="list-style-type: none"> BUILDING ENTRANCE / DROP-OFF AND PARKADE ENTRY SEMI PRIVATE PEDESTRIAN PLAZA WITH LIGHTING AND FURNITURE <p>30 PEDESTRIAN OVERPASS</p> <ul style="list-style-type: none"> CONNECTION TO INLET SKYTRAIN STATION |
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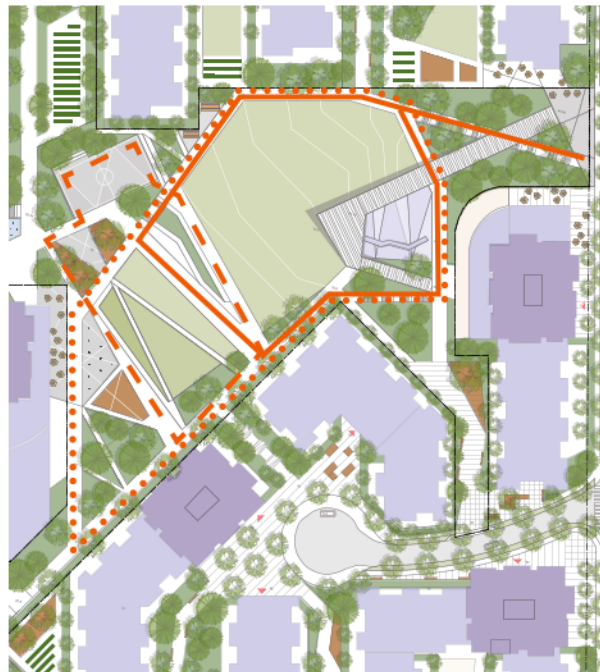


Park Circulation and Active Loops



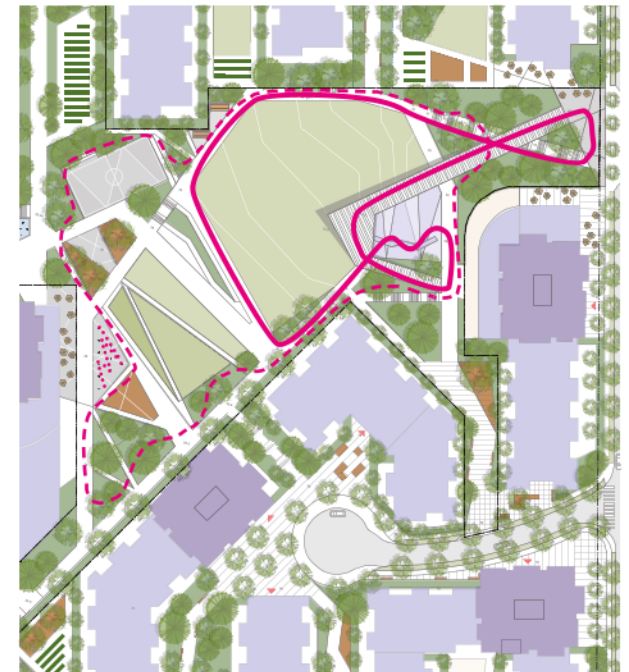
PEDESTRIAN CONNECTIVITY

- PRIMARY PEDESTRIAN ROUTE
- - - SECONDARY PEDESTRIAN ROUTE
- · - · - NON-ACCESSIBLE ROUTE



FITNESS LOOPS

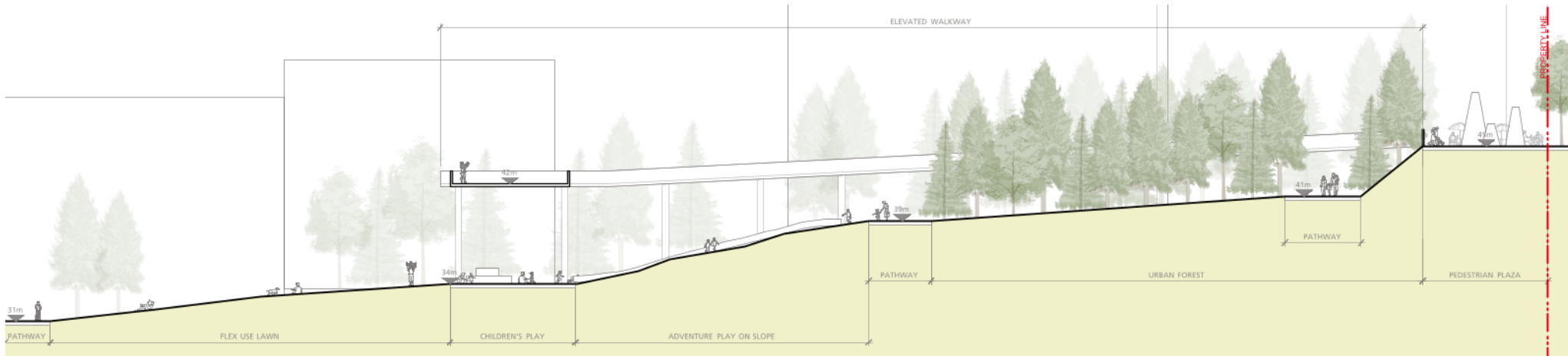
- STAIR COURSE
- - - CIRCUIT TRAINING
- · · · · RUNNING LOOP



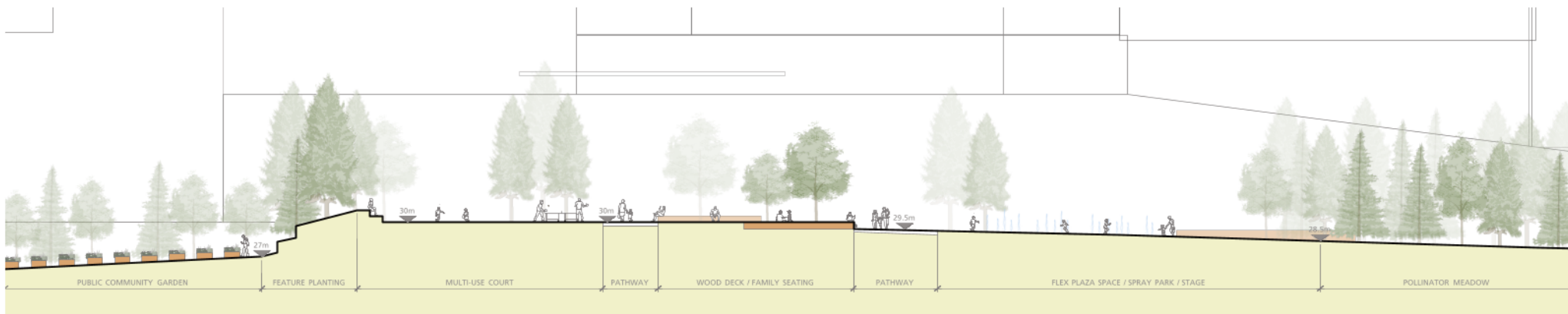
CHILDREN'S PLAY

- ADVENTURE PLAY
- - - NATURE EXPLORATION CIRCUIT
- · · · · WATER PLAY

Illustrative Park Sections

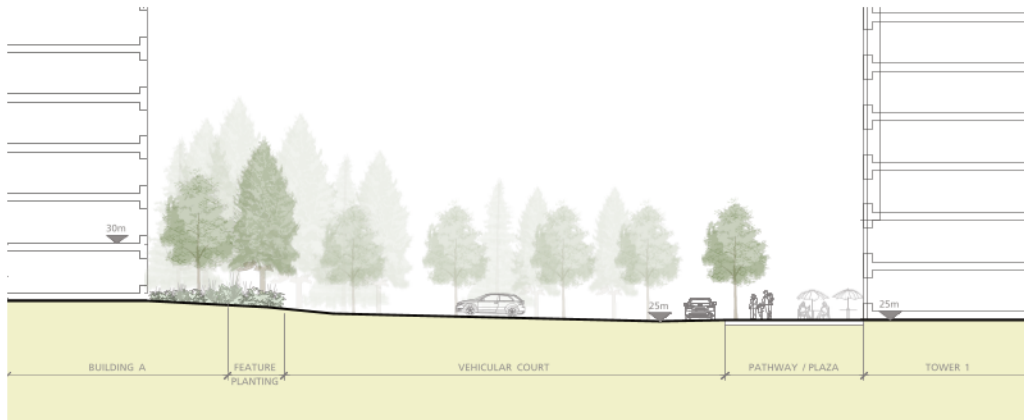


SECTION A - UPPER AREA OF CORONATION PARK INCLUDING PLAY AREA, ELEVATED WALKWAY, URBAN FOREST

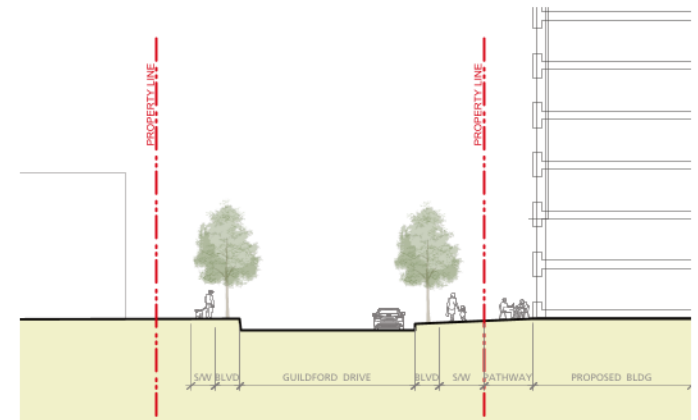


SECTION B - LOWER AREA OF CORONATION PARK INCLUDING MULTI-USE SPORTS COURT, DECK SEATING, FLEX PLAZA AND SPRAY PARK

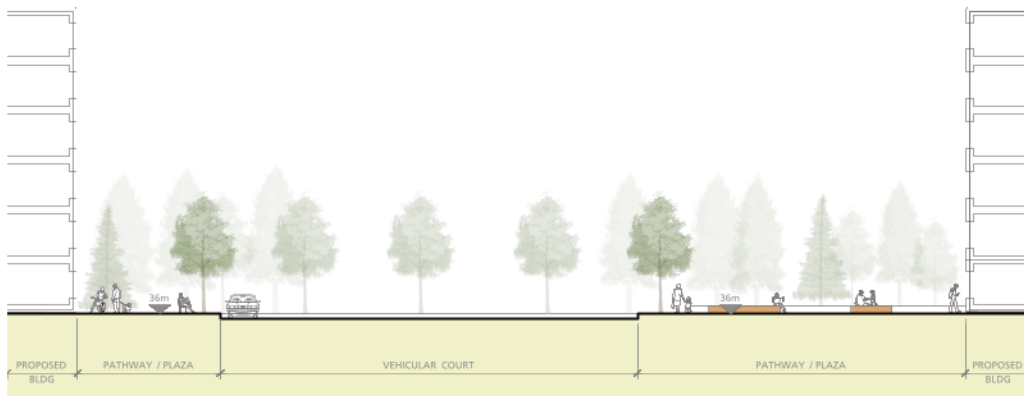
Illustrative Street Cross Sections



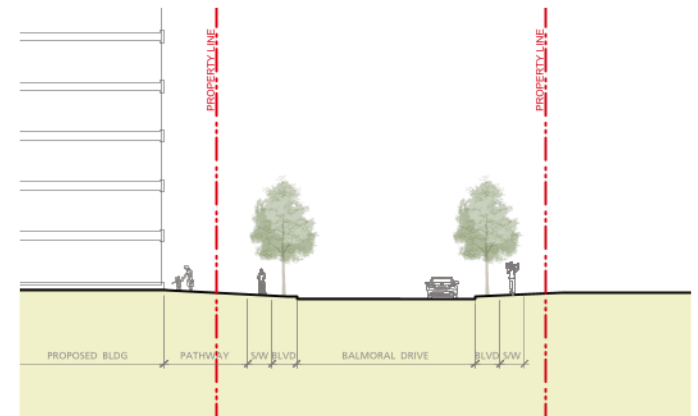
SECTION C - SCHEMATIC CROSS SECTION THROUGH GUILDFORD DRIVE ENTRY NODE



SECTION D - SCHEMATIC CROSS SECTION THROUGH GUILDFORD DRIVE

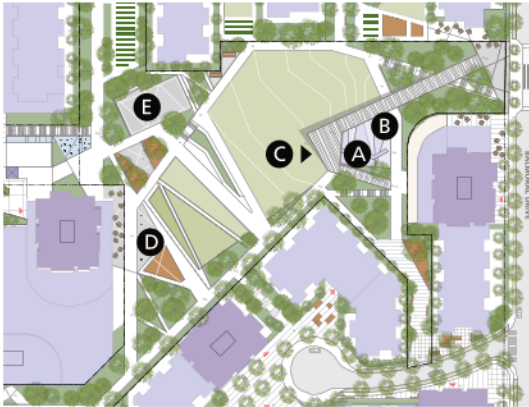


SECTION E - SCHEMATIC CROSS SECTION THROUGH BALMORAL DRIVE ENTRY NODE



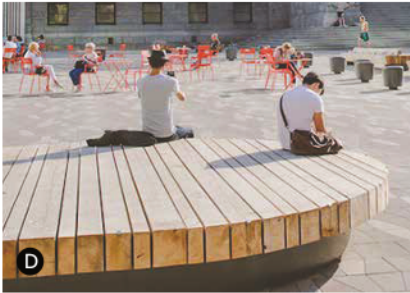
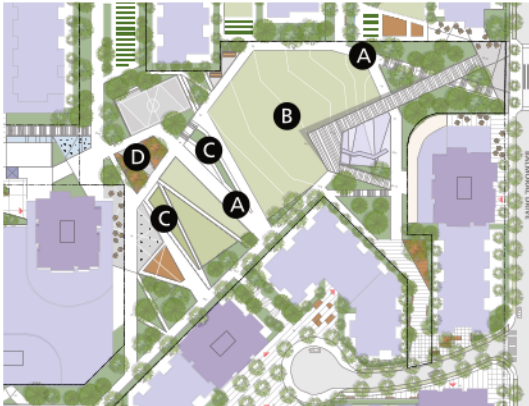
SECTION F - SCHEMATIC CROSS SECTION THROUGH BALMORAL DRIVE

Opportunities | Active Recreation



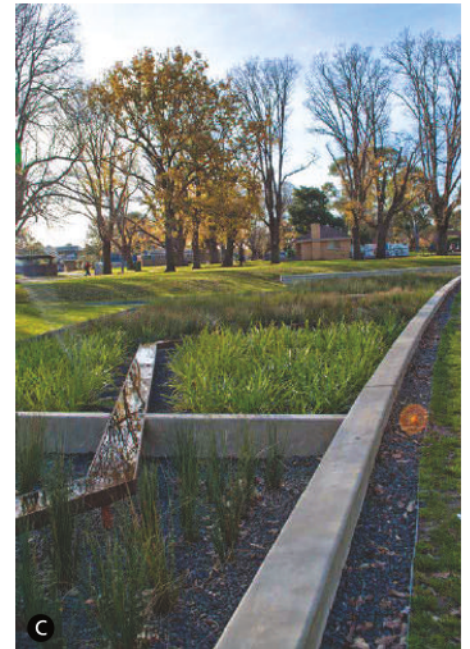
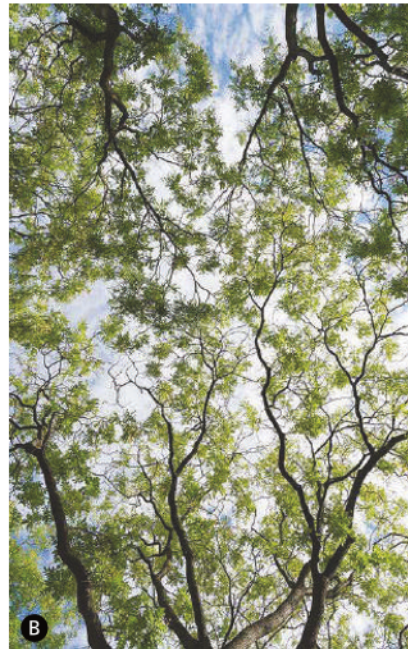
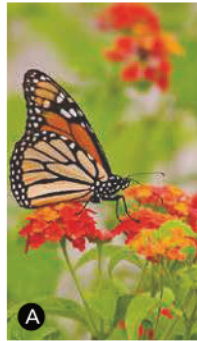
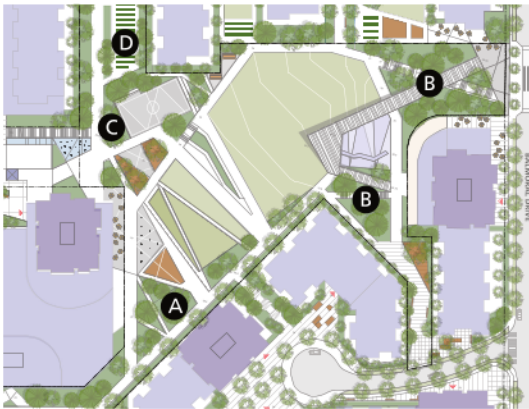
- LEGEND
- A** ADVENTURE PLAY IN SLOPE
 - B** CLIMBING SLOPE
 - C** CHILDRENS PLAY
 - D** SPRAY PARK
 - E** MULTI-USE SPORTS COURT

Opportunities | Passive Recreation



- LEGEND
- A** PEDESTRIAN PATHWAY
 - B** FLEX USE LAWN
 - C** FESTIVAL LAWN
 - D** WOOD DECK SEATING

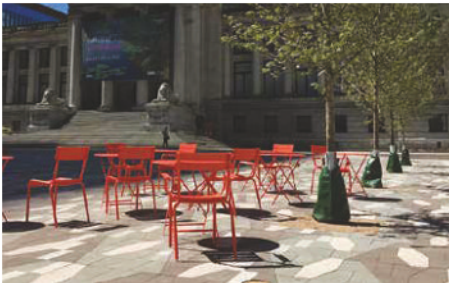
Opportunities | Park Sustainability



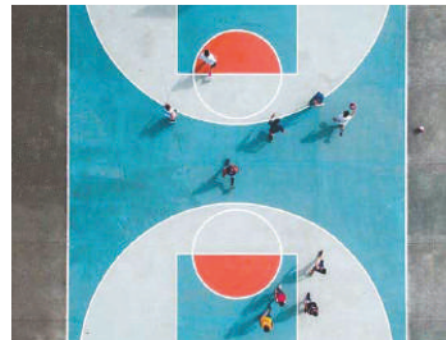
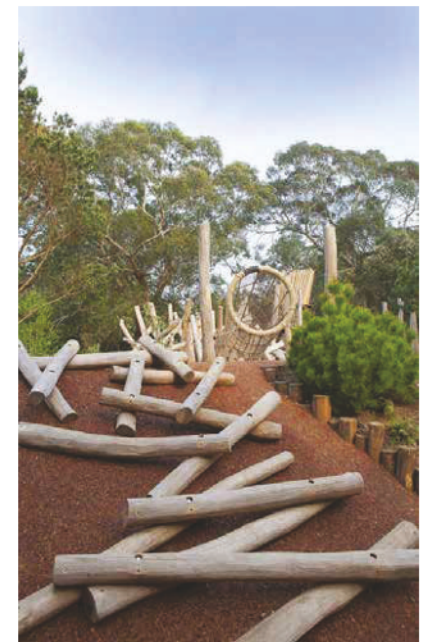
LEGEND

- A** POLLINATOR MEADOW
- B** URBAN FOREST NODE
- C** RAIN GARDEN / FEATURE
- D** COMMUNITY GARDEN

Precedents and Materials

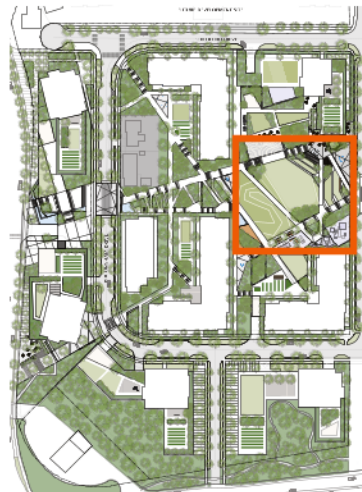
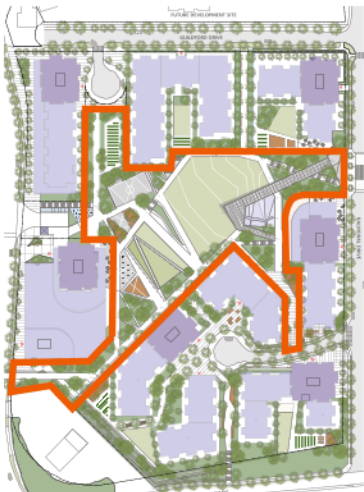


Park Programming Opportunities



Park Area Comparison

PROPOSED



Coronation Park, Port Moody
4 acres

Coronation Park, Port Moody
previous, 1.50 acres

Rocky Point Park, Port Moody
4 acres shown for comparison purposes

Cottonwood Park, Coquitlam
Approx. 1.60 acres

Queenston Park, Coquitlam
Approx. 1.50 acres



Itemized Responses | Parks & Environment Comments on Landscape Submission, Dated March 10, 2021

Item	Comments / Recommendations	Applicant Response
0.0	<p>The 1.5 acre park should allow for both active and passive programming. One of the challenges with planning for a park of this size is that it cannot be all things to all people and small parks limit options – some activities will not fit. Even with a good plan, the option to include active recreational space will still be limited. It may be worth looking at several design concepts at a high level to better understand the tradeoffs – what are the footprints of various features and what combinations can be accommodated together?</p> <p>The following specific comments are not provided in any order of implied importance. Also, some of the comments are intended to be addressed if the project moves to the rezoning and development permit stage.</p> <p>It is also recognized that, as noted above, some of the desired elements may not be able to be physically or technically accommodated given the size of the park, grades and other considerations. Where they cannot be accommodated, that should be noted along with an explanation as to why.</p>	<p>The area of the park has been increased from 1.5 acres to approximately 4 acres in the redesigned layout. We can create a meaningful and exciting park space with a variety of active and passive programming elements that will accommodate a variety of park experiences. We have explored footprints for tennis, soccer, dog parks etc. and determined these program elements are physically too big and/or the site gradients cannot accommodate them without dominating the park.</p> <p>A wide ‘flex lawn’ area allows space for throwing a frisbee or a ball with friends, setting up a badminton net, picnicking or sunbathing. Combining the ‘public plaza’ with splash pad jets and integrating play and program elements into the slopes are examples of how we might integrate a variety of experiences into a modestly-sized park on a significant gradient.</p>
1.0	<p>Provide open space for special events – should plan for adequate space to host smaller size special events (i.e., outdoor movies, music performances, street markets, neighbourhood special events).</p>	<p>A ‘festival lawn’ with stage is provided allowing for performances, outdoor movies and other special events in the park. For larger events, the festival lawn area could be expanded to include the central flex lawn open space. Smaller neighbourhood scale events could be accommodated within the central plaza. Street markets and food trucks could be accommodated at the Balmoral Drive ‘upper court’ / street edge.</p>
2.0	<p>Integrate with public art and wayfinding.</p>	<p>Port Moody is the ‘City of Arts’. Public art could be integrated into the park on many levels: stand-alone; integrated into the landscape; or sequentially placed along pedestrian circulation routes.</p> <p>Wayfinding will be accommodated with a hierarchy of visual cues, signs, elements, and lighting, all in a unique themed style and located across the site and at linkages to the community.</p>
3.0	<p>The public plaza should include analysis to show solar access to ensure it is not shaded too much, especially in the winter. Will require space and infrastructure – water supply, electrical supply, adaptive lighting. Should have appropriate amount of open paved surfaces that are framed by landscape beds. Consider permeable paving to ensure storm water flow.</p>	<p>The public plaza/spray park is centrally located in an anticipated sun pocket. Its location will be confirmed with shadow study once final tower locations are determined. The plaza will be framed and contained with planted edges.</p> <p>Supporting infrastructure such as power, lighting, water and drain lines, is a given for the public plaza in order to accommodate neighbourhood and special events, including evening events, and the splash park. Night time use might feature catenary and/or pole mounted stage lighting. Permeable paving for storm water infiltration at the plaza/ splash pad and elsewhere will be provided where possible, subject to practicality, health standards and regulations.</p>

Itemized Responses | Parks & Environment Comments on Landscape Submission, Dated March 10, 2021

Item	Comments / Recommendations	Applicant Response
4.0	Ensure universal accessibility and demonstrate that this is being achieved through cross-sections, etc.	A major driver for the park design is the need to provide barrier-free pedestrian circulation for all users as they negotiate the extents of the park and all elements within. Given the slope gradient of the site, barrier-free access will be circuitous by necessity. An overhead 'elevated walkway' / ramp has been incorporated into the design to ease gradients and provide excitement and overlook within the park. Site cross sections are provided in this document to demonstrate the design response to the site gradient.
5.0	Ensure connectivity with green infrastructure at the street entrances to the park.	Pedestrian connectivity is provided across the park extents with linkages to all perimeter streets via pedestrian corridors. Connections and alignments to transit and shopping beyond have been carefully accommodated. Expressed storm water management is planned across the site and will include rain gardens and bio-swales.
6.0	Trails to connect with greenway connections to allow residents access to the City's trail network. The park should include walking paths with different loop lengths to encourage physical activity for all ages and abilities. The width of paths needs to reflect planned uses and be balanced with the need for pervious surfaces.	Connectivity and linkages beyond are carefully considered and accommodate this directive. Path widths as proposed meet current best practise standards for multi-use and service trails. All trail widths and materiality will be negotiated with the City. Trail loops of various lengths are provided. Play elements will be exciting, will take advantage of the site gradient and will be vertically integrated to maximize play value.
7.0	Outdoor sport and playgrounds need to have access to innovative play structures for all ages, with adequate sizes. Many of the new developments in the city have playgrounds with limited footprints that make it difficult for future upgrades to include user requests (e.g., 2-5, 5-12, tweens, teens) and expansion into adult active play. Consider protected outdoor play areas for four season use.	<p>Agreed, programming for users of all ages, as well as the ability to expand into adult active play, will be incorporated into the plan in consultation with City Staff. We see the play and active spaces comprising a mix of contemporary and/or unique play equipment and forms that allow for explorative play, that engage and interact with the sloped portions of the site.</p> <p>A portion of the play area is proposed to be under the weather-protected cover of an elevated walkway for all-season use. The sport court space will provide innovative paving graphics and materiality to further enhance the flexible-use nature of the space. Accessible trail routes will be linked together to create recreation loops throughout the City park and neighbourhood.</p>
8.0	Sports courts should be planned for multi-sports like tennis, basketball, soccer, street hockey and volleyball. Pickle ball is not a desired sports court use in this neighbourhood.	Tennis and soccer cannot be accommodated within this park due to space and grading constraints. As directed, pickle ball is not proposed. A flexible sport court is proposed that could accommodate multiple hardcourt sports and interactive play including ball hockey, volleyball, etc. Informal sports such as throwing a frisbee or ball can be accommodated at the flex lawn or at the festival lawn.

Itemized Responses | Parks & Environment Comments on Landscape Submission, Dated March 10, 2021

Item	Comments / Recommendations	Applicant Response
9.0	A demographic analysis is required, per OCP Policy 4 for Coronation Park (“Redevelopment applications within Coronation Park shall provide a demographic analysis...” to ensure adequate space planning for footprints (e.g. accommodate X children 2-5, X children 5-12, X tweens 12-15, X adults, X seniors). The playgrounds need to have social/imaginative play, have a logical circulation pattern that allows children to move about freely and have a range of play amenities that supports physical literacy.	The design team commits to workshoping park design and responding to programming direction from the City in order to achieve a successful design resolution for all users.
10.0	Access to all park areas is required for daily, weekly and seasonal maintenance, such as litter/garbage, grass cutting and turf maintenance.	Maintenance circulation is considered. Path widths will be adjusted as required to accommodate light City maintenance vehicles. Final review of turning movements will be reviewed if the City can provide maintenance vehicle data. Refer to Site Circulation and Open Space Overview (page 5) for locations and details.
11.0	Need to know what is planned for the 1.9 acres of semi-public space and also rooftops accessible only to building residents.	Final semi-private roof top and semi-public open space is schematic as illustrated and will be designed in concert with building designs to supplement City park programming and circulation at grade.
12.0	Need to know what is planned for the two-level 20,900 sq. ft. private amenity facility.	Indoor private amenity information will be provided by the client.
13.0	Need to coordinate with Coquitlam Parks Planning regarding the parks plan for the Polygon site.	Agreed. The Coronation Park design will be reviewed and adjusted relative to this information once the Polygon site plan becomes available.
14.0	Need to include some open grass area for general recreational play – this is limited in city parks in the area.	A large central flex-lawn panel is provided for informal play.
15.0	Need to provide a fenced, off-leash dog area in the park, as well in private areas.	Park size limits the ability to provide a dedicated off-leash dog area of any reasonable dimensions within the park itself. Dogs will need consideration at each building. Private podiums could provide space for this program element for residents. Refer to Neighbourhood Amenity Plan on page 7.
16.0	Should include community gardens in adjacent parcels as on site amenities - the park will not be big enough to meet this need. This can include private community garden plots on podiums, as was done for some buildings in Klahanie and Suterbrook.	Semi-public park areas along the SRWs, in combination with semi-private at-grade podium gardens should be adequate to accommodate this program element.
17.0	Need urban forest expansion and increased canopy cover. Need to provide space and soil volumes to plant large long-lived tree species that can grow to full maturity and are proportional to height of surrounding buildings.	Agreed, the design team will look for all opportunities to provide both forest and shade tree canopy cover throughout the park and at the public SRW areas. Soil volumes will be maximized off-slab. Over-slab, on private property, adequate growing medium depths will be achieved by depressing the parkade structures and by linking planting areas together.

Itemized Responses | Parks & Environment Comments on Landscape Submission, Dated March 10, 2021

Item	Comments / Recommendations	Applicant Response
18.0	Need to design nature play into the park – don't have disconnection from nature.	Urban forest areas are proposed with native plant understories. Replanted forest pockets and themed natural gardens including indigenous, pollinator and butterfly gardens, are proposed.
19.0	Use engineered cells to provide adequate soil volume for significant tree stands.	Where additional soil volume is needed to achieve soil volume targets under paved surfaces, structural soil and or coil cells will be considered. These items are typically not required in open parks.
20.0	Consider if a public washroom can be included – would need to be accessible and easy to maintain.	For management and safety considerations, a public washroom could be considered within a building, to the public plaza/spray pad rather than in a remote or stand-alone location. This item is subject to discussions between the client and the City.
21.0	Consider picnic space - parks in the area are generally overcrowded for picnics. Picnic amenities should be flexible enough to work for both small and large groups.	Picnic amenities will be provided across the site.
22.0	Need benches with backs in the shade and should be designed to facilitate conversations and personal contact to combat the "loneliness" epidemic.	A variety of seating including benches and raised edges in a variety of locations will be provided. Seating nodes of varying sizes will accommodate small and larger groupings.
23.0	Social considerations – degree of formality to park design (natural vs. manicured), minimization of buildings in park, pleasant visual surroundings. Need to have transitions so the park doesn't feel like a small island of green in among dense buildings. Need pleasant acoustic surroundings – sound and reflection of water and a lack of urban noises for a least a portion of the park to allow for sense of getting away – provide peace and quiet from built urban environments, feeling of fresh air – links to trees, sensory considerations – smell from flowering perennials, visual interest – flower beds that provide range of colours and textures, provide seasonal interest – hanging baskets and raised planters in hard surfaced areas.	The park design will feature a sustainable landscape within an interesting angular 'tectonic' framework providing both informality and structure. The Coronation Park Neighbourhood Master Plan provides significant accessible green space within and beyond the park limits. The park is further sheltered due to redesigned and significantly reduced perimeter roadways, resulting in a quieter space. The park will be green and sustainable. Seasonal interest, indigenous natural plantings, layering, fragrance, colour and contrast are the tools utilized for planting design. Formal plantings of annuals are not intended within this naturalized landscape. Flower baskets were not considered for the park as these items are high maintenance and thematically inappropriate. Annuals and flower baskets are more suited to finer scale retail streetscapes easily reached for regular maintenance.
24.0	Plant selection should follow Climate Resilient Landscape Standards.	Agreed. Plants will be largely selected for hardiness and drought tolerance.
25.0	Provide pollinator attractant plants.	Agreed. Pollinator plants will be incorporated into pollinator gardens within the park design.

Itemized Responses | Parks & Environment Comments on Landscape Submission, Dated March 10, 2021

Item	Comments / Recommendations	Applicant Response
26.0	<p>The features should plan for climate change adaptation. The urban landscape expression should include shade trees that optimize user comfort and accessibility, with the concept of the park as outdoor cooling station for the neighbourhood during extreme heat events. It should include drinking water fountains and a spray park (suggest consideration of something with just water jets so space can be multipurpose plaza during winter). Need to look at the use of renewable energy for any new park energy needs to ensure that it is not adding to the City's carbon budget given identified targets for reduction. Need adequate space for a mixture of tree species that are drought resistant and can remove air quality pollutants. Need to plan to reduce impacts from urban heat islands which affect air quality and human health.</p>	<p>Agreed. A mix of shade and coniferous trees is anticipated to reduce 'heat island effect'. Deciduous canopy trees provide winter light and summer shade. Drinking fountains and a user-activated spray pad with jets on timers are proposed.</p>
27.0	<p>A stormwater management concept plan is required for the area or a design brief that describes existing and proposed conditions and incorporates the recommendations from the Chines Integrated Stormwater Management Plan. The purpose of the concept plan is to outline impacts at an early stage and identify an approach to stormwater management that integrates all aspects of the project and incorporates best management practices and appropriate mitigation measures.</p>	<p>A storm water management plan will be prepared and integrated into the design. It may include expressed storm water infiltration swales, detention and raingardens.</p>
28.0	<p>Include street tree trenches and curb cut outs as methods of managing stormwater and the irrigation of trees. Off-site green infrastructure to treat stormwater from roadways should also be incorporated into the design.</p>	<p>Roadway design beyond the park boundaries will integrate storm water initiatives.</p>
29.0	<p>The park design process should incorporate all bear smart recommendations.</p>	<p>'Bear smart' considerations will be reviewed and incorporated as directed by the City. Many, or most, indigenous plant species that we would want to incorporate into natural plantings are in conflict with the bear smart recommendations as they produce berries which provide a natural food source for birds. A coordinated solution is required.</p>
30.0	<p>Provide wildlife proof solid waste and recycling that supports City's waste diversion goals.</p>	<p>Noted. Wildlife proof trash receptacles will be as approved by the City.</p>