

A  
**NEW  
PARK**  
AT  
OAKRIDGE  
CENTRE



February 2018

**Phase 1: Consultation Summary Report**

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# 1. INTRODUCTION

## 1.1 BACKGROUND

The Vancouver Park Board is leading a planning process for a new 9-acre public park as part of the redevelopment of Oakridge Centre. The Park Board held open house events on December 6 and 9, 2017 at Oakridge Centre. At least 324 people participated in person during the two events and 694 people filled out the questionnaire either in person or online on Talk Vancouver between December 6, 2017 and January 2, 2018.

The feedback: helps inform the park design principles; helps to determine the types of activities, elements and components for the new park; informs the preferred draft concept that will be presented to the public in the spring.

## 1.2 METHODOLOGY

The questionnaire included 25 questions including 11 open ended opportunities. The quantitative and qualitative data<sup>1</sup> were separately collated. This report combines both data sets and aims to represent the key themes and ideas.

### <sup>1</sup> Definitions:

*Quantitative Data*- statistics resulting from the participants' measurable choices in the questionnaire

*Qualitative Data*- comments resulting from the open ended questions in the questionnaire

### Park Planning Process

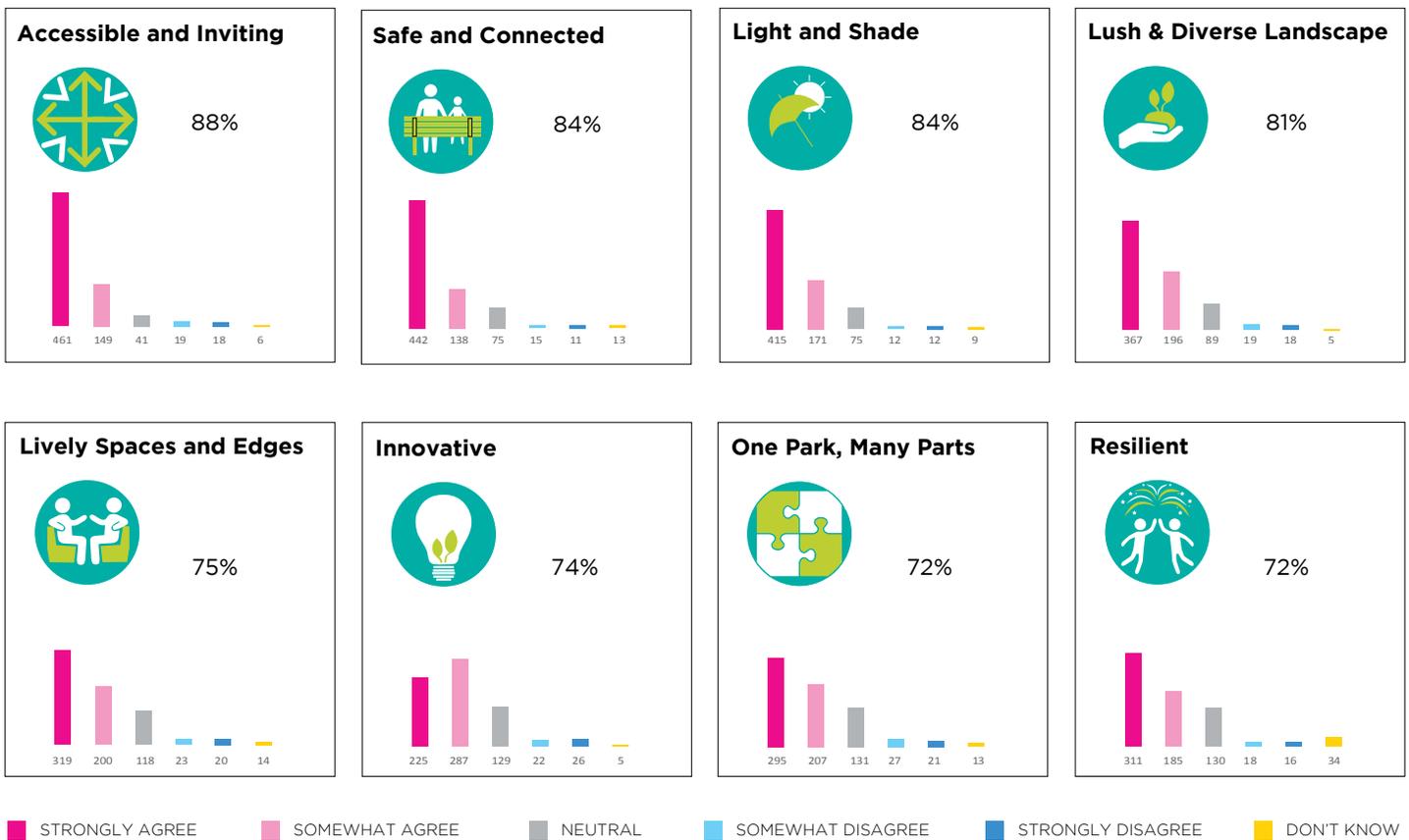


## 2. RESULTS

### 2.1 DRAFT PARK PRINCIPLES

Eight draft guiding principles were developed that capture the overall vision for the future park and provide direction for the park design. The questionnaire asked respondents to indicate their degree of support for the principles and to describe if there were other ideas that they thought were important to include as principles. 239 people provided feedback and the majority supported the proposed principles. Many respondents emphasized certain aspects of the draft principles to reiterate their importance such as designing a park that is sustainable and has a natural feel, designing a park with a variety of seating and fostering a sense of inclusion.

The following principles are ordered by the level of support from respondents.



While most people felt that the eight principles aligned with their priorities, the term resilience was highlighted for further clarification. Many comments expressed that it wasn't clear if resilience was referring to sustainability, climate change or adaptability to a changing city over time.

Additional ideas that people felt were not already reflected in the principles include: seasonality- emphasizing the importance of including planning for all seasons and for all weather within a principle, including suggestions about rain and shade cover; and wildlife/habitat- including language to support wildlife habitat within a principle. There were a total of 41 (6%) comments with new themes.

The following are selected comments from respondents that highlight recommendations for each of the eight draft principles.

### **ACCESSIBLE AND INVITING**

Accessible! to all abilities and age groups- include families and all age ranges.
Much prefer accessible by ramp with landscaping to upper levels than having to go use elevators.
Park hours- 24 hour park or only sunrise to sunset?
Inclusive- just because a park is accessible does not mean that it can be inclusive to all people.
Try to make inaccessible and accessible spaces. Accessibility reduces the intimacy/wonder of spaces.
“Accessible” must include visibility and prominent access to the park from the transit station, and the major sheets. Current connection from the transit plaza is inadequate.
Parks need a mix of retail: coffee shops, food vendors, bike shop etc. Not many but some make a space vibrant and truly inviting.

### **LIGHT AND SHADE**

Safety must include streetlights
Night lighting for safety and visibility.
Many trees - not just for shade, but for birds, wildlife
Some areas are missing shade features, as we all know, most design ideas should think of all seasons. Are there areas where people can sit in the rain or sun? Is it covered?

### **SAFE AND CONNECTED**

A safe playground, far away or protected from the traffic area
Night lighting for safety and visibility.
A large emphasis must be placed on safety

### **LUSH AND DIVERSE LANDSCAPE**

I think it’s important to use native plants.
Functional landscapes - providing ecosystem services and green infrastructure for the city. Including but not limited to: habitat provision through use of local plant and tree species; extensive canopy for rainwater flash attenuation and mitigation of urban heat island effect; rainwater filtering through vegetated aboveground runoff channels; opportunities for safe forest bathing at all hours by orienting through ways with open sightlines; etc.
Ensure that the park pathways follow ‘desire’ lines. (Olmsted - NY Central Park Landscape Architect: ‘incidental tracks and alternative routes that emerge over time in relation to designated paths in a landscape) ... propose that pathways become integrated over time rather than fully implemented at installation. Natural pedestrian use will reveal the best routes; suggest phased in pathways.

## LIVELY SPACES AND EDGES

Including places to eat and drink in/on the edge of the park. Also create peaceful areas with water features to dampen noise.

Given the size and scale of the park, it is important that the edge conditions are well articulated to ensure that there are ample opportunities for people watching, prospect onto larger park spaces and comfortable, and defensible spaces that offer a variety of public and more intimate areas of respite.

## INNOVATIVE

Sustainable Innovation- how can opportunities such as rainwater management, on site energy production, food production and natural play integrate into the plan? These are key aspects that could help create a more innovative park.

Grow native berries, herbs; try guild planting, a biodynamic system that boosts wild pollinator numbers, something actually innovative.

## ONE PARK, MANY PARTS

Multi use, different types of seating, interesting water features, and good quality pathway materials.

Seasonal changes of colour and in general some parts brightly coloured and others mainly green. A mixture of stimulating and relaxing in different areas. Enough places to sit.

## RESILIENT

Under resilient you ought to be more explicit around how green infrastructure will be incorporated. Not only rainwater and habitat, but also purification and flood/storm water management, etc. I'd also add educational. Parks can be great places to teach and learn.

Low water use

Easily maintained so budgets in the future don't compromise the original design and purpose.

Resilient... Not sure in which aspect of resilience you are defining this principle. Adding definition of those principles would be helpful.

## 2.2 PARK ACTIVITIES, ELEMENTS, AND COMPONENTS

The questionnaire asked for respondents to express their degree of support for each of the identified activities, elements and components included in the table below and to identify if any were missing from the list. 213 people provided open ended comments.

**Most Important:** 90% of all respondents selected lush plantings and large trees, and pathways throughout as most important; 89% selected habitat for birds and pollinators; and 87% selected multi-use passive space.

**Least Important:** 41% of all respondents selected dog off-leash area as least important; 36% selected parkour features, 29% selected spray parks with a focus on play, and 28% selected outdoor fitness equipment.

### VERY IMPORTANT/SOMEWHAT IMPORTANT

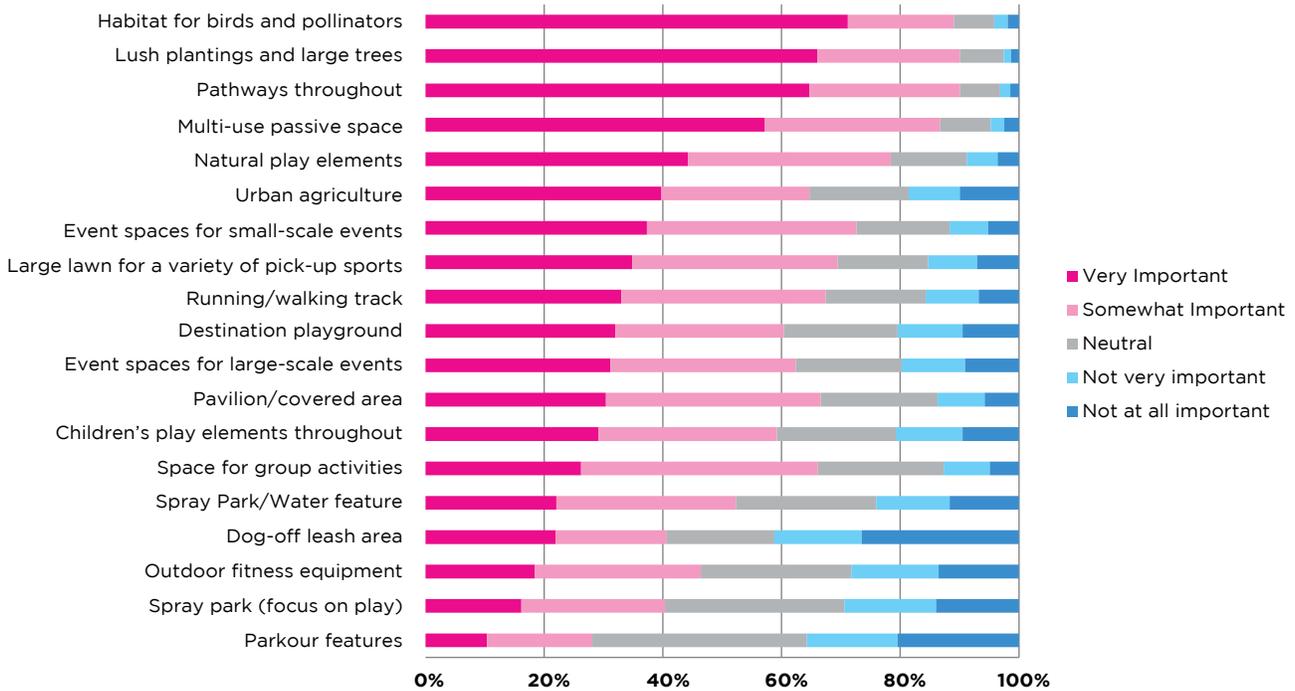


### NOT VERY IMPORTANT/NOT AT ALL IMPORTANT



*Note: All remaining percentages were neutral*

Activities, elements and components that respondents felt were missing include: field for organized sports, not only pick-up sports (e.g. children’s soccer/softball league), slide/play area for adults and teens, programming for socializing and engaging with public art and learning, and spaces for reading, reflection/meditation, and spaces for enjoying views. There were a total of 45 (6.5%) comments for missing activities, elements and components.



The above graph illustrates a break-down of level of importance for each activity, element and component. The qualitative data highlighted that although an individual feature may have been weighted low in terms of importance, slight changes to how the activity, component or element was designed could impact the respondent’s ranking of importance. For example, dog-off leash areas ranked relatively low at 41% very important/important, but many people commented that they could be supportive if dog off-leash areas have safe boundaries and clear separation/signage.

**OVERALL**

When asked if there are *any activities, elements and components that do not fit* with the overall park principles, 184 people provided comments, and the top responses were:

1. Dogs should not be welcome in the park - 6% of all survey respondents
2. The park should not support large events or performances - 3% of all survey respondents
3. The park should not support parkour - 3% of all survey respondents
4. The park should not have a spray park - 2% of all survey respondents

## AGE GROUPS

The overall results were impacted by the demographic distribution of respondents; where 91% were over age 30. Different age groups showed varying preferences for park activities, elements and components. All age groups strongly supported pathways, multi-use passive spaces, lush plantings and large trees, and habitat for birds and pollinators. Other activities that were supported by most age groups include natural play elements, event spaces for small events, and urban agriculture. Activities with neutral responses from some age groups include spray parks with focus on play, water features, and parkour features. Those under 30 thought all activities, elements and components are very or some somewhat important, whereas other age groups had greater distribution between very important, somewhat important, neutral, not very important and not at all important. See table below for complete break-down:

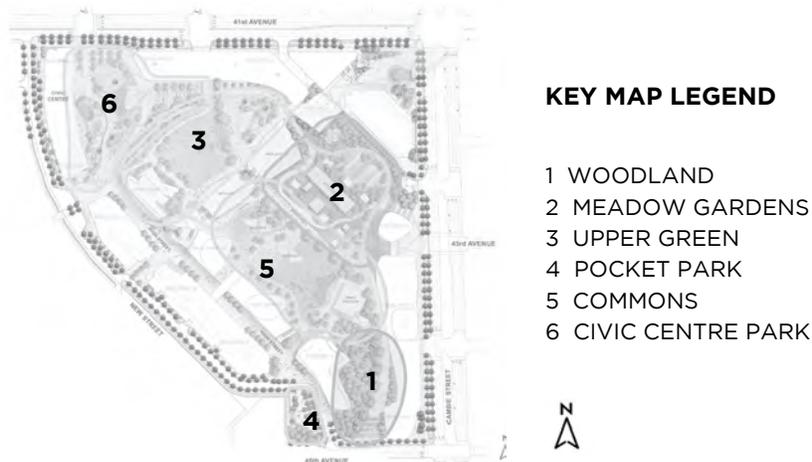
ACTIVITIES/AGE GROUP CHART	19 & Under	20-29	30-39	40-49	50-59	60-69	70+
	1%	8%	20%	21%	20%	19%	11%
DESTINATION PLAYGROUND	■	■	■	■	■	■	■
NATURAL PLAY ELEMENTS	■	■	■	■	■	■	■
CHILDREN'S PLAY ELEMENTS (ALL)	■	■	■	■	■	■	■
SPRAY PARK/ WATER FEATURE	■	■	■	■	■	■	■
SPRAY PARK/ FOCUS ON PLAY	■	■	■	■	■	■	■
DOG OFF-LEASH AREA	■	■	■	■	■	■	■
LARGE LAWN FOR PICK UP SPORTS	■	■	■	■	■	■	■
EVENT SPACES FOR LARGE EVENTS	■	■	■	■	■	■	■
EVENT SPACES FOR SMALL EVENTS	■	■	■	■	■	■	■
PARKOUR FEATURES	■	■	■	■	■	■	■
PAVILION/ COVERED AREA	■	■	■	■	■	■	■
RUNNING/ WALKING TRACK	■	■	■	■	■	■	■
PATHWAYS THROUGHOUT	■	■	■	■	■	■	■
OUTDOOR FITNESS EQUIPMENT	■	■	■	■	■	■	■
SPACE FOR GROUP ACTIVITIES	■	■	■	■	■	■	■
URBAN AGRICULTURE	■	■	■	■	■	■	■
MULTI-USE PASSIVE SPACE	■	■	■	■	■	■	■
LUSH PLANTINGS AND LARGE TREES	■	■	■	■	■	■	■
HABITAT FOR BIRDS AND POLLINATORS	■	■	■	■	■	■	■

■ VERY IMPORTANT   
 ■ SOMEWHAT IMPORTANT   
 ■ NEUTRAL   
 ■ NOT VERY IMPORTANT   
 ■ NOT AT ALL IMPORTANT

*\*Note: The design process includes considerations regarding drastic changes in the community prior to completion of the park.*

## 2.3 IDEAS FOR PARK CONCEPT AREAS

Overall, there is strong support for the six proposed concept areas. The majority of respondents indicated that they are either “very satisfied” or “satisfied” (80%) with the overall park proposal (the combination of all six concept areas as one cohesive park). Many of the comments expressed excitement for the park with some concern about maintenance over time. One of the most prevalent themes that emerged across all six concept areas was the desire to incorporate natural elements in the park design.



### The Woodland

This concept area received the highest support. Comments suggested making the area bigger with more natural plantings and trees and more opportunities to sit and enjoy the tranquility of the area. Respondents expressed interest in use of local and indigenous plant species, habitat for wildlife and minimizing built structures in the area to preserve it as a unique and natural environment. Some comments emphasized the importance of ensuring safety in the area with suggestions to provide railings and senior’s friendly seating in addition to clear sight lines. There were 182 comments, and 42 (6%) wanted more trees.

Comments from respondents:

*“Expand this design through the entire park”*

*“... I want more trees so this feels like a mini forest.”*

*“I really like this -- natural, simple, peaceful, provides a more natural habitat for birds, animals, insects and...us!”*



405	REALLY LIKE IT   58%	} 85%
184	LIKE IT   27%	
71	NEUTRAL   10%	
19	DON'T LIKE IT   3%	
15	REALLY DON'T LIKE IT   2%	

## The Meadow Gardens

There was some concern expressed about the design of this concept area due to its possibly messy appearance in some seasons and due to possible privatization of park space related within allotment style community gardens. Other comments suggested providing more seating, introducing pollinators such as bees, creating habitat for wildlife (especially birds) and introducing educational elements into the area. There were several comments raised that the design illustrated did not look like a meadow and needed more fluidity and informality incorporated as part of the design. There were 185 comments, and 20 (3%) suggested this area should be more natural.

Comments from respondents:

*“The rows of boxes and rows of trees contradict the spirit of a natural park. Something more flowing and natural.”*

*“Include interpretive elements to showcase various elements and encourage public participation.”*

*“...creating a natural habitat for birds [and] pollinators is so important.”*



## The Upper Green

The main priorities expressed for this concept area include a desire for better usability through more seating, covered areas and accessibility for all ages and abilities and a stronger sense of nature incorporated into the concept. It was unclear to many respondents how people would access this space from the ground level. The importance of ensuring continued use of the park in all seasons through unique design features was also noted. There were 220 comments, and 25 (4%) indicated desire to make this area more green.

Comments from respondents:

*“How do you get up? How steep is the ramp? Can I push my stroller up there?”*

*“It seems like a lot of lawn and not much natural planting.”*

*“More shade cover... it would be hot up there on a summer day.”*



## The Pocket Park

Comments expressed a desire to make this concept area more natural and unique. Respondents felt that some of the features from other concept areas had been repeated in this area and that it focused too much on the built environment as opposed to the creation of natural space. Other comments noted that connection to transit and the rest of the park needed greater emphasis. There were 164 comments, and 26 (4%) wanted different programmatic elements around this space.

Comments from respondents:

*"It's too hard, gray...empty."*

*"Concern around how clear it will be from this vantage point that there is way more park above on the roof."*

*"How about something a bit more natural for this area? More logs, rocks.."*



191	REALLY LIKE IT   28%	} 68%
280	LIKE IT   40%	
158	NEUTRAL   23%	
38	DON'T LIKE IT   5%	
27	REALLY DON'T LIKE IT   4%	

## The Commons

There were two ideas proposed for this concept area. The comments reflect contributions for both ideas. The main theme that emerged for this area was a desire for the design to include elements that incorporate features for all seasons and all weather. Other comments identify a need for more natural features such as trees, an emphasis on play and options for purchasing food. A few comments raised concerns about maintenance and the inclusion of a water spray park. There were 182 comments, and 25 (4%) mentioned various versions of sustainable 'play' as a critical element in this area.

Comments from respondents:

*"Are there areas for 'natural play' - things to climb on? Places to build forts? Places for imaginary play?"*

*"All weather covers so people will hang out in the space when it rains"*

### Idea 1



192	REALLY LIKE IT   28%	} 67%
272	LIKE IT   39%	
159	NEUTRAL   23%	
40	DON'T LIKE IT   6%	
31	REALLY DON'T LIKE IT   4%	

### Idea 2



185	REALLY LIKE IT   27%	} 61%
239	LIKE IT   34%	
162	NEUTRAL   23%	
67	DON'T LIKE IT   10%	
41	REALLY DON'T LIKE IT   6%	

## The Civic Centre Park

There were two ideas proposed for this concept area. The comments reflect contributions for both ideas and many people expressed that they would like to see both ideas 1 and 2 blended into one idea. The comments suggested more seating for parents to watch their children in the playground and also for seniors. The grand steps offer seating opportunities but concerns were raised about accessibility. In addition, there was a preference for incorporating more natural elements in the design. There were 215 comments, with 18 (2.5%) wanted more seating, and 22 (3%) wanted more trees.

Comments from respondents:

*“Lots of seating, besides the giant steps, would be better for seniors.”*

*“This park, as it looks like, could be anywhere. Doesn’t feel like Vancouver. Use our uniqueness: huge trees, big vistas, ocean, stone.”*

### Idea 1



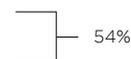
207	REALLY LIKE IT   30%
229	LIKE IT   33%
140	NEUTRAL   20%
70	DON'T LIKE IT   10%
48	REALLY DON'T LIKE IT   7%



### Idea 2



198	REALLY LIKE IT   29%
246	LIKE IT   35%
150	NEUTRAL   22%
67	DON'T LIKE IT   10%
33	REALLY DON'T LIKE IT   5%



The three most strongly supported park concepts were the Woodland (85%), Meadow Gardens (81%), and Upper Green (77%). The comments received on the design ideas will help to inform the draft preferred concept.



Open House event photo

## 2.4 YOUR VISION

To help create an overall vision for the park at Oakridge Centre, the questionnaire asked “If you could use one word or short phrase to describe your ideal future for Oakridge Centre park, what would it be?”

462 people responded to this question. The most commonly expressed sentiment was a desire for a natural and green park. This was followed by many comments about inclusivity particularly expressing the need for a community hub where people across all cultures, ages, abilities and income levels can come together to connect and interact. Other comments suggested the importance of an iconic park that acts as a destination and the desire for a park that is inherently usable and appeals to both preferences for fun and stimulating but also a quiet and tranquil environment.

The following word cloud illustrates some of the most commonly expressed phrases.

community hub inviting  
iconic nature diversity tranquil  
useable  
lush sustainable inclusive open  
fun accessible destination

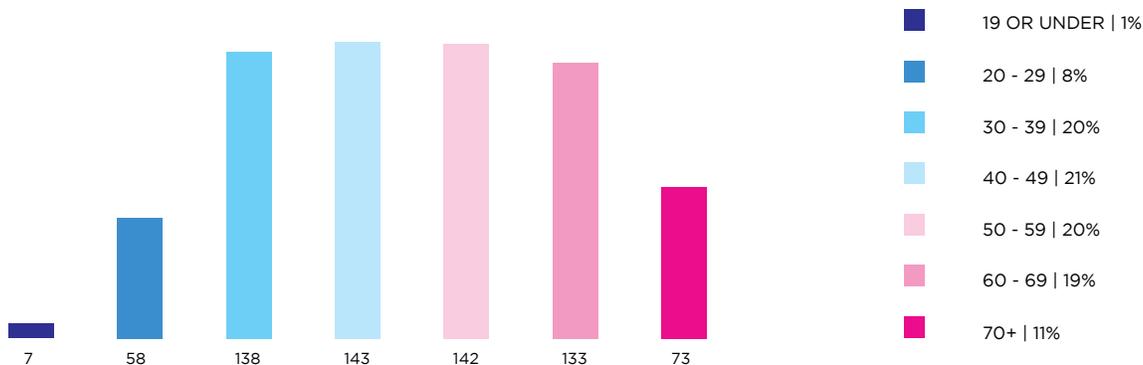
## 2.5 SUMMARY

The proposed park principles, activities, elements and components and concept areas all received strong support. The key considerations highlighted through both the qualitative and quantitative responses include:

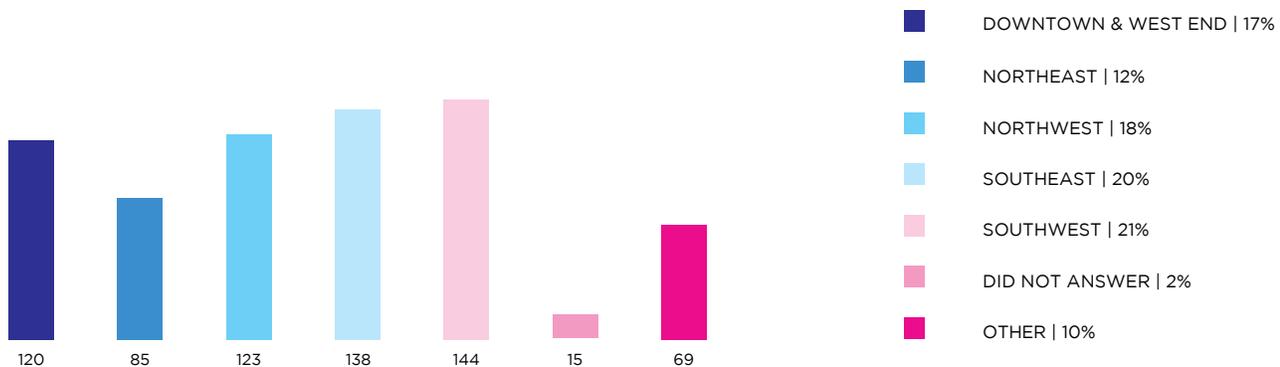
- a more significant integration of nature into the design through diverse plantings and tree canopy
- practicality incorporated into the design through seating and planning for all seasons and weather conditions
- a balance of fun areas for play and peaceful areas for tranquility

## 2.6 DEMOGRAPHICS

### AGE GROUPS



### RESIDENTIAL ZONE



### PARTICIPATION

Although the greatest proportion of respondents lived in areas near the park, there was representation from across Vancouver. Out of all 694 respondents, only 9% of respondents were under the age of 29 and only 24% of respondents had children under 18. Within the City of Vancouver, there were 610 respondents; 454 respondents (74%) do not have children under 18 and 156 (26%) respondents have children under 18.

Within the 610 respondents from within the City of Vancouver, there were 7 (1%) in the 19 and under age group; 46 (7.5%) in the 20-29 age group; 112 (18%) in the 30-39 age group; 131 (21%) in the 40-49 age group; 126 (21%) in the 50-59 age group; 120 (20%) in the 60-69 age group; and 68 (11%) in the over 70 age group. Overall, there was balanced representation between ages of 30 and 69 years old city-wide.

# 3. APPENDIX A: QUESTIONNAIRE

## Oakridge Centre Park Survey

The Vancouver Park Board is planning a new park as part of the redevelopment at Oakridge Centre. The nine acre public park will be the first of its kind in Vancouver, located partially on the roof top of the mall and partially at ground level. This innovation in park design will offer a unique experience for existing and new residents in the area and will act as a destination park for the rest of the city.

Please help shape our future park by completing this survey. Your feedback will help us to:

- Define the guiding principles for park design
- Confirm park programming
- Provide feedback on initial park design ideas

Please review the boards here: [vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park)

*Tell us what you think! The survey is open until January 2, 2018.*

### Park Principles

We've developed eight guiding principles that capture the overall vision for the future park and provide direction for the park design.

1. Do you agree or disagree with the principles below?

Principles	Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree	Don't know
Innovative						
Accessible and Inviting						
One Park, Many Parts						
Safe and Connected						
Resilient						
Lush and Diverse Landscape						
Lively Spaces and Edges						
Provide Light and Shade						

2. Did we miss anything? Are there other principles that you think are important to include. Please tell us what and why.

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### Park Activities, Elements and Components

3. Please review the park activities, elements and components below and rate their importance to you.

Activities, Elements and Components	Very Important	Somewhat Important	Neutral	Not very important	Not at all Important
Destination playground					
Natural play elements					
Children’s play elements throughout (i.e. slide down amphitheater stairs)					
Spray Park/Water feature (focus on all ages, play and public space element)					
Spray park (focus on play)					
Dog-off leash area					
Large lawn for a variety of pick-up sports (i.e. volleyball, soccer, ultimate, badminton)					
Event spaces for large-scale events (i.e. movie nights, concerts)					
Event spaces for small-scale events (i.e. outdoor yoga, fitness classes)					
Parkour features					
Pavilion/covered area (for yoga, events and performances)					
Running/walking track					
Pathways throughout					
Outdoor fitness equipment					
Space for group activities (ex. Tai chi, yoga, table tennis)					
Urban agriculture (community gardens, orchards and local food education)					
Multi-use passive space (for picnics, sunbathing, reading)					
Lush plantings and large trees					
Habitat for birds and pollinators					

4. Did we miss anything? Are there other activities, elements or components that you think should be included in the final park design? Please tell us what and why.

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5. Are there any activities, elements and components listed above that you think do not fit with the overall park principles? Please tell us why. (Refer to board 4 to review the principles)

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### Ideas for Park Concept Areas

The park is divided into six different zones each with a unique identity and a diversity of programming. (See boards 11-19 to learn about the proposed character of each zone)

#### 6. The Civic Centre Park

The *Civic Centre Park* would be a local park for nearby residents. At street level, it would provide entry to the greater park and adjacency to the civic centre would allow programming to spill outside and animate the local park.

a) Idea 1 - Please refer to board 11 and let us know what you think of the proposed ideas.

Really like it     Like it     Neutral     Don't like it     Don't like it at all

b) Idea 2 - Please refer to board 12 and let us know what you think of the proposed ideas.

Really like it     Like it     Neutral     Don't like it     Don't like it at all

c) Are there any ways you think *the Civic Centre Park* could be improved upon?

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#### 7. The Upper Green

The *Upper Green* would be a large open lawn space located on the roof. This area would function as a flexible space for informal sports, games, picnics and sunbathing, and group activities.

a) Please refer to board 13 and let us know what you think of the proposed ideas.

Really like it     Like it     Neutral     Don't like it     Don't like it at all

b) Are there any ways you think the *Upper Green* could be improved upon?

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#### 8. The Commons

The *Commons* would be a hub of activity adjacent to restaurants and eating places. A park pavilion provides a covered space for events and daily use.

a) Idea 1: Please refer to board 14 and let us know what you think of the proposed ideas.

Really like it     Like it     Neutral     Don't like it     Don't like it at all

b) Idea 2: Please refer to board 14 and let us know what you think of the proposed ideas.

Really like it     Like it     Neutral     Don't like it     Don't like it at all

c) Are there any ways you think the *Commons* could be improved upon?

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#### 9. The Meadow Gardens

The *Meadow Gardens* would encourage nature in the heart of the City. The area could include community gardens, orchards and a meadow to support habitat for birds and other pollinators.

a) Please refer to board 16 and let us know what you think of the proposed ideas.

Really like it     Like it     Neutral     Don't like it     Don't like it at all

b) Are there any ways you think the *Meadow Gardens* could be improved upon?

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10. The Woodland

The *Woodland* would support a lush urban forest, showcasing Pacific Northwest native plants, with pathways and seating throughout for quiet contemplation.

a) Please refer to board 17 and let us know what you think of the proposed ideas.

- Really like it     Like it     Neutral     Don't like it     Don't like it at all

b) Are there any ways you think the *Woodland* could be improved upon?

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11. The Pocket Park

The *Pocket Park* would provide entry to the greater park at street level for residents in the surrounding neighbourhoods. The park will bring people together for a mix of active and social activities.

a) Please refer to board 18 and let us know what you think of the proposed ideas.

- Really like it     Like it     Neutral     Don't like it     Don't like it at all

b) Are there any ways you think the *Pocket Park* could be improved upon?

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12. Thinking about the proposal for Oakridge Park overall, are you satisfied or dissatisfied with the proposal?

- Very satisfied     Somewhat Satisfied     Neutral     Somewhat dissatisfied     Very dissatisfied

**Your Vision**

13. If you could use one word or short phrase to describe your ideal future for Oakridge Centre Park, what would it be? Please be as specific as possible.

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14. Do you have any other comments?

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### Demographics

It is important to us that we hear from a diversity of people and perspectives. The following questions help us to determine how the feedback we receive represents the community. Please note that individual responses are treated as anonymous.

15. Please provide your home postal code: \_\_\_\_\_

16. What is your connection to the park site? (Select all that apply)

- Rent in the neighbourhood
- Own and live in the neighbourhood
- Own in the neighbourhood but live elsewhere
- Live outside the neighbourhood but visit the area
- Work in the neighbourhood
- Own a business in the neighbourhood
- Other, please specify \_\_\_\_\_

17. What age group do you fall into?

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> 19 or under | <input type="checkbox"/> 50-59       |
| <input type="checkbox"/> 20-29       | <input type="checkbox"/> 60-69       |
| <input type="checkbox"/> 30-39       | <input type="checkbox"/> 70-79       |
| <input type="checkbox"/> 40-49       | <input type="checkbox"/> 80 or older |

18. Do you have children under the age of 18 living in your household?

- Yes
- No

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**Thank you!**

**What's next?**

**Please complete the survey by January 2, 2018.** Another open house will be held in 2018 with a proposed park design for your feedback.

Do you know someone else who might be interested in sharing their views? Please direct them to:  
**[vancouver.ca/oakridge-park](http://vancouver.ca/oakridge-park)**