

Appendix D

Concept Plan Options

Concept Plan Options

Once the initial program statement was completed, the design team began developing concept plan options for the future of Terwillegar Park. Initially four concept plan options were prepared by the design team and then reviewed with the City Project Team and the Terwillegar Park Citizen's Advisory Committee. Based on input and ideas provided by these groups, the design team revised and refined the four concepts into two concept plan options which were then presented to the public at two open house events in March 2008. Refer to the Public Consultation Summary Report (Appendix E) for an overview of the public input on the two concept plan options.

1.0 Four Concept Plan Options

Each of the four concept plan options contained a mix of the various program options with varying levels in terms of the number of elements, the relationship between elements and the proposed level of overall development. The design team's goal was to have a balance of program elements between the four concepts so that there was not a concept with virtually no development, and no single concept that included all of the proposed program elements. In general, all of the concepts included some level of natural area restoration, enhanced gravel (walking) and mountain bike trails, a regional trail through the site, and paved access road and parking.

At this point in the process the primary objective was to test whether the various program elements fit within the vision for the park with specific location, amount (size) and relationship being of less importance. A brief summary description of the four concept plan options is provided below and illustrated on Figures D1-D4. A matrix comparing the key program elements of the four concepts is provided on Figure D5.

1.1 Concept Option A

Concept Option A (Figure D1) proposed the fewest number of program elements of the four concepts. Some of the key features proposed in Concept A included a designated interpretive trail and a combined program/washroom/maintenance building. In this concept the regional trail crosses the river to the west and north and also extends up the embankment to the south and along the east side of the river to provide a connection to the Anthony Henday trail bridge. This concept includes a controlled access to a gravel road which provides access to the river for the Voyageur canoe program and for events such as the Klondike Raft Race.

1.2 Concept Option B

In Concept Option B (Figure D2), a 7.4 hectare constructed pond is the main feature, providing a large facility for paddling. A program/washroom building and launch/teaching area are also proposed to meet the needs of paddling groups. This concept also includes a designated canoe/kayak launch at the "beach". In this concept the regional trail crosses the river from the north and then travels up the embankment and along the east side of the river to provide a connection to the Anthony Henday trail bridge. This concept also introduced the idea of a designated universal design trail providing a barrier free route from the main parking lot to the rivers edge, and the back with a bridge across the paddling lake.

1.3 Concept Option C

In Concept Option C (Figure D3), the key feature is the expansion of the existing ponds to create a 7.2 hectare paddling facility. In support of this program element, a park road and satellite parking provide access from the west of the existing parking to the south end of the pond. A program/washroom building and picnic area have also been proposed near the ponds. In this concept the regional trail crosses the river from the east and from the north and then travels across the park at the base of the embankment, in behind the main parking lot. There is no regional trail connection proposed up the embankment towards Anthony Henday, however, there is an enhanced gravel trail designed to provide access for Riverbend residents. Another feature of this concept is the inclusion of interpretive nodes along the main walking trails.

1.4 Concept Option D

In Concept Option D (Figure D4), the key feature is a secondary paved park road and satellite parking/turn-around providing access from the main road to a canoe/kayak launch and picnic area. In this concept the regional trail crosses the river from the east and from the north, and then travels across the park at the base of the embankment, in behind the main parking lot. As with Concept C, there is no regional trail connection proposed up the embankment towards Anthony Henday, however, there is an enhanced gravel trail designed to provide access for Riverbend residents. This concept also features designated interpretive trails and nodes throughout the park.

	CONCEPT A	CONCEPT B	CONCEPT C	CONCEPT D
Regional Trail	Provides trail links in three directions as per RVA study with bridges to west and east and a top of bank trail to south to connect to Anthony Henday	Provides trail links in three directions as per RVA study with bridges to west and east and a top of bank trail to south to connect to Anthony Henday	Provides east-west trail link across Park connecting pedestrian bridges. Trail alignment crosses road and runs behind parking lot. No impacts to forest. Paved trail link to Rooney Cr./Romaniuk Pl.	Provides east-west trail link across Park connecting pedestrian bridges. Trail alignment crosses road, enters forest and comes out west of parking lot. Paved trail connection also provided to the 'beach' area. Paved trail link to Rooney Cr./Romaniuk Pl.
Universal Design	No specific trail - all upgraded walking trails to be constructed using universal design principles	A designated, paved universal design trail providing a loop from the parking lot to and along the river and then back. Upgraded walking trails also universal design.	A designated, paved universal design trail providing a loop from the parking lot to and along the river and then back. Upgraded walking trails also universal design.	No specific trail - all upgraded walking trails to be constructed using universal design principles
Designated Off/On-Leash Areas	No restrictions - all areas of the Park open to off-leash dogs	Designated on-leash area around south side of paddling pond in picnic and teaching area.	Designated on-leash area around south side of existing pond in picnic and paddling teaching area.	Designated on-leash area across entire upland area and east end of the Park - picnic and mountain bike area.
Road and Parking	Paved road, turn-around and parking (150 stalls) in current location. Overflow parking to east of main lot.	Paved road, turn-around and parking (150 stalls) in current location. Overflow parking east of main lot. Separate paved road and satellite parking, open in summer to provide access to the river.	Paved road, turn-around (in parking) and parking (100 stalls). Paved road with satellite parking to provide access to picnic and paddling. Overflow parking west of main lot. Controlled gravel road/turnaround for access to river.	Paved road, turn-around and parking (100 stalls) in current location. Overflow parking to west of main lot. Separate paved road and satellite parking, open in summer to provide access to the river and picnic area.
Washroom Building	Combined washroom, program and maintenance building directly south of parking lot. Maintenance garage and yard in behind main building against forest to minimize visual impacts. Remote composting toilet at east end of park.	Combined washroom, program and paddling facility between parking lot and constructed paddling pond. Remote composting toilet at east end of park.	Small washroom building by main parking lot.	Small washroom building by main parking lot.
Program Building			Paddling program and storage building with washroom provided at south end of expanded pond	None provided
Maintenance Building			None provided	None provided
Sheltered Gathering Area	None provided	Sheltered gathering area provided by turnaround by river and in picnic area by constructed pond.	None provided	Sheltered gathering area/Group picnic shelter provided by turnaround by river
Pond Restoration	Riparian/Wetland restoration along west side of ponds to improve habitat value.	Riparian/Wetland restoration along west side of ponds to improve habitat value.	Riparian/Wetland restoration along west side of ponds to improve habitat value.	No pond restoration proposed
Paddling	No paddling proposed.	Constructed pond (7.4 ha.) - graded canoe/kayak launch area, teaching pier, washroom, storage building.	Existing pond (7.3 Ha.) enlarged and deepened to facilitate paddling programs. Ponds also accessible for off-leash dog use and shoreline improved for waterfowl habitat.	No paddling proposed.
Fishing	No fishing proposed.	Constructed pond (7.4 ha.) - northwest half of pond to 4.0m deep for fish stock.	Existing pond (7.3 Ha.) enlarged and deepened to facilitate recreational fishing and fishing education programs.	No fishing proposed.
River Access Infrastructure	No river access infrastructure proposed	Formalized Canoe/Kayak launch (graded, protected, grass or grass pave) with river dock	No river access infrastructure proposed	Formalized Canoe/Kayak launch (graded, protected, grass or grass pave) with river dock
Park Entrance Node	Entrance Node west of parking, adjacent to washroom and program building	Entrance Node west of parking, adjacent to washroom and program building	Entrance Node north of parking adjacent to washroom building	Entrance Node north of parking adjacent to washroom building
Interpretive Staging Area	Interpretive Staging areas as part of entrance node providing meeting/info gathering area in support of formal interpretive trails	No formal interpretive staging area or trails proposed. Interpretive nodes provided along existing trails throughout site.	No formal interpretive staging area or trails proposed. Interpretive nodes provided along existing trails throughout site.	Interpretive Staging areas as part of entrance node providing meeting/info gathering area in support of formal interpretive trails
Picnic Sites	None provided	Picnic area with approximately 10 sites by constructed pond. Group picnic shelter also provided.	Picnic area with approximately 10 sites along new road in centre of Park. No group picnic shelter provided.	Picnic area with approximately 10 sites along new road along east edge of Park. Group picnic shelter provided.
Nature Playground	None provided	None provided	Nature Playground developed in forest by picnic area	Nature Playground developed in forest by picnic area

2.0 Two Concept Plan Options

Based on the input and ideas of the project team and the advisory committee on the four concept options, the design team prepared two draft concept plans for further review and discussion. In preparing the two concepts, the design team pulled together the strongest ideas related to the characteristics and qualities for each of the program elements to ensure that they fit within the vision of a “unique natural park” while meeting the needs of current and future users.

In reviewing the two draft concepts, a decision was made that the program elements should be the same in both concepts. This would allow the public to be able to make a direct comparison between the size, location, and relationship of the various program elements. Based on the input from the project team and the advisory committee, the two concept plan options were finalized and then presented to the public at two open house events. A description of the two concepts are provided below and illustrated on Figures D6-D9. Please note that for a detailed description of the program elements, the reader can refer back to Section 2.4.

There are a number of program elements that are virtually the same in terms of extent and location in the two concept plan options. These included the regional trail and pedestrian bridges, the paved entrance road, the expanded and paved parking lot, the enhanced trails, the picnic area, the maintenance yard and garage, and the provision of a range of amenities (viewpoints, signage, furnishings). The extent of the proposed restoration, habitat enhancement and buffer planting was also similar in both concepts.

2.1 Concept Option 1

In Concept Option 1 (Figure D6 & D7), the key feature is a 2.6 hectare lake located west of the expanded parking lot towards the centre of the park. This lake is designed to serve recreational paddling programs and is supported by a program building and teaching area. The balance of the proposed new program elements in this concept are located on the edge of the forest to the north east of the existing parking lot. A secondary paved park road running along the edge of the forest on an existing gravel road/trail, would provide access to two satellite parking areas and a turn-around close to the “beach”. A dock and canoe / kayak launch would be located at the west end of the “beach” approximately 150 m from the satellite parking area. In this concept option, the designated on-leash area includes the paddling lake, parking lot and the picnic area and is approximately 14.8 hectares (8.5% of the total park area).



2.2 Concept Option 2

In Concept Option 2 (Figures D7 and D8), the key feature is the grouping of the proposed new program elements at the east end of the site partially in the existing forest (east of the parking lot and open field). By grouping these elements together, the balance of the park remains relatively unchanged in terms of character and use. In this concept the secondary paved park road passes through the existing forest to a central location between a 1.5 hectare paddling lake, a picnic area and a canoe/kayak launch downstream of the “beach” area. The road would provide access to three satellite parking areas (50 stalls) with turn-around’s by the picnic area and by the proposed program / washroom building on the edge of the paddling lake. In this concept, the designated on-leash area is approximately 8.5 hectares (5% of the total park area) and includes the paddling lake and the activity area.

