

A5

Lagoon West Park - DESIGN

Lagoon West Park is a largely undeveloped, spectacular, oceanfront property that Colwood is fortunate to have as part of its park system. Lagoon West Park is ideally situated on the Esquimalt Lagoon waterfront, and the primary purpose of the park will be the preservation and enhancement of riparian habitat, especially that portion within the Esquimalt Lagoon Migratory Bird Sanctuary. The upland portions of the site are proposed to house modest community amenities.

BACKGROUND AND RATIONALE:

- Most of Lagoon West Park will remain as an ecological preserve. Previously disturbed portions will house new facilities or will undergo ecological restoration.
- Proposed park amenities are sited to protect known archaeological resources and an orchard of historical significance. These resources will be protected and enhanced.
- The design of new facilities in Lagoon West Park will be pursued in collaboration with local First Nations and include facilities for cultural expressions, consistent with First Nations' ideals.
- The proposed concept plan for Lagoon West Park includes setting aside over 60% of the park area as an ecological enhancement area and preserve.
- The westerly corner of the park is drier, higher in elevation, located outside of the migratory bird sanctuary, and more suitable for the addition of facilities.
- Proposed upgrades for this park include re-purposing the existing one storey building to a museum or park visitor/interpretive centre, then adding a parking lot, natural playground, open-air shelter and bandshell.
- Proposed facilities to be scaled to accommodate smaller sized community events and gatherings, such as small music-in-the-park events, a paint-in-the-park event, or an elementary class visit.

GENERAL LOCATION MAP

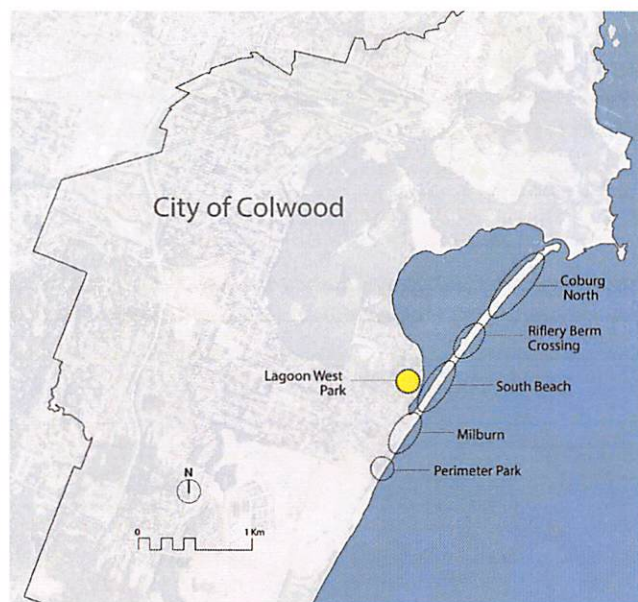


Figure 40: Lagoon West Park - General Location Map

CONTEXTUAL SITE PLAN



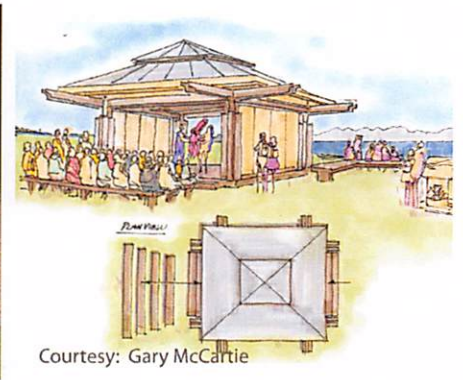
Figure 41: Lagoon West Park - Contextual Site Plan



Beacon Park, Sydney, BC



Exhibition Park, Guelph, ON



Courtesy: Gary McCartie

Bandshells can establish identity in a park and offer a memorable, open-air space for small community events.

Natural playscapes provide a valuable play experience for children aged 2-12 and will introduce a welcome passive-surveillance presence in the park.

Covered picnic or interpretive spaces provide a venue for smaller gatherings such as school classes or even a small wedding.

PROPOSED DESIGN ELEMENTS

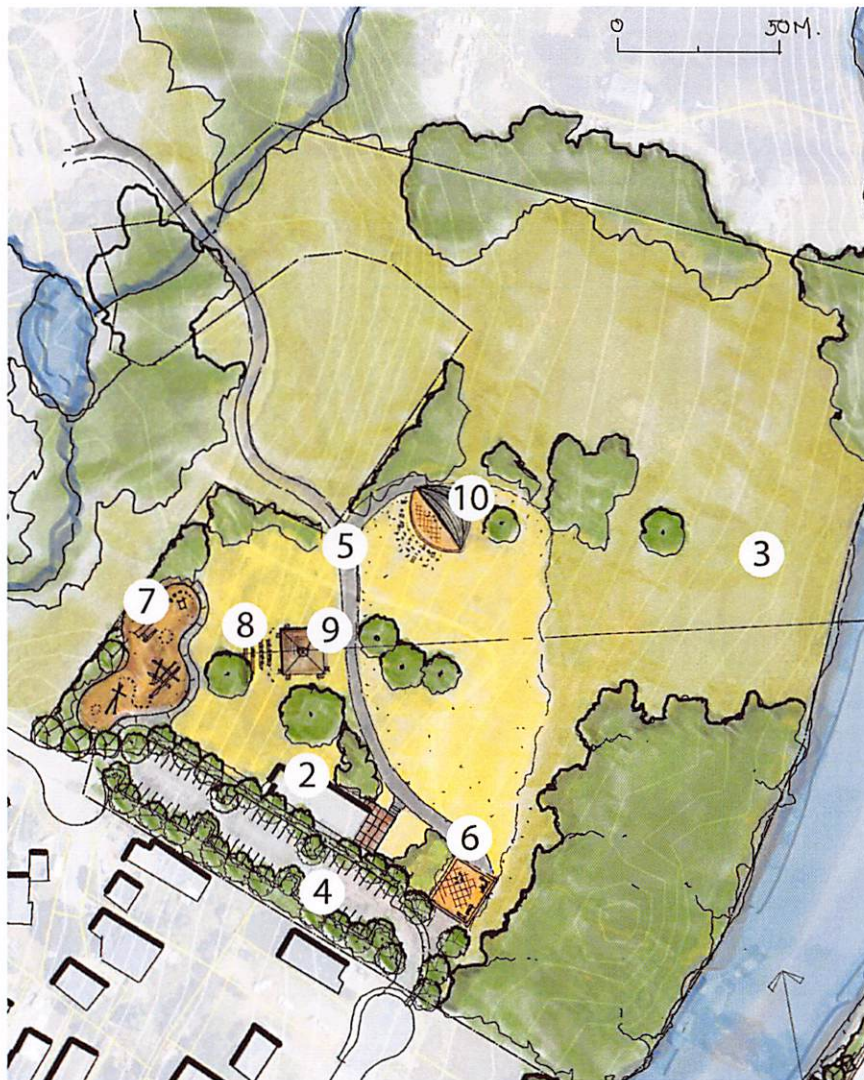


Figure 42: Lagoon West Park - Proposed Design Elements

PROPOSED PROGRAMMING

- #1 **First Nations Engagement:** Detailed design process to include opportunity and capacity for First Nations contributions.
- #2 **Repurposed Building:** Existing building to be repurposed for a museum, welcome centre, community resource building or other amenity.
- #3 **Ecological Preserve:** Protect and enhance existing riparian habitat and orchard.
- #4 **Parking Lot:** Scaled to serve facilities for Lagoon West Park. Including screening for adjacent properties.
- #5 **Pathways:** Compacted gravel pathways for looped trails and destination pathways.
- #6 **Signage Program:** To include entrance, interpretive and wayfinding signs.
- #7 **Natural Playground:** To provide play areas for a variety of ages.
- #8 **Site Furnishings:** To provide benches, picnic tables and litter/recycling receptacles.
- #9 **Interpretive Shelter:** A covered space with seating for approx. 20-30 people (expandable outdoor seating).
- #10 **Band Shell:** For small string quartet/folk band. Spectator capacity on lawn to be 75-100 people.

Implementation of the proposed Lagoon West Park improvements is possible as a step-wise process, depending on available annual funding. A Partnership centred on specific programming is ideal for repurposing the existing building. Funding sources are identified in the Colwood PRMP, but could include commercial or memorial naming rights for the optional interpretive shelter and/or bandshell.

TABLE 5: LAGOON WEST PARK - GENERAL SPECIFICATIONS & COST

ITEM:	DESIGN ELEMENT:	GENERAL SPECIFICATIONS:	COST:
1	Soft Costs (15%)	<ul style="list-style-type: none"> engagement, design, monitoring contingency 	
2	Repurposed Building	<ul style="list-style-type: none"> scope and cost are purpose dependent include public washroom & water fountain visitor centre (low cost); museum (high cost) 	
3	Ecological Preserve	<ul style="list-style-type: none"> allowance for orchard & riparian restorations invasive species removal + new plantings 	
4	Parking Lot	<ul style="list-style-type: none"> 50-60 parking stalls includes curb & gutter, asphalt, drainage and landscaped islands & res. buffer 	
5	Pathways	<ul style="list-style-type: none"> 1/4" minus crushed screenings pathways min. 2m width 3m width for service access paths. 	
6	Signage Program	<ul style="list-style-type: none"> 1 entrance sign 2 interpretive signs wayfinding & rules signage as required 	
7	Natural Playground	<ul style="list-style-type: none"> approx. 1100 m² playground area natural play features fiber safety surfacing w/ concrete curb 	
8	Site Furnishings	<ul style="list-style-type: none"> aluminum bench frame w/ durable inset matching garbage/recycling receptacles memorial bench program applies 	
9	Interpretive Shelter	<ul style="list-style-type: none"> optional - funding dependent 20-30 person capacity expandable seating budget-controlled design 	
10	Bandshell	<ul style="list-style-type: none"> optional - funding dependent 10m wide x 5m deep stage area 	
Total Cost:		<ul style="list-style-type: none"> cost will vary with detailed design, programming of specific elements, and inclusion of optional items 	