



Date: January 17, 2012

TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Jericho Marginal Wharf – Phase 2 Concept Plan

RECOMMENDATION

THAT the Board approve the final proposed concept plan for the Jericho Marginal Wharf site as shown in Figure C-4 of Appendix C.

POLICY

The Board approves major changes in Vancouver parks including the design and development of parks.

BACKGROUND

The Jericho Marginal Wharf facility located at Jericho Park, 3941 Point Grey Road, is owned and operated by the Vancouver Board of Parks and Recreation. Previous condition assessments in January 2002 and September 2005 determined that the Jericho Beach Marginal Wharf was at the end of its service life. The future of the Marginal Wharf site has been under review since 2008.

On November 15, 2010 the Park Board approved the following:

1. that the Jericho Marginal Wharf be demolished for reasons of public safety and ecological restoration;
2. that staff work with stakeholders to prepare a revised concept plan for this area to be brought back to the Board for approval.

Subsequently, the project was divided into two phases of work as shown in the project phasing diagram in Appendix A. Phase 1 of the project involves the demolition and removal of the Marginal Wharf and beach reinstatement. Phase 2 includes public consultation, concept design, and restoration of the uplands at the site.

The Park Board retained Vancouver Pile Driving Ltd. who completed the first phase of this project under budget, and ahead of schedule, on October 30, 2011. The reinstated beach is well received by the Department of Fisheries and Oceans and residents alike. A photo of the new beach is attached in Appendix B.

Concurrently with the first phase, Park Board staff continued dialogue with residents and stakeholders about the second phase of this project. Seven focus group meetings and three public open houses in 2011, with more than 1000 written comments received, provided guidance for a preferred restoration plan for this site in Jericho Park. The design direction resulting from the engagement is a preference for a natural beach.

The purpose of this report is to update the Park Board on the additional consultations since November 2010, to share information about the wharf deconstruction and beach restoration work, and to recommend a final concept plan for this area.

DISCUSSION

Public Consultation

Park Board staff continued working with the multi-disciplinary consulting team, Moffatt & Nichol (marine structural engineers), Sharp & Diamond Landscape Architecture Inc., Raincoast Applied Ecology, and Amec (archeologists) to revise the concept plans based on feedback from the open houses in 2009. Table 1 summarizes the focus group meetings and open houses held in 2011.

Table 1: List of 2011 Meetings

<i>Date</i>	<i>Meeting Type</i>	<i>Attendees</i>
April 12	Open House	Residents and stakeholders
April 20	Focus Group	Jericho Sailing Centre
May 10	Focus Group	Jericho Sailing Centre, Jericho Stewardship Group
May 18	Open House	Residents and stakeholders
June 7	Focus Group	Jericho Sailing Centre
August 3	Focus Group	Jericho Sailing Centre, Jericho Stewardship Group
October 5	Focus Group	Jericho Sailing Centre, Jericho Stewardship Group
October 26	Focus Group	Jericho Sailing Centre, Jericho Stewardship Group
November 17	Focus Group	Jericho Sailing Centre
December 7	Open House	Residents and stakeholders

The notification process for each open house involved advertisement in the Vancouver Courier, pamphlets to residences located within 2 blocks of Jericho Park, posters at West Point Grey Community Centre and Jericho Sailing Centre, emails to the project mailing list and social media (Facebook and Twitter). Comments were received through forms distributed at each open house and through an online survey following each open house.

On April 12, 2011, the Park Board hosted an open house at the Jericho Sailing Centre with 94 attendees. Two concept plans were presented and are attached in Appendix C as Figure C-1 and Figure C-2, respectively. Concept A is a nature park that includes foreshore vegetation, interpretive signage and reuse of the Lion's Gate Bridge railing. Concept B is a park with gathering spaces and features a terraced grass mound, a viewing deck and a raised beach. Both concept plans feature a seawall to ensure a cost effective

solution. Following the open house, the Park Board received over 530 responses where a majority of residents supported natural beach and shoreline restoration, and removal of the seawall that was located behind the Marginal Wharf. Based on the input received, the project team revised the concept plan for the area to include removal of the seawall, and planned for a two phase project spanning a two year time-frame. This approach suited the additional time needed to consult with residents and to obtain additional project funding through the 2012 capital budget.

The revised concept plan, as shown in Figure C-3 in Appendix C, was presented at an open house on May 18, 2011 at the Jericho Sailing Centre. Over 70 residents were in attendance at this event. The revised concept plan featured removal of the seawall, beach naturalization, a shoreline walkway, a viewing deck, a concrete plaza for gatherings, historical interpretation, and reuse of the Lion's Gate Bridge railing at the west side of the site. The Park Board received 481 comments in response to this revised concept plan. Participants supported habitat areas and a natural beach, and also expressed some concerns about the following details:

- The need for pathway connections and safe public recreation access to the beach;
- Preservation and relocation of the Lion's Gate Bridge railing to the east;
- The need for a lawn for picnicking, preparation of non motorized watercraft and gathering;
- The location to display historic recognition and interpretation, and a unique form for this recognition;
- The need for more seating and accessibility for all ages and users; and
- The size, finish and location of the gathering space.

Following the open house, Park Board staff and the consulting team further adjusted the concept plan to address these concerns.

The final open house was held on December 7, 2011 at the West Point Grey Community Centre with 58 attendees. Park Board staff presented the final proposed concept plan (attached as Figure C-4 in Appendix C). The concept plan featured a restored beach with planting of native species to support wildlife habitat, realigned pathways for improved connections and beach access, open multi-use lawn spaces, a viewing deck at the eastern side of the beach including segments of restored Lion's Gate Bridge railings, a flexible gathering space adjacent to the viewing deck, and additional ideas for interpretation of the diverse site history (First Nations history to current day). The Park Board received a total of 88 responses for this plan, with **91%** supportive respondents.

Environmental and Sustainability Considerations

The former Marginal Wharf impacted fish and wildlife habitat by casting deep shade and reducing productivity in the inter-tidal zone; disrupting natural shoreline processes such as sand movement; and introducing toxins from creosote-preserved piles and decking. The new shoreline brings back historical inter-tidal and upper beach conditions. The restored beach also provides habitat for inter-tidal invertebrates, foraging shorebirds, and may provide spawning habitat for forage fish as birds-eye gravels are included in the

beach restoration. Additional habitat enhancement opportunities will be explored through detailed design.

The safe removal of the marginal wharf structure and beach restoration was supported by the Burrard Environmental Review Committee. The removal of the wharf presents a unique opportunity to increase access to the waterfront and to restore a natural shoreline for wildlife and for residents, in keeping with the “Access to Nature” goals of the Greenest City 2020 Action Plan and the Park Board’s “Healthy Ecosystems” strategic goal.

Input received from the public at the open houses in April and May of 2011 showed a majority of support for restoration of a natural shoreline. Unfortunately, 6 cottonwood trees had to be removed to accommodate the new beach grade. The new concept plan features at least 35 new trees to be planted in the uplands of the site.

Demolition of the wharf involved removal of the concrete abutment wall, creosote treated timber decking and pilecaps, and over 700 individual creosote treated timber piles. 100% of the concrete and over 50% of timber materials were recycled. All contaminated non-recyclable materials were disposed of safely through approved disposal sites. Roughly 90% of soil excavated during demolition is being reclaimed. The area is now restored to approximately 4000m² of new natural beach.

This natural restoration opportunity provides a rare habitat condition in Vancouver, where wildlife can access the waters edge through a diverse range of habitat types including dune grass, upland shrub thickets and maturing forest. This transitional condition is sometimes referred to as an “ecotone”. Continued work with Park Board partners, including the Jericho Stewardship Group and the Evergreen Foundation, will enhance this opportunity.

Accessibility Considerations

Inclusion of all user groups and ages is considered in this plan, and will be further improved in the site construction details. Pathways and the viewing deck shown in the proposed plan are designed to be accessible. Benches and interpretive features will also be inclusive. The proposed final concept plan features a total of 13 benches located at view points which will be of interest in the Park Board bench donor program.

Funding and Schedule

The total project budget is \$2,500,000. Going forward, approximately \$900,000 is available from the 2009-2011 and 2012-2014 Capital Plans for completion of phase 2. Construction is anticipated to begin in the summer of 2012 with completion in the fall of 2012.

SUMMARY

The final proposed concept plan presented at the December 2011 open house was very well received by residents and stakeholders. The inclusive plan sensitively combines ecological restoration, beach recreation, public gathering, and historical interpretation, and fits well with the City and Park Boards sustainability and accessibility aspirations and specifically the Park Board's "Leader in Greening" and "Parks and Recreation For All" strategic directions. With 91% support for this final plan from process participants, staff recommends that the Board approve the concept plan for the Jericho beach restoration site as shown in Figure C-4.

Prepared by:

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Appendix A – Project Phasing Diagram and Location Map
Appendix B – Photo of Restored Jericho Beach
Appendix C – Open House Concept Plans

Appendix A

Project Phasing Diagram and Location Map

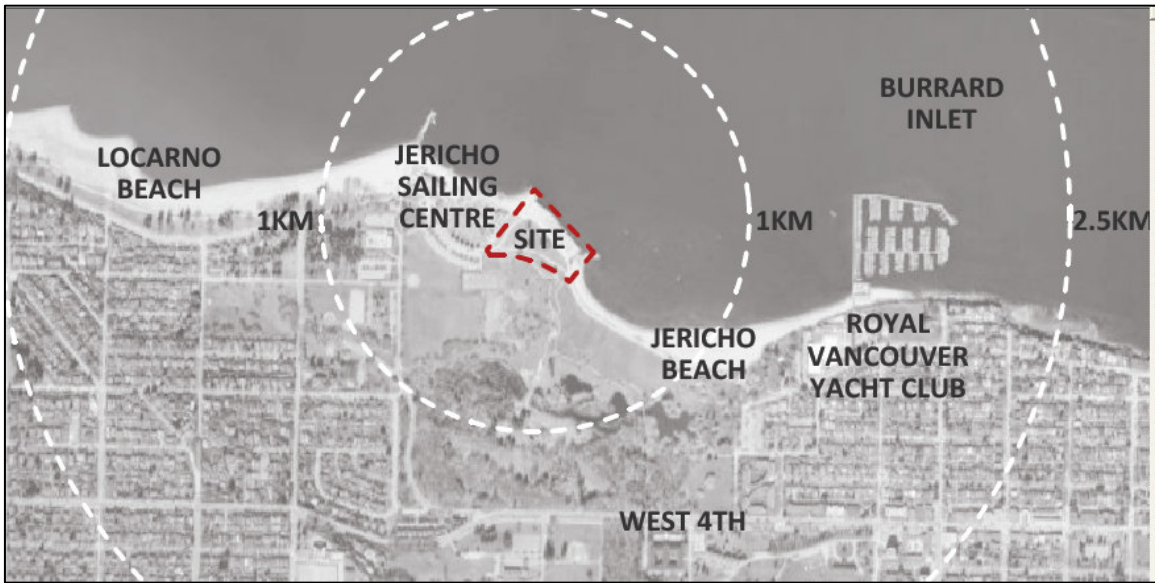


Figure A-1: Site Location in Jericho Beach Park



Figure A-2: Project phasing diagram

Appendix B

Photo of Restored Jericho Beach



Figure B-1: Photo of a restored Jericho Beach, November 2, 2011

Appendix C

Open House Concept Plans



Figure C-1: Concept plan A, April 12, 2011 open house



Figure C-2: Concept plan B, April 12, 2011 open house



LEGEND

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| 1 BEACH | 5 BEACH RE-VEGETATION | 9 HISTORICAL RAILING & SIGNAGE |
| 2 MULTI-USE PATHWAY | 6 BEACH ACCESS | 10 EXISTING SCULPTURE |
| 3 FLEXIBLE GATHERING SPACES | 7 BERM & PLANTING | 11 SHORELINE PROTECTION |
| 4 HABITAT RESTORATION | 8 LOOKOUT DECK | 12 SEATING |

Figure C-3: Revised concept plan, May 18, 2011 open house



LEGEND



LEGEND

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|-----------------------------|----------------------|--------------------------------|
| ① RESTORED BEACH | ④ EXISTING SCULPTURE | ⑦ HISTORICAL RAILING & SIGNAGE |
| ② MULTI-USE PATHWAY | ⑤ BEACH ACCESS | ⑧ SEATING |
| ③ FLEXIBLE GATHERING SPACES | ⑥ LOOKOUT DECK | ⑨ SHORELINE PROTECTION |

Figure C-4: Final proposed concept plan, December 7, 2011 open house