HUME PARK MASTER PLAN

May 2022



NEW WESTMINSTER

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NEW WESTMINSTER

PWL partnership

DIAMOND HEAD

bunt & associates

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1.0 INTRODUCTION

1.1 Acknowledgments

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

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With thanks to City of New Westminster Council, and the many stakeholders and members of the public who contributed their time and participation to this project.

1.2 Background

The City of New Westminster's park system includes a wide array of park spaces, natural areas, and opportunities for active and passive recreation. The City strives to provide a diverse range of programming to meet the needs of all community members. Access to community parks, community facilities and recreational facilities is important for fostering healthy lifestyles, encouraging social interaction, and enhancing livability. Livable communities are also connected by a variety of pedestrian oriented linkages, including trails, multi-use paths, greenways and bicycle networks accessible to all community members. These corridors connect various community hubs, such as parks, facilities and the riverfront, as well as provide wildlife habitat and green infrastructure in the urban environment. Ideally, public spaces will be available to all community members within a five-minute walk (Our City 2021, June 2020).

As the second largest park (12.84 ha) in the City of New Westminster, Hume Park offers a unique opportunity to deliver expanded and improved recreational amenities for our growing community. The Master Plan is a high-level vision for Hume Park that establishes desired renovations to existing park programs, new types of amenities, and other park upgrades. It also provides a strategic implementation framework to achieve the complete park vision over a 20-year time horizon. In order to develop a framework that considers the park's unique and cherished features, as well as plans for the future, various stakeholders and the broader community were engaged throughout the Master Plan process. It was identified early in the engagement process that new plans for this important community park must balance a number of objectives:

- Respect the cultural history of the site;
- Integrate Hume Park's relationship with the Brunette River Watershed;
- Enhance passive and active recreational uses to meet the needs of both current and future users;
- Prioritize local residents of New Westminster;
- Improve the park's capacity for flexible spaces so the park can be used efficiently and adapt to changing needs; and
- Maintain and enhance Green Connections that serve as links and become places themselves.



Figure 1 - Birdseye view of Hume Park looking northwest

1.3 How to use this plan

This plan creates high level direction for the types of new or improved facilities, amenities, and programs that should be considered for Hume Park in the future. Prior to implementation, each of the elements identified in the Master Plan will require a detailed design phase to determine accurate design and cost estimates. The following implementation tools are included in the Master Plan:

• Illustrative Master Plan (Section 4)

The park vision and guiding principles determine the overarching goals for the future of Hume Park and provide the framework for improvements. Diagrams and an illustrative plan establish the proposed layout of future park amenities and facilities.

• Recommendations (Section 5)

The plan includes both operational and capital improvement recommendations for each of the future park areas. These are the considerations that will inform future improvements, detailed design, and construction. The recommendations reflect the vision, design principles, public and stakeholder feedback, goals in overarching City plans and policies, and operational needs.

• Implementation Strategy (Section 6)

The implementation strategy sets out priority implementation phases and high-level cost implications. A funding strategy outlines potential funding sources for design and construction.

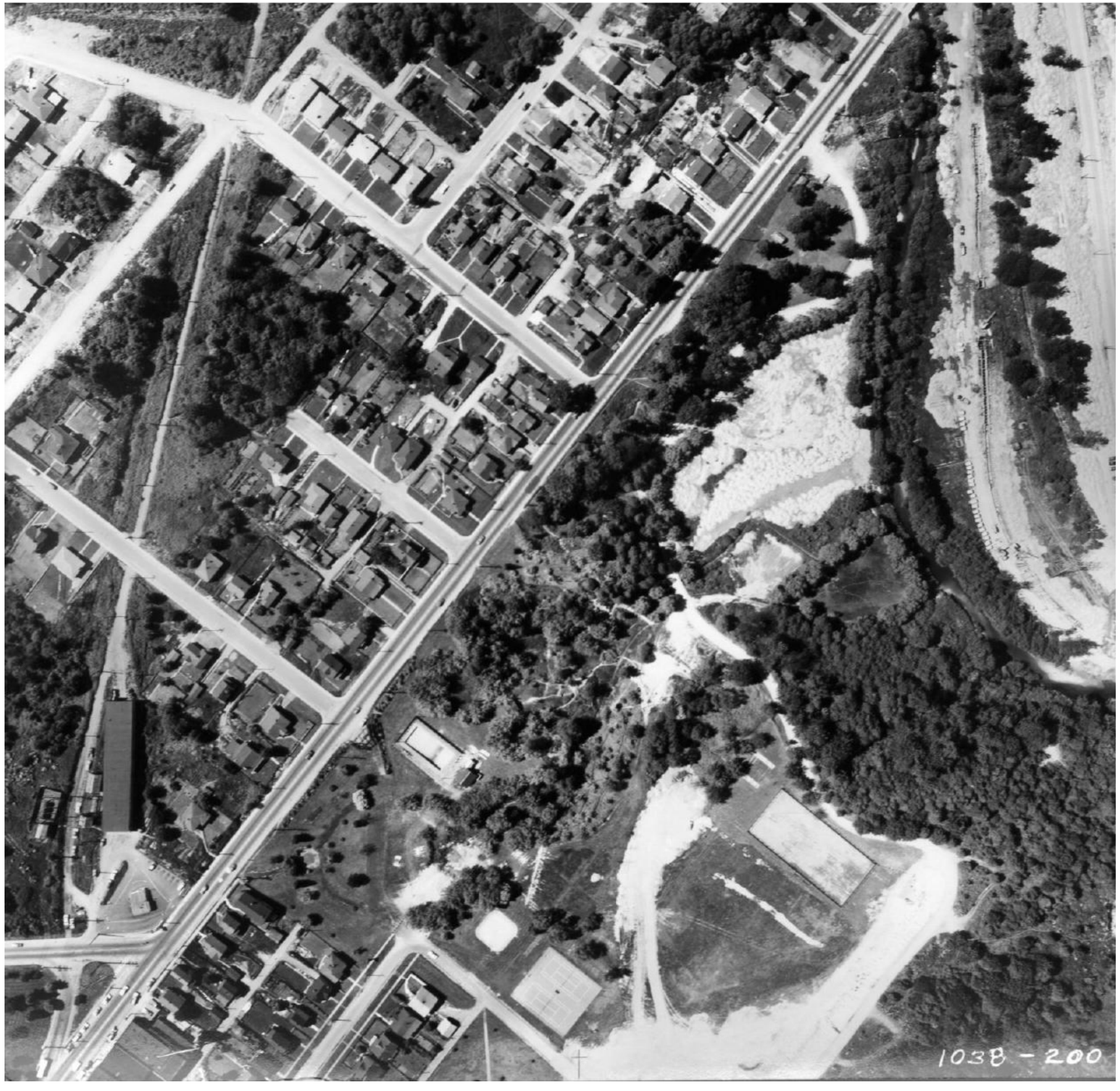


Figure 2 - 1950s aerial view of Hume Park

1.4 Related Plans and Policies

The Hume Park Master Plan is informed by existing City plans and policies and furthers the City's strategic directions and goals. In developing the Master Plan, staff reviewed a variety of guiding documents including the Official Community Plan, Parks and Recreation Comprehensive Plan, Urban Forest Management Strategy, Master Transportation Plan, and City-Wide Integrated Stormwater Management Plan.

Seven Bold Steps Towards a Zero Carbon Future (2020)

In March 2019, the City of New Westminster declared a climate emergency. In response to the climate emergency, New Westminster City Council endorsed a 2020 Climate Action Budgeting Framework for the City's 2020 budget process, as well as seven bold steps to guide the process with the goal of moving New Westminster towards a zero carbon future by 2050. The seven bold steps are:

1. Carbon Free Corporation
2. Car Light Community
3. Carbon Free Homes and Buildings
4. Pollution Free Vehicles
5. Carbon Free Energy
6. Robust Urban Forest
7. People-Centred Public Realm

Official Community Plan (2017)

The Official Community Plan provides direction to realize New Westminster's "big picture" aspirations and to ensure that the city remains one of the most livable communities in Metro Vancouver. The OCP identifies numerous goals related to parks and open spaces, along with other aspects of City planning, which have been considered in the Master Plan. Key direction from the Official Community Plan include:

- Goal 9: New Westminster provides excellent programs, events and recreation opportunities for all within a high-quality, comprehensive network of parks, open spaces and facilities.
- Policy 9.1: Maintain and develop a network of trails and greenways to ensure a high-quality recreational experience.
- Policy 9.2: Provide well-designed parks and open spaces that accommodate and respond to the needs and demands of the diverse and growing community.
- Policy 9.3 Ensure versatile recreation facilities and programming that are responsive to the changing needs of the community.
- Policy 9.4 Find innovative opportunities to create parks and open spaces.
- Policy 9.5 Create connections to and along the Riverfront while also enhancing the diversity of experiences and activities.

Parks and Recreation Comprehensive Plan (2008)

The Parks and Recreation Comprehensive Plan focuses on change in response to population growth and changing community needs. It stresses the importance of community development in the decision-making process, and the importance of cooperative relationships between the city, community organizations, and private enterprise. The P&R Comprehensive Plan is a strategic level document that identifies broad goals and planning initiatives, and is used as a tool to inform more detailed planning work that takes place through individual park plans such as the Hume Park Master Plan. Key directions from the P&R Comprehensive Plan include:

- 7.1.1 AGING FACILITIES AND INFRASTRUCTURE- The parks system requires significant re-investment to meet current standards and best practices.
- 7.1.2 HIGH ATHLETIC FIELDS DEMAND- Over and above the desire for more playing surfaces, there is an ongoing expectation that on-site storage for sports equipment, washrooms and change rooms be incorporated into park retrofits and improvements.
- 7.1.3 IMPROVED CONNECTIONS ACROSS THE COMMUNITY- Further development of walking, cycling and commuter routes would increase safe routes to schools and parks and optimize New Westminster's heritage character, location on the waterfront and views over the Fraser Valley.
- 7.1.4 IMPROVED STREETSCAPES- The planting of additional trees is needed. Additionally, an associated increase in the parks operating budget is required to maintain the increased inventory of trees on public land.
- 7.1.5 IMPROVEMENTS TO PARKS FACILITIES- Facilities where change is desired (new, improved or expanded) includes outdoor pools, picnic shelters and playgrounds.

Urban Forest Management Strategy (2016)

The Urban Forest Management Strategy describes a community-supported vision for the urban forest. This vision will be achieved by implementing the Strategy over a 20 year timeframe. Goals and objectives from the Strategy provide direction for the development of the Hume Park Master Plan including:

- Health and well-being: Trees clean the air by capturing particulates and through absorption and adsorption of other pollutants. Research also supports that trees and greenspaces provide a broad range of benefits including reduced stress, improved attention span, faster recovery from surgery, higher levels of physical activity, and community connectedness.
- Environmental health: The urban forest provides habitat and contributes to urban biodiversity. Trees and vegetation intercept and clean stormwater before it reaches natural waterways.
- Comfort/shade/microclimate: Trees provide comfort by moderating the climate at street level. Trees provide shade and evapo-transpirative cooling that offers relief on hot summer days.

People, Parks and Pups Strategy (2022)

People, Parks and Pups (PPP) is a ten-year, citywide strategy based on a proactive approach to sharing New Westminster's limited park space among those with and without dogs. The Strategy provides recommendations to guide the ongoing planning, design and management of dog off-leash activity across the city.

Master Transportation Plan (2015)

The Master Transportation Plan (MTP) was developed to shape transportation infrastructure and programming investments over the next 25 years and beyond. This Master Transportation Plan outlines a clear vision of a multi-modal transportation system and directions that work towards achieving the City's aspirations and community goals. Key directions for the Hume Park Master Plan include:

- Prioritize sidewalk improvements, including both new sidewalks and enhancements to existing sidewalks, in areas with high concentrations of vulnerable road users (children, youth and seniors) including areas around schools, parks, community centres and seniors' facilities (1A.2).
- Identify opportunities for enhanced pedestrian connections within and between parks, to commercial / institutional amenities, and throughout the city (1A.3).
- Improve pedestrian safety and accessibility (1C).
- The development of a complete bicycle network that promotes connections to commercial areas, SkyTrain stations, schools, parks, community facilities such as libraries and community centres, and hospitals. The design of the network also integrates the on-street bicycle network with the off-street bicycle network where possible, including significant regional routes such as the BC Parkway and Central Valley Greenway, and incorporates bicycle connections to adjacent municipalities (2A).

1.5 Planning and Design Principles

The Hume Park Master Plan is a long-term vision for Hume Park that will steer future planning and decision-making. It is the result of a planning process led by City staff, and affirmed through three phases of public and stakeholder engagement. The Plan envisions a Hume Park that is guided by four planning and design principles that emerged from the planning and engagement process.

PLANNING AND DESIGN PRINCIPLES

1. Meeting the needs of the McBride Sapperton Neighbourhood with a park that is accessible, supports diverse users and abilities, and continues to serve as the heart of the community.
2. Protecting and enhancing the natural systems and biodiversity in Hume Park.
3. Ensuring a park that is flexible so the space we have can be used efficiently and adapt to changing needs.
4. Maintaining and enhancing green connections that become places in themselves.

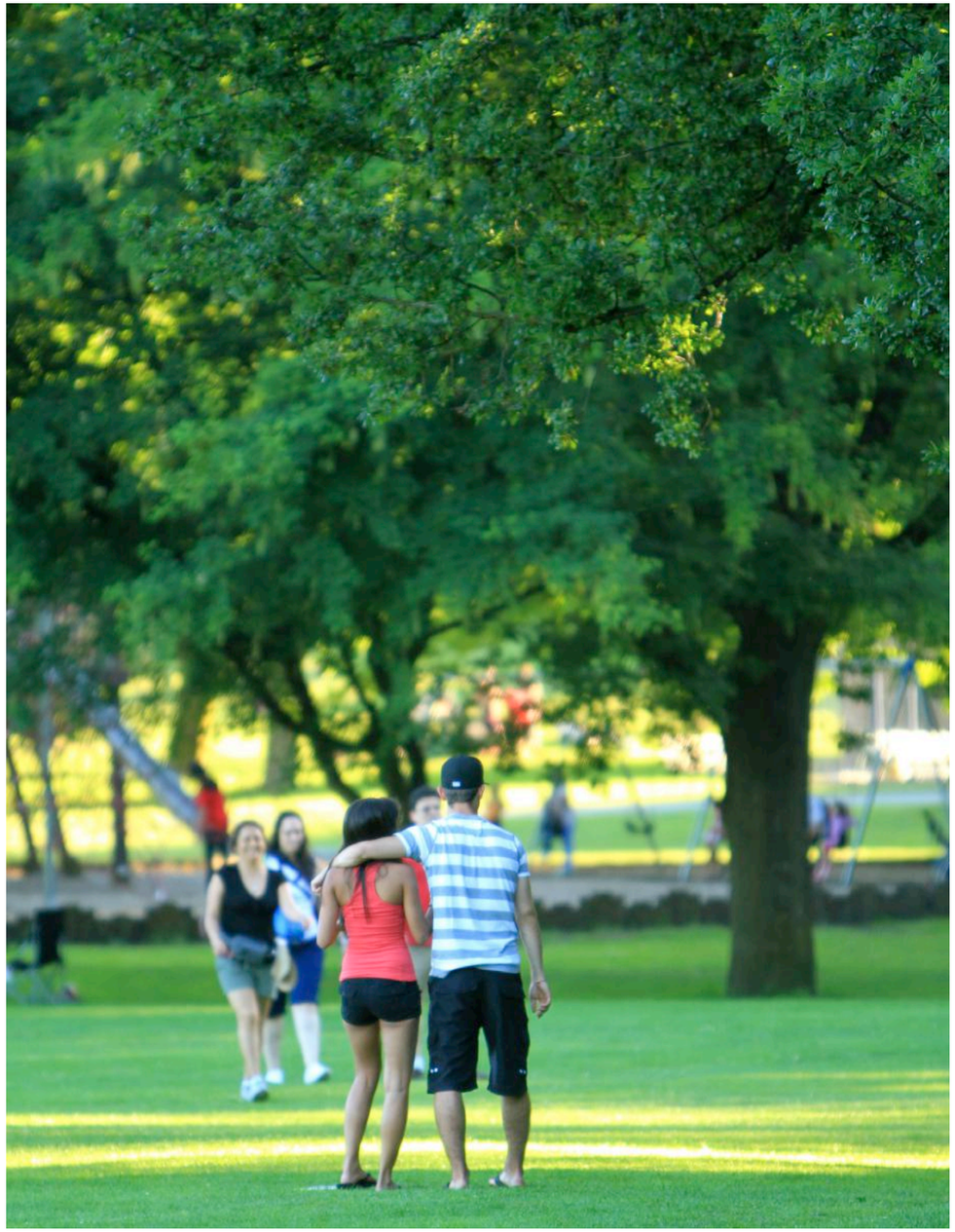


Figure 3 - Residents enjoying the park

1.6 Planning Process

Input from a diverse range of stakeholders, community members, and staff informed the creation of the Hume Park Master Plan. The Master Plan is reflective of overarching City policies, including the Parks and Recreation Comprehensive Plan. It also reflects community feedback, condition assessments of existing amenities, city-wide needs, site constraints, and stakeholder input. The specific recommendations further inform future capital projects, management decisions related to the important ecological assets, and operational needs of recreational amenities and facilities in Hume Park.

The Hume Park Master Plan was developed with the community in four phases carried out from August 2018 to November 2021:

- Phase 1: Inventory and analysis
- Phase 2: Development of high-level planning directions
- Phase 3: Preliminary concepts development
- Phase 4: Development of the final concept plan

For the purpose of the Master Plan, the Hume Park Boundary includes Lower Hume, Upper Hume, Hume Lane (and city-owned land on the north and south side of the lane). While the section of land along the Brunette River (located east of the project boundary) is not included in the Master Plan, this segment of the Brunette Fraser Regional Greenway contributes to the experience of Hume Park. Improvements to this section of land are planned as part of the Sapperton Green Master Plan Proposal and the feedback from the Hume Park Master Plan process will help inform the Sapperton Green Master Plan Proposal.

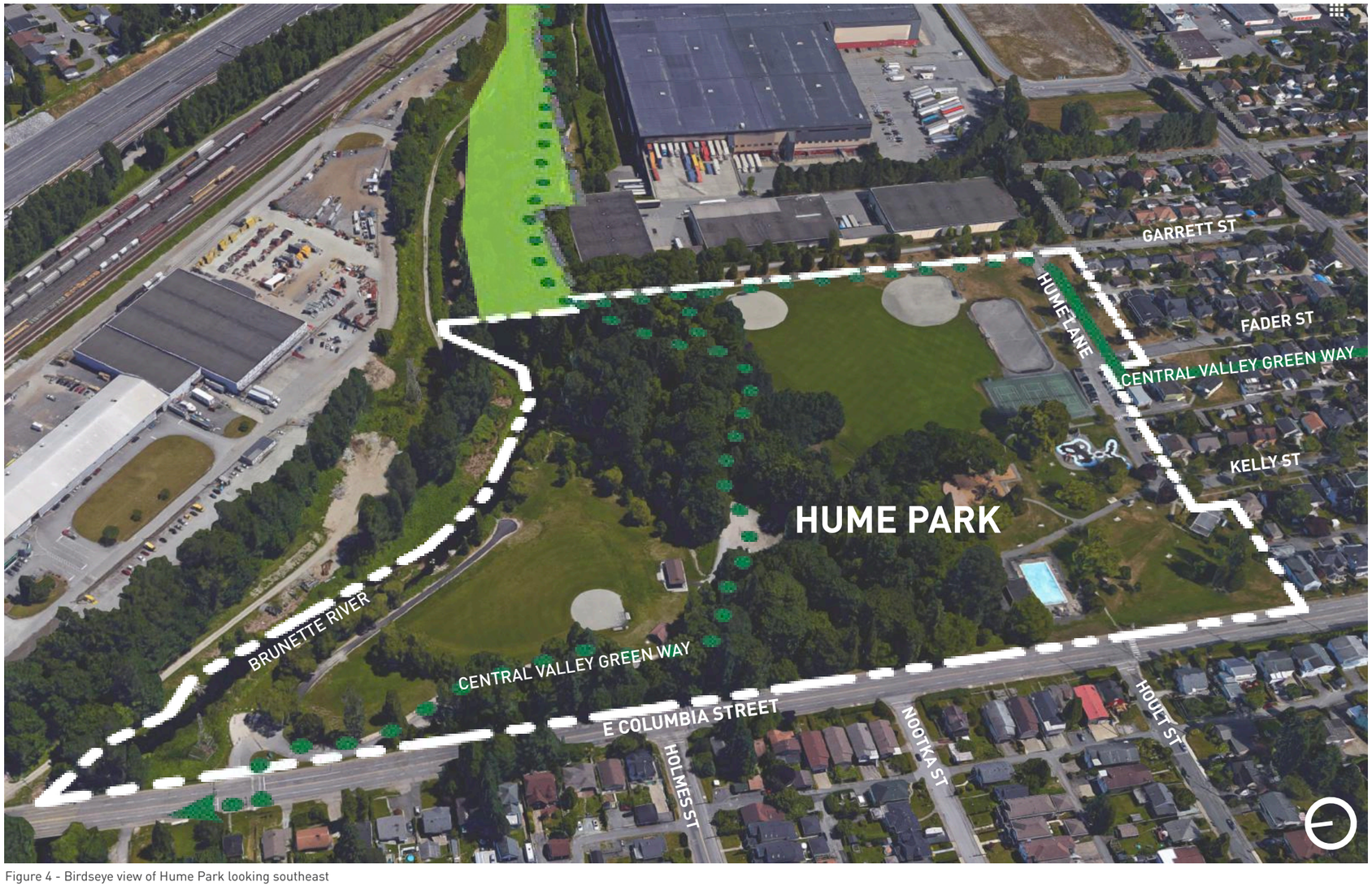


Figure 4 - Birdseye view of Hume Park looking southeast

1.7 Project Timeline

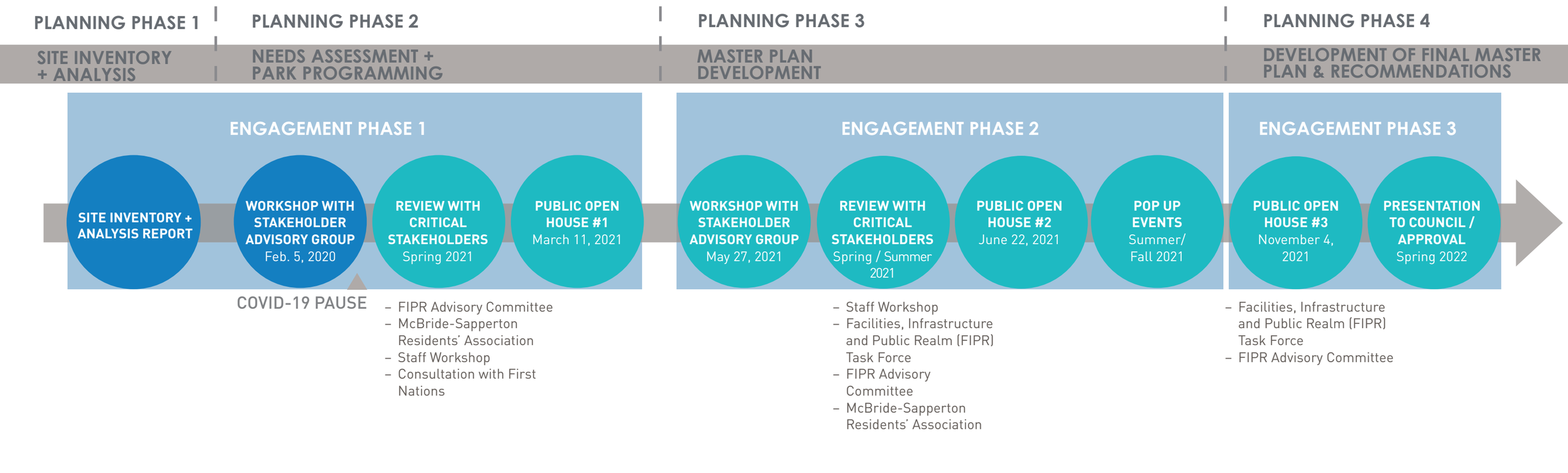


Figure 5 - Project Timeline

2.0 INVENTORY & ANALYSIS

The Inventory and Analysis Section supports better understanding of the Hume Park site and considers the broader context, including: community context, facilities and amenities, and transportation.

A more detailed site inventory and analysis is available in Appendix E.

2.1 Community Context

2.1.1 Demographic Context

The McBride Sapperton Neighbourhood in which Hume Park is located is home to 5,870 people (roughly 8%) of the total population of New Westminster. In terms of age distribution, Sapperton's population largely mimics that of New Westminster as a whole, containing a slightly higher proportion of children aged 0 to 14 and adults aged 25 to 64 (respectively 14% and 64% in Sapperton compared to 12.4% and 61.5% in New Westminster as a whole). Conversely, there is a slightly smaller proportion of seniors aged 65 and over (15% in Sapperton compared to 13% for New Westminster) while the proportion of young adult residents ages 15 to 24 is the same.

Households of 1 to 2 persons comprise 66% of all households in Sapperton, a slightly smaller proportion than the city-wide average of 71.7%. On the other hand, 34% of households contain 3 or more persons, compared to the New Westminster average of 28.3%. The median household income is slightly higher than New Westminster's and the prevalence of low-income households slightly lower. Currently, the dominant dwelling type in Sapperton is apartment in building with fewer than five stories, and a majority of the population (73%) live in dwellings other than single detached homes. Slightly fewer Sapperton residents get to work by vehicle (55% compared to 60% for New Westminster) and slightly more walk or take transit to work (36% and 8% respectively compared to 31.4% and 5.1% for New Westminster).

While Sapperton experienced only 1 percent population growth between 2011 and 2016, and this increased to 16% between 2016 and 2021 driven largely by recent residential developments such as the Brewery District. Furthermore, future proposed developments, if approved, are expected to add approximately 10,000 new residents to the McBride Sapperton Neighbourhood.

KEY FINDINGS

The recent population growth of 16% and the demographic composition of the McBride Sapperton Neighbourhood indicates that, as the neighbourhood continues to densify, there will be a growing reliance on public open space to support community recreation and access to nature.



Figure 6 - E. Columbia Street looking north

2.1.2 Neighbourhood Context

Hume Park, a key destination for local residents, is located at the north-west corner of the City of New Westminster. The northern edge of the Park is defined by the banks of the Brunette River. The Park's western edge is adjacent to ground oriented infill housing to the west, and its southern edge is defined by detached and semi-detached housing.

The area to the east of the Park is defined by the future development parcel called Sapperton Green, which is noted as mixed-use high rise. This neighbourhood is expected to add approximately 10,000 residents by 2040.

The areas around the Braid and Sapperton SkyTrain stations are expected to act as investment anchors supporting employment in the institutional, office and retail sectors. For this reason, these areas have been identified on the Land Use Designation Map as Frequent Transit Development Areas.

The Sapperton Green Transit-Oriented Mixed Use Community and Brewery District also serve as high-density residential areas whose residents will rely on the park system for outdoor exercise and social activities. While the Brewery District is partially complete, the Sapperton Green Development will begin construction within a few years.

The Sapperton Green Master Plan concept (February 2020) includes the following parks and recreation amenities:

- 35,000 square foot community centre and childcare space; and
- 7.9 acres (3.2 hectares) of publicly accessible open space including park space, plazas, corridors and greenways.

Both developments represent a net increase to the parks and open space network and strengthen community connections with new or improved greenways, trails, multi-use plazas and linear park spaces. These spaces are being delivered through a variety of mechanisms including easements, dedications and air space parcels. The city continues to proactively explore innovative strategies to guide the future of parks and open spaces to keep pace with the needs of the growing community.

KEY FINDINGS

Brewery District (partially complete) and Sapperton Green (proposed) are expected to be two dense mixed-use communities in McBride Sapperton that will:

- Provide employment, high-density housing, and a net increase in parks and open space network; and
- Attract residents who will rely on the public park system outdoor recreation and social activities.

The open space and community facilities proposed with the Sapperton Green proposal would have direct impacts on Hume Park due to its location next to the park's east boundary.

CITY OF NEW WESTMINSTER LEGEND

- Residential - Detached and Semi-Detached Housing
- Residential - Ground oriented Infill Housing
- Residential - infill Townhouse
- Residential - Multiple Unit Buildings
- Mixed Use - Low Rise
- Mixed Use - High Rise
- Sapperton Green Transit-Oriented Mixed-Use Community
- Brewery District Mixed-Use Community
- Commercial and Health Care
- Commercial
- Mixed Employment
- Industrial
- Utilities and Transportation
- Parks, Open Space and Community Facilities
- Major Institutional

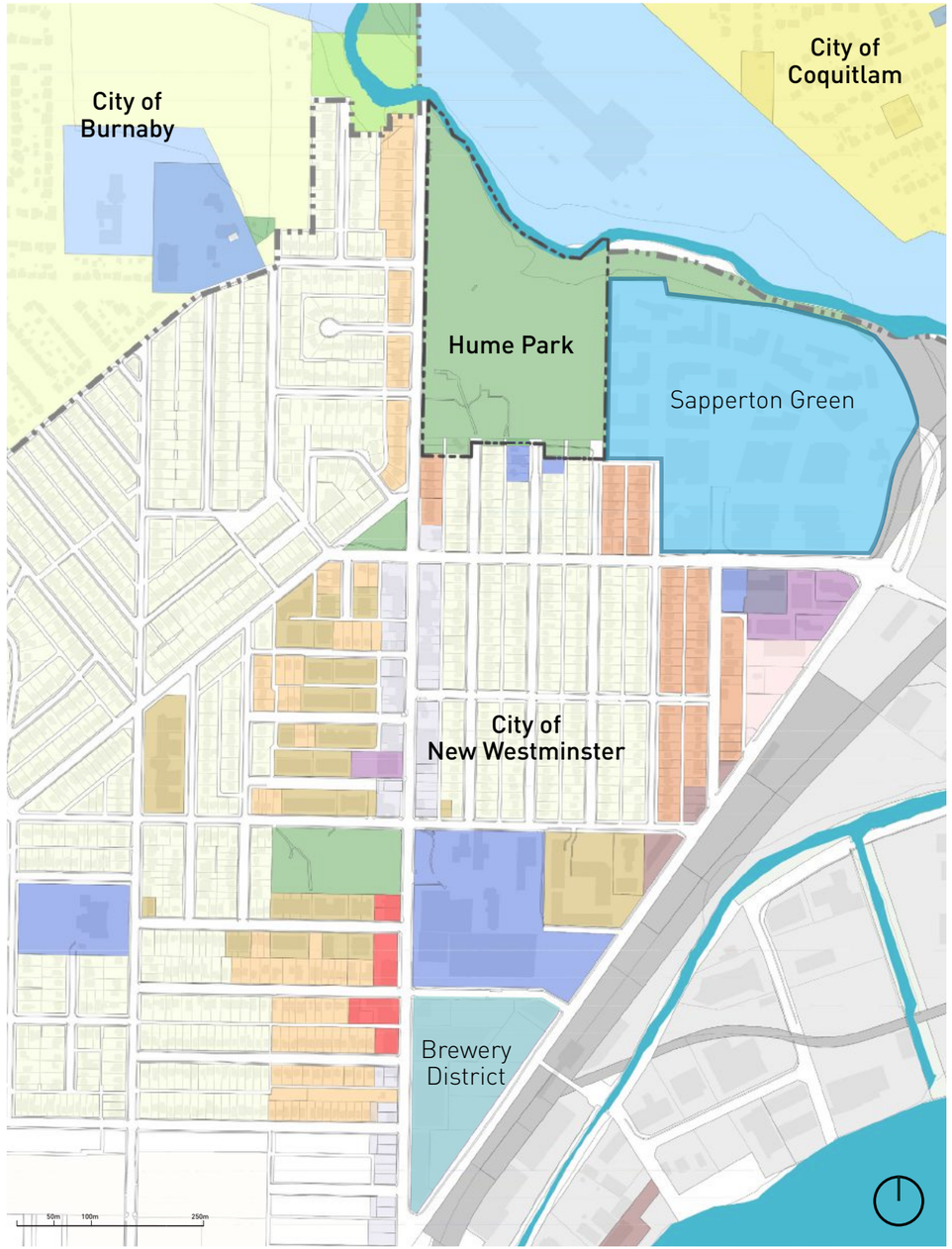


Figure 7 - Land Use Mapping | Context Scale

2.1.3 Park Uses and User Groups

With its diversity of amenities and programs, Hume Park serves a large variety of user groups. The following summary is based on facilities booking statistics, stakeholder and community input through engagement, and on-site observations.

Hume Park has two different functional uses, passive and active, that have adapted to the physical attributes of the park.

- The majority of active uses, include both formal and informal use of sports fields and sports courts, are located in Upper Hume Park.
- While passive activities occur in both Upper and Lower Hume, the unique ecological features that are important on both a local and regional scale are located in the Bluffs and Lower Hume Park.
- The intensity of use of park amenities is significant and peaks during the summer, especially on weekends. At these times many Park amenities, particularly in Upper Hume, are near or at capacity.

Families, organized sports groups, dog owners, and educational groups comprise the dominant user groups in Hume Park.

- Families participate in a variety of formal and informal activities in Hume Park, making use of the playground, spray park, outdoor pool, picnic tables, open spaces, paths and natural features. While this group's use of the park intensifies during warmer months, it is present in the park year-round, especially on weekends and after school on weekdays.
- A variety of sports clubs, leagues and associations regularly book the Upper Hume sport field, baseball diamonds and lacrosse box for practice and league games, including lacrosse, soccer, rugby, football/flag football, slo-pitch/softball, and Ultimate Frisbee.
- Dog owners use the dog off-leash area in Upper Hume on a daily, year-round basis, also making on-leash use of the park's path system and open spaces. A small number of dog owners also make use of the park to provide unsanctioned off-leash exercise for their dogs.
- Educators from the Hume Park Home Learners program, nearby schools, and childcare centres rely on the recreational amenities in Upper Hume for play, and on Lower Hume for educational opportunities related to the Brunette River and Hume Park's natural features.

There are a number of user groups that use the park informally or on an occasional basis.

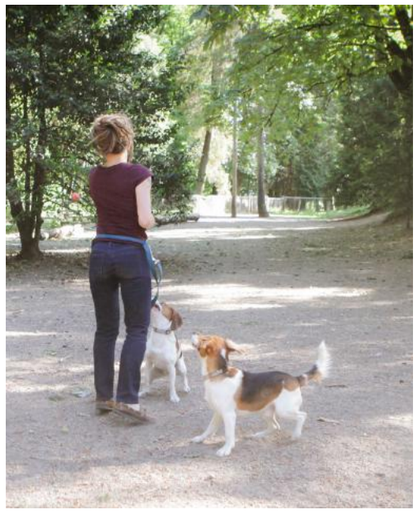
- Recreational tennis and pickleball players use the tennis/pickleball courts on a first-come-first-served basis roughly from May to September. Court upgrades and implementation of a booking system could enable more formalized use of these features.
- A variety of clubs, associations and informal or family groups book the Lower Hume picnic shelter and baseball diamond for picnics and gatherings.
- Commuter and recreational cyclists are another important user group, making use of the converging municipal and regional greenway connections through the park on a daily basis.
- Users of all ages and abilities make informal use of the park's open space and path system to recreate, play, or sit and enjoy the activity in the park.

In developing an understanding of the needs of both passive and active recreational uses in Upper Hume Park (inclusive of both formal and informal sports), as well as balancing enhancements to the ecological features in the Bluffs and Lower Hume Park, it is clear that the site has limited space and many, often competing, demands challenging capacity of possible amenities within the limited park area. Therefore, multi-purpose, flexible park facilities will be required. Currently, many of the park amenities are disconnected and improvements have been identified to help maximize capacity and use of existing and proposed park programs and facilities.

KEY FINDINGS

There are many competing user demands on the limited area of Hume Park, therefore multi-purpose, flexible park facilities will be required to:

1. **Accommodate passive and active park uses; and**
2. **To balance these uses with the preservation and enhancement of ecological features in the park.**







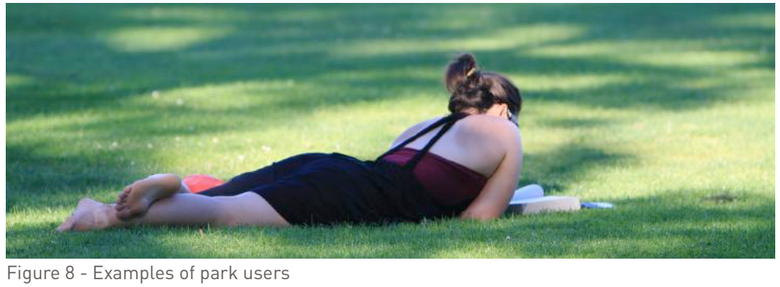


Figure 8 - Examples of park users

2.2 Facilities, Amenities, and Connectivity

2.2.1 Buildings

There are several buildings located across the site to support various park programs. The following information will help inform a building condition assessment planned for 2022:

- Washroom buildings and Goodies' Concession are in adequate condition and may require updating.
- Bench seating and bleacher seating associated with the various sports fields are in acceptable condition and may be updated with planned improvements.
- Washroom facilities are generally lacking within the park, particularly in association with the sports facilities. Temporary washrooms are currently being utilized to help fulfill the programming needs.
- The storage building at the Spray Park supports city programming for youth and may be consolidated with a larger building program in the future.

KEY FINDINGS

There are several buildings in the park that have been functioning in adequate condition, however, the washroom facilities are insufficient and are supplemented with temporary portables. The building condition assessment underway in 2022 may be referenced for further detail.

EXISTING SITE CONDITIONS


Maintenance Building


Outdoor Pool


Concession Building


Washroom Building


Spray Park Service Building


Picnic Shelter

Figure 9 - Buildings in Hume Park

1. Washroom and Maintenance Building
2. Hume Park Outdoor Pool Building
3. Goodies' Concession
4. Washroom Building
5. Spray Park Service Building
6. Picnic Shelter
7. Terraced Seating at Lacrosse Box
8. Bleacher Seating at Baseball Field

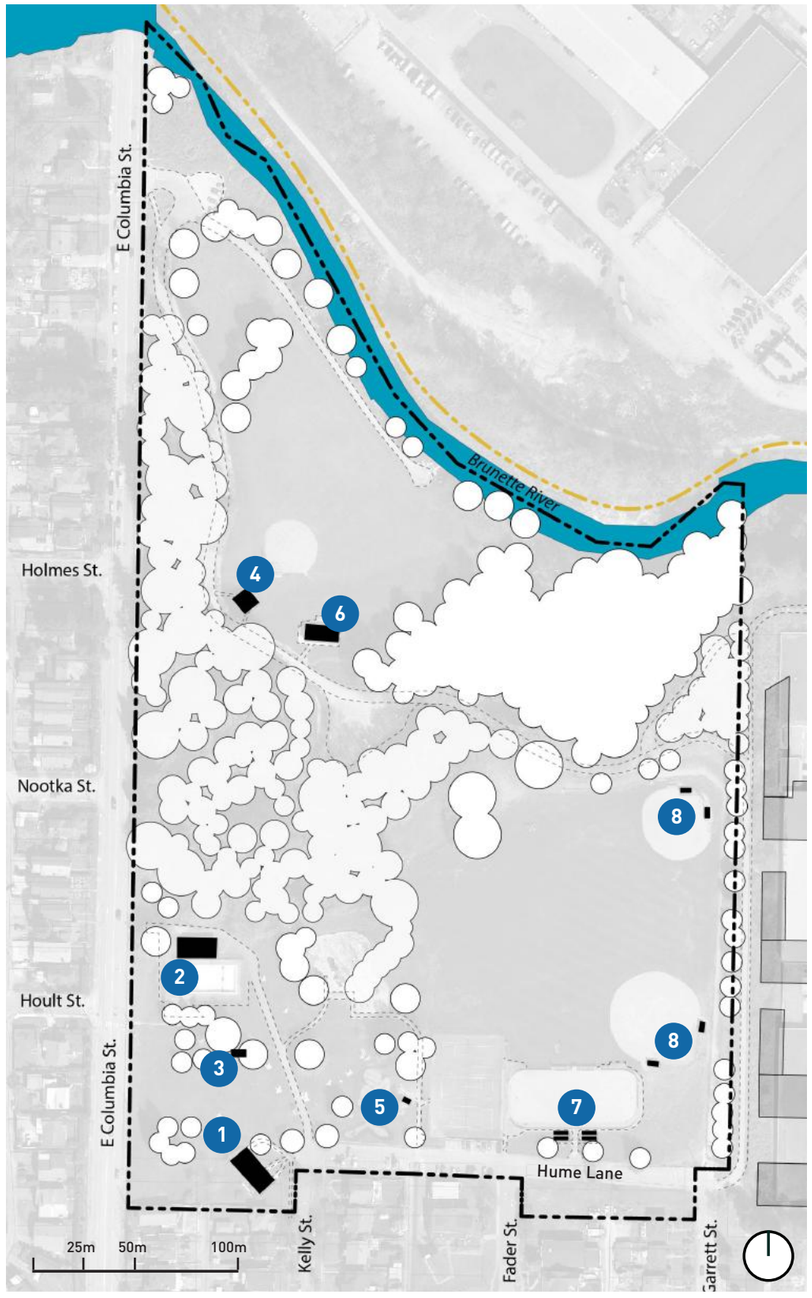


Figure 10 -Map of Buildings in Hume Park

2.2.2 Active Park Amenities

Hume parks hosts a number of active park amenities, making it a key destination for the residents of New Westminster. Amenities within the park include:

- three (3) baseball fields;
- two (2) tennis courts;
- regulation sized soccer / rugby field;
- a lacrosse court.

The lacrosse court is often used for a variety of allied sports, and the sport field, accommodating soccer and rugby use from late August to late march, shares space with the upper baseball diamonds. Active recreation is also served by the outdoor pool, splash park and playground space.

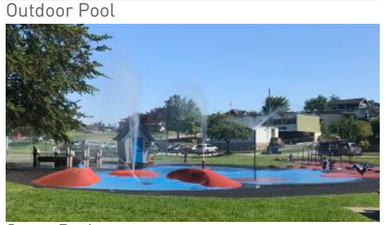
KEY FINDINGS

The diverse facilities and amenities located in Hume Park support a variety of recreational activities making it a key destination for New Westminster residents.

EXISTING SITE CONDITIONS


Lower Hume Ball Diamond


Outdoor Pool


Spray Park


Playground


Tennis Courts


Lacrosse Court


Upper Baseball Diamond A


Upper Baseball Diamond B

Figure 11- Active Park Amenities

1. Lower Baseball Diamond
2. Outdoor Pool
3. Playground
4. Spray Park
5. Tennis / Pickleball Courts
6. Lacrosse Court
7. Upper Baseball Diamonds
8. Hume Park Full Field - Soccer and Rugby

LEGEND

- Brunette River
- Park Amenities
- Site Boundary

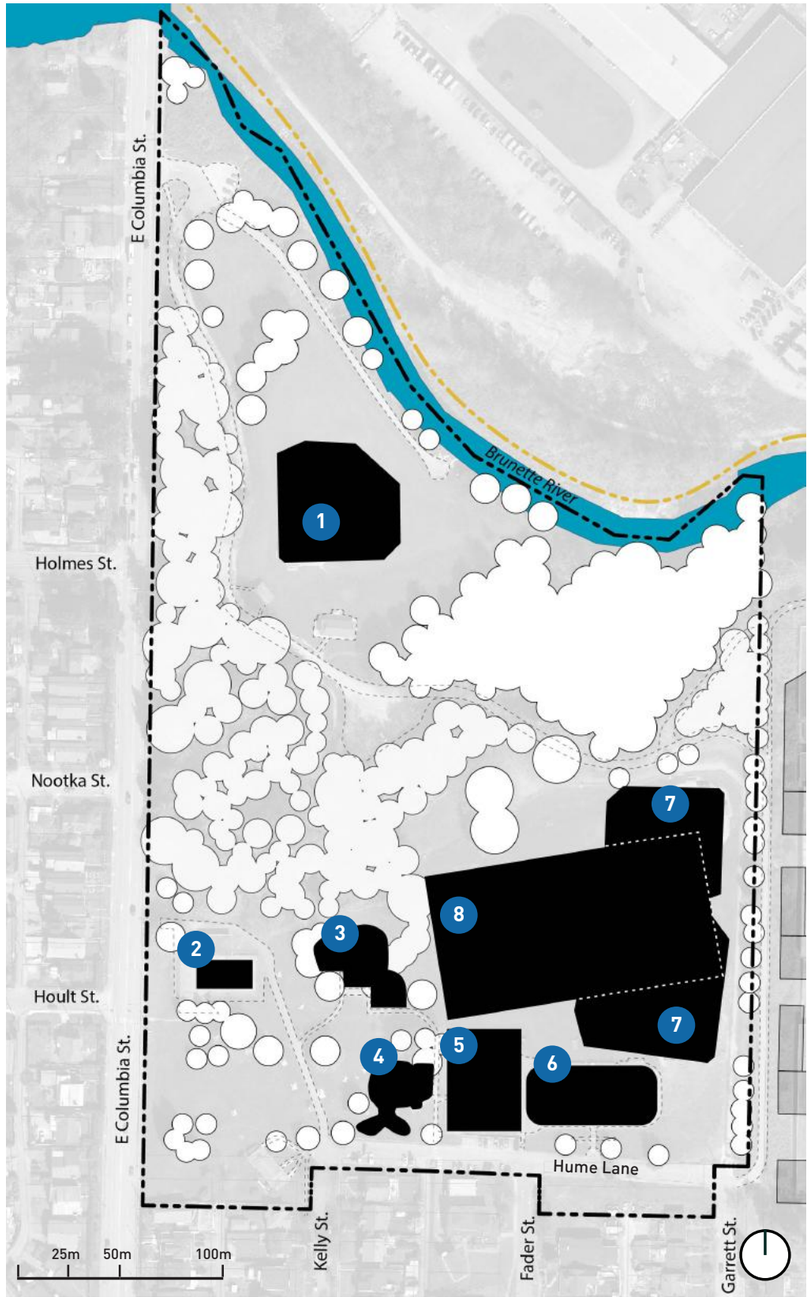


Figure 12 - Map of Active Park Amenities

2.2.3 Passive Park Amenities

Upper Hume includes unprogrammed lawn space in the southwestern corner, as well as shaded, informal spaces connecting active programming like the splash pad and playground. When not in use for structured sports, the soccer field provides ample space for passive recreation. Along the Brunette River, passive amenities include lookouts and interpretive panels discussing storm water management. Passive open space in Lower Hume in the south east corner of the site tends to remain wet due to limited drainage. The northernmost point of passive open space located at the northeast corner of the site houses utilities operated by Metro Vancouver.

In 2021, portions of the Upper Hume picnic areas and open lawn have hosted the Alcohol in Parks pilot project and staff expects to recommend continuation of this program into 2022.

KEY FINDINGS

The informal, unprogrammed areas of the park support a variety of passive recreational activities such as:

1. **trails and pathways that connect active amenities;**
2. **open lawn areas (some overlap with sports fields); and**
3. **enjoyment of natural areas.**

EXISTING SITE CONDITIONS


Sports Field in Upper Hume


Picnic Area in Upper Hume


Dog Off-Leash Area


Open Lawn in Lower Hume


Lookout along Brunette River


Interpretive Panels

Figure 13A - Passive Park Areas

1. Open Lawn
2. Open Lawn & Picnic Area (during soccer/rugby offseason)
3. Dog Off-Leash Area
4. Open Lawn
5. Open Lawn
6. Lookout along the Brunette River
7. Interpretive Panels - Storm Water Management

LEGEND

- Brunette River
- Park Amenities
- Site Boundary

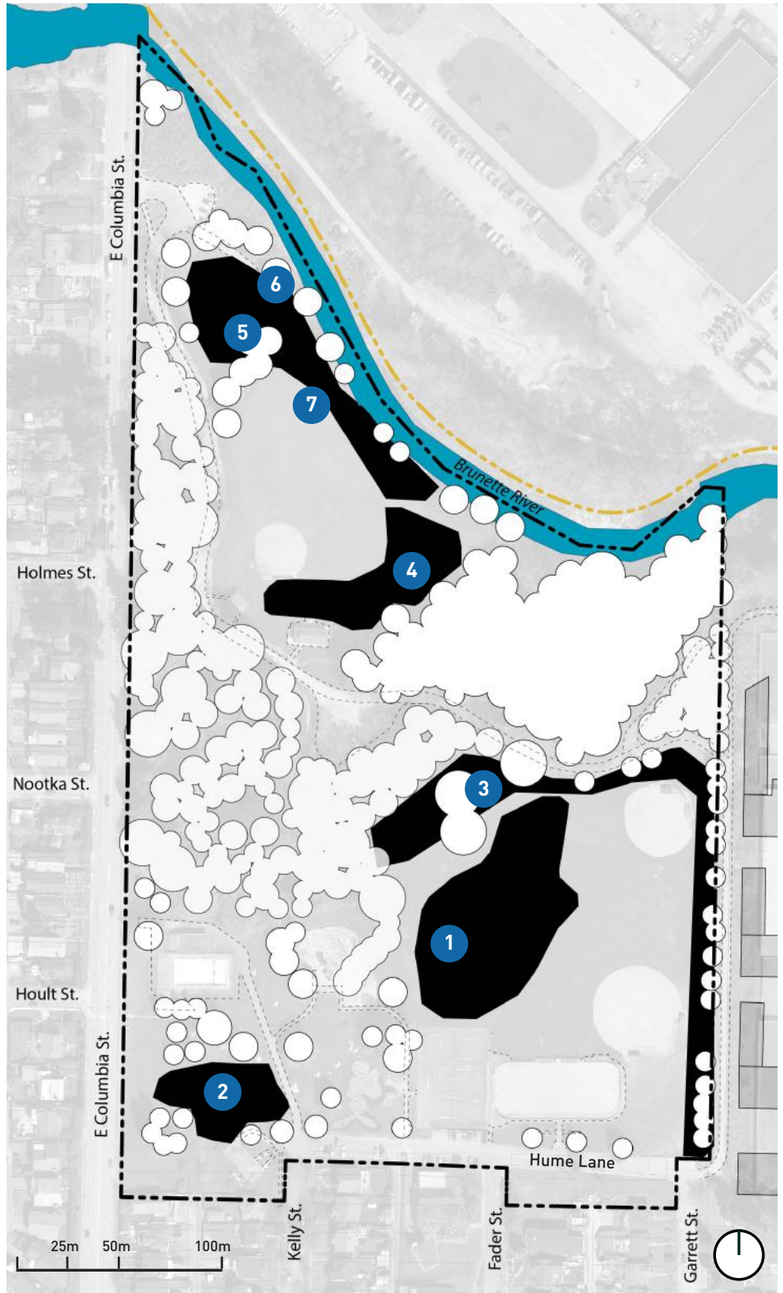


Figure 13B -Passive Park Amenities Map

2.2.4 Pedestrian and Multi-use Trails

Hume Park offers a range of trail types:

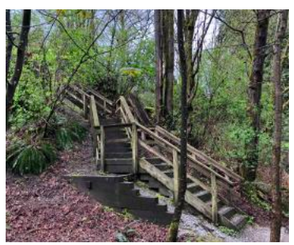
- The Central Valley Greenway is a paved 4 metre wide multi-use path connecting to the park at its southeast corner at Garrett Street, and runs through upper and lower Hume until exiting at the northwest corner of the park, linking to East Columbia Street. In Lower Hume, the CVG is shared with motor vehicle traffic.
- A secondary gravel path runs parallel to the CVG from the Lower Hume Washroom to the Lower Hume East Columbia Entrance. It is often flooded and much of the path's width has been reduced due to overgrowth.
- The Brunette Fraser Greenway connects the site at the north-east corner of the park.
- Secondary trails can be found in both the upper and lower sections of the park, where the topography is relatively flat.
- A secondary, informal trail network links upper and lower Hume. This steep transition is marked by a series of wooden stairwells, gravel, and informal foot-trodden paths.
- Park entry points have better accessibility from the south than the west and from East Columbia Street. The Central Valley Greenway and Brunette Fraser Greenway play an important role in connecting Hume Park and the north part of New Westminster to the region at large.

1. Central Valley Greenway
2. Brunette Fraser Regional Greenway
3. Upper Hume Main Park Pathway -Central Valley Greenway
4. Upper Hume Secondary Park Pathway
5. Upper Hume Connection to East Columbia St
6. Trail Network in Central Bluff
7. Lower Hume Main Park Access Road - Central Valley Greenway
8. Lower Hume Former Picnic Shelter Access Road
9. Lower Hume Connection to East Columbia St

LEGEND

- Brunette River
- Site Boundary
- Unpaved Pathways
- Informal Pathways
- Paved Pathways
- Brunette Fraser Regional Greenway
- Central Valley Greenway

EXISTING SITE CONDITIONS


Staircase in the Bluffs

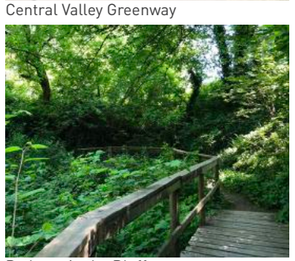

Brunette-Fraser Regional Greenway


Central Valley Greenway


Paved Pathway in Upper Hume


Wooden Bridge in the Bluffs


Former Picnic Shelter Access Road


Pathway in the Bluffs


Connection to E. Columbia St.

Figure 14 - Pedestrian and Multi-use Trails

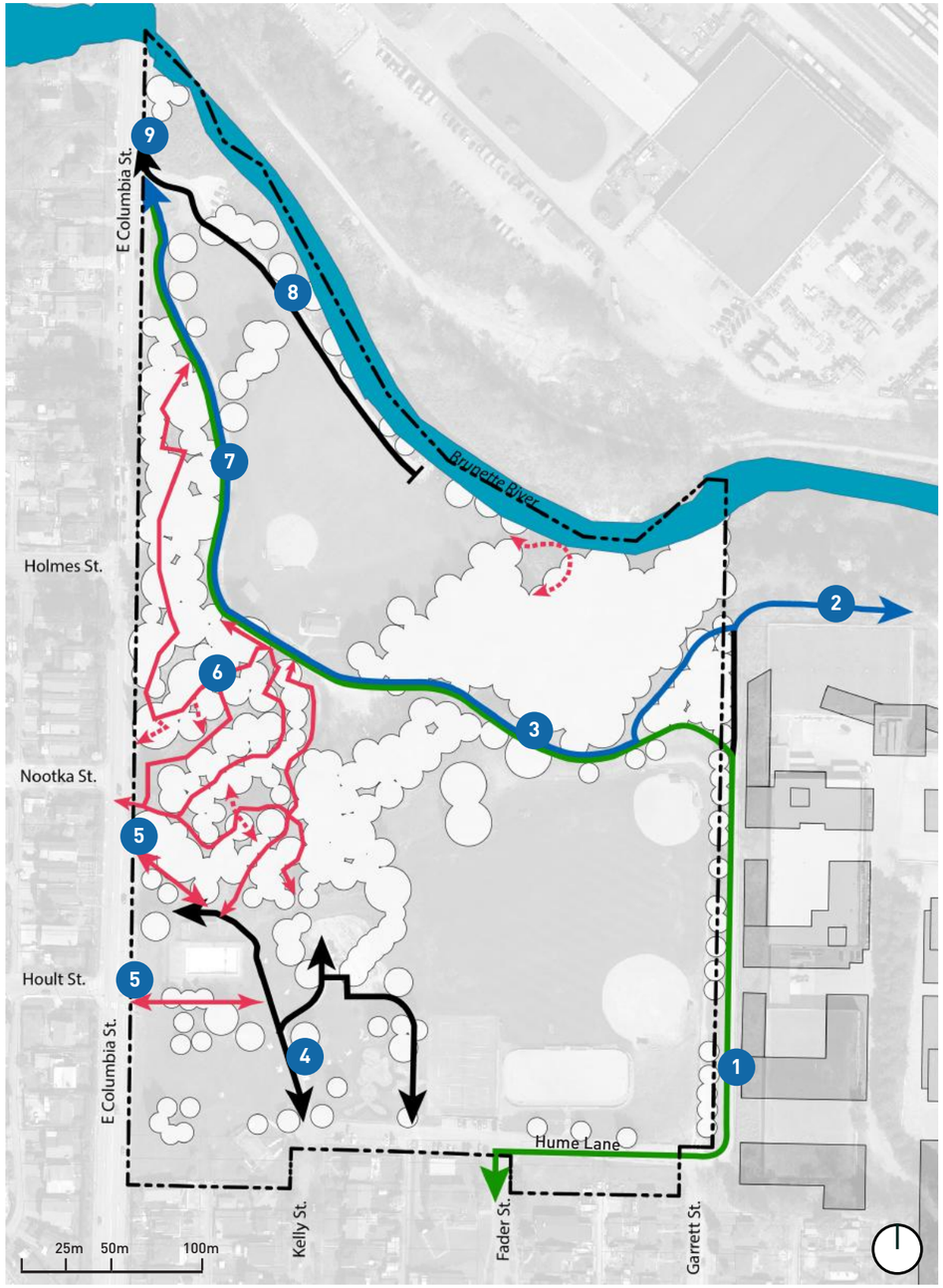


Figure 15 - Pedestrian and Multi-use Trails Map

2.2.5 Accessibility

Accessibility to and within Hume Park is currently poor. There are only three locations where wheelchair/mobility scooters can access the park:

- Kelly Street;
- Hume Park School crossing;
- Hume Park access road.

Areas within the park are generally not wheelchair, stroller, or mobility aid accessible. Connections between the south and north sides of park require travel over gravel surfaces at steep grades. The trail network that links upper and lower Hume is a steep transition marked by a series of wooden stairwells. Visitors with mobility limitations are currently unable to access these pathways.



Hume Park School Crossing



Hume Park Entry at Kelly Street



Hume Park Access Road

Figure 16 - Accessible Entries to Hume Park

KEY FINDINGS

Accessibility improvements are much needed in Hume Park due to its topography, and gaps in the circulation network.

1. Hume Park School Crossing
2. Upper Hume Secondary Park Pathway
3. Hume Park Access Road

LEGEND

- Brunette River
- Site Boundary
- Accessible Pathways

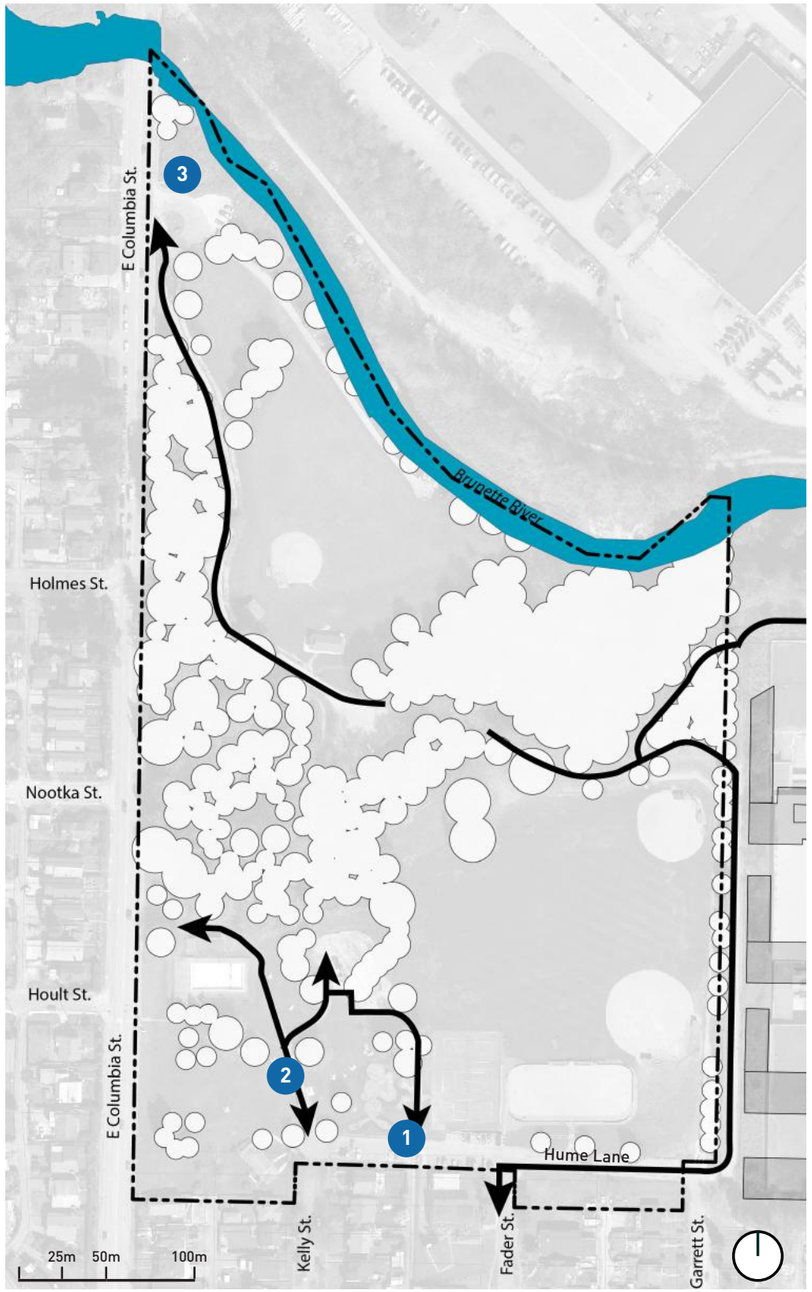


Figure 17 - Map of Accessibility in Hume Park

2.2.6 Vehicular Circulation and Parking

Vehicular circulation and parking in Hume Park is a challenge with demand driven largely by the draw of programming opportunities in the park.

SUPPLY

- Parking supply is limited to approximately 30 spaces within the park off Hume Park Access Road and on-street spaces in neighbourhoods to the west and south.
- The largest area of parking at the southern end of Hume Park Access Road has space for 15-25 vehicles, depending on efficiency of parking.
- On-street spaces are limited to 2 or 3 hours without CNW permit.
- There are no dedicated cycle parking facilities within the park.

DEMAND

- Anecdotal evidence suggests very high demand on summer weekends; far beyond capacity of existing supply
- Per the City's Sapperton/Massey Victory Heights Transportation Plan, the following Phase 1 and Phase 2 parking proposals will affect streets adjacent to the park:
  - » East Columbia Street: on-street spaces will be removed from the east side north of Braid Street.
  - » Fader, Garrett, and Kelly streets: combination of short-term (2 hour) parking without permit and 'No Parking w/o Permit'.

KEY FINDINGS

Parking capacity at Hume Park is for approximately 45-55 vehicles and does not meet current demands.


Entrance to Lower Hume Park


Lower Hume Access Road

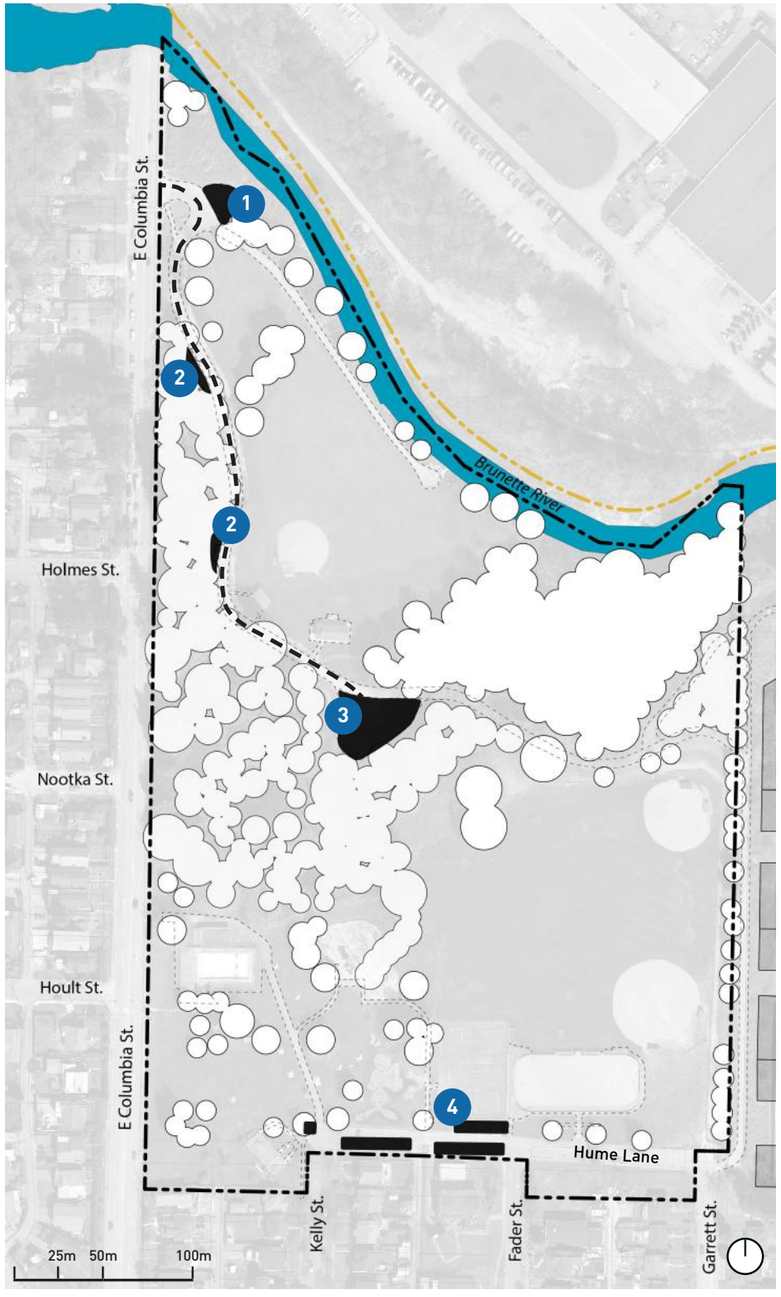

South End of Lower Hume Access Road


Hume Lane looking east


Hume Lane looking west


Hume Lane looking east

Figure 18 - Vehicular Circulation and Parking



1 Parking Area at Entrance to Lower Hume Park

2 Parking Area along Hume Park Access Road

3 Parking Area at South end of Hume Park Access Road

4 Parking Area on Hume Lane

LEGEND

- Brunette River
- Parking
- Hume Park Access Road
- Site Boundary

Figure 19 - Vehicular Circulation and Parking Map

2.2.7 Gateways and Key Views

Hume Park is marked by several key gateways into the park. While these entry points are well positioned in relation to the structure of the urban grid, these gateways are limited with regards to their signage and way finding.

- At connection to Brunette-Fraser Regional Greenway;
- Entry at the south-east and north-west corners of the site, marked by the Central Valley Greenway;
- Along East Columbia Street at Hoult Street;
- At Kelly Street.

Due to the natural topography of the site, there are a number of key views. The views which best mark the site as a destination are located along the southern perimeter of the site, where sweeping views of the site are offered.



View of Lower Hume E. Columbia Street Entry



View from the Bluffs



View of Garrett street entry



Brunette River



View of Upper Hume from Central Valley Greenway



View from Kelly street entry

Figure 20 - Views, Access and Gateways

KEY FINDINGS

There are several access points into Hume Park from the surrounding neighbourhood, however, their visibility is limited due to a lack signage and wayfinding.

In addition, a number of key locations within the park have been suggested for wayfinding signage and/or as view points.

1. Gateway - Northeast Entrance
2. Gateway - Lower Hume East Columbia Street Entrance
3. Gateway - East Columbia Street Entrance at Hoult Street
4. Gateway - Garrett Street Entrance
5. Gateway - Kelly Street Entrance
6. Gateway - Southwest Entrance
7. View - Brunette River
8. View - Brunette River
9. View - Lower Hume Park
10. View - Upper Hume Park
11. View - The Bluff to Lower Hume Park
12. View - Existing Viewing Platform
13. View - The Bluff
14. View - Lower Hume Park Trail

LEGEND

- Brunette River
- Parking
- Gateways
- Site Boundary
- Primary View
- Secondary View

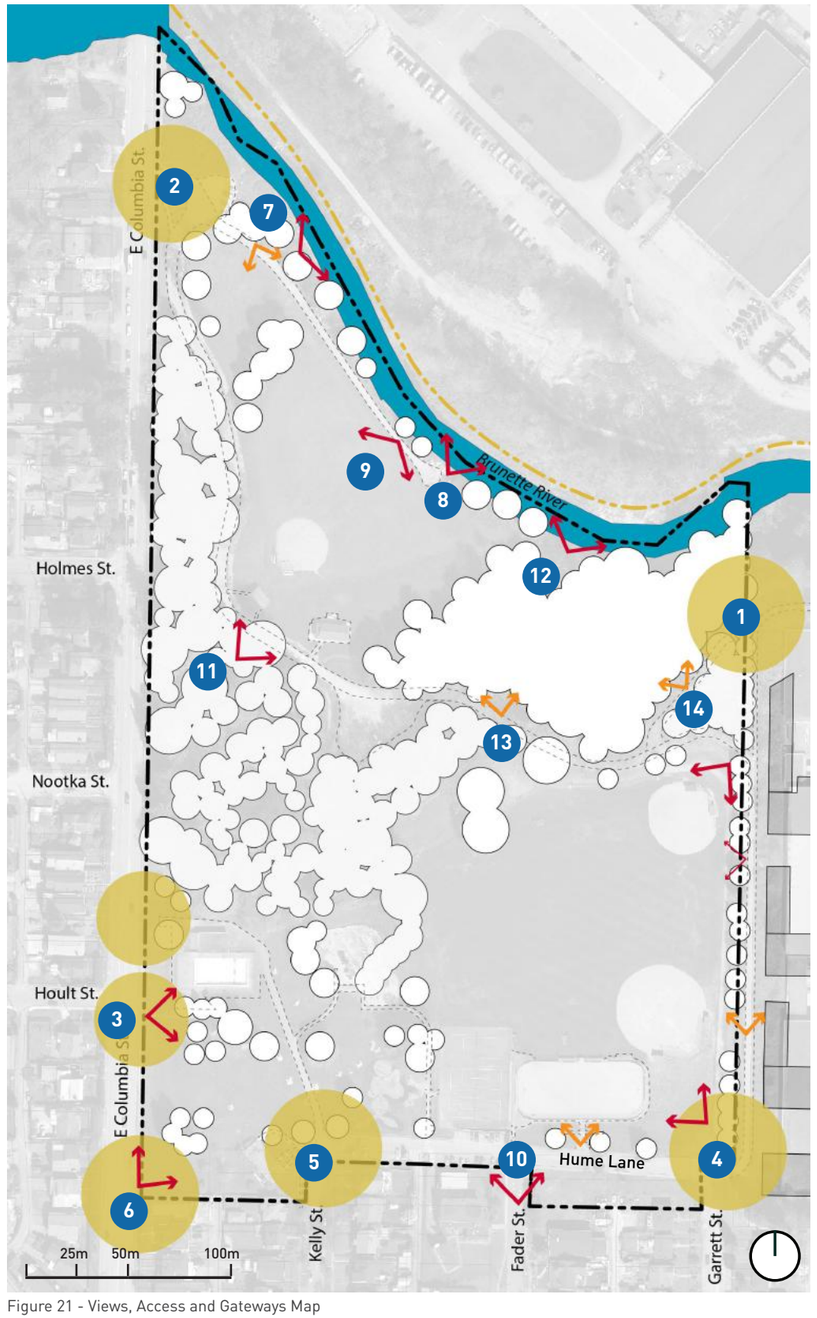


Figure 21 - Views, Access and Gateways Map

2.3 The Three Zones of Hume Park

The natural topography of the site is one of the most defining features of Hume Park. The northern edge of the park has been shaped by the Brunette River over millennia, resulting in a landscape defined by three distinct topographical zones. Each zone shares common and complimentary programs as well as similar opportunities and constraints. These three zones are described in this document as:

1. The Upper Terrace - which offers vast open areas and hosts a number of programmed spaces
2. The Bluffs - which offers a naturalized areas with steep slopes, mature trees and defined access routes
3. The Lower Terrace - which offers a flat open space, most defined by its relationship with the Brunette River and surrounding sensitive ecosystems.

KEY FINDINGS

Hume Park's topography creates three zones within the park, each with distinct physical, ecological and programming characteristics.


The Upper Terrace


The Bluffs


The Lower Terrace


Brunette River

Figure 22 - The Three Zones of Hume Park

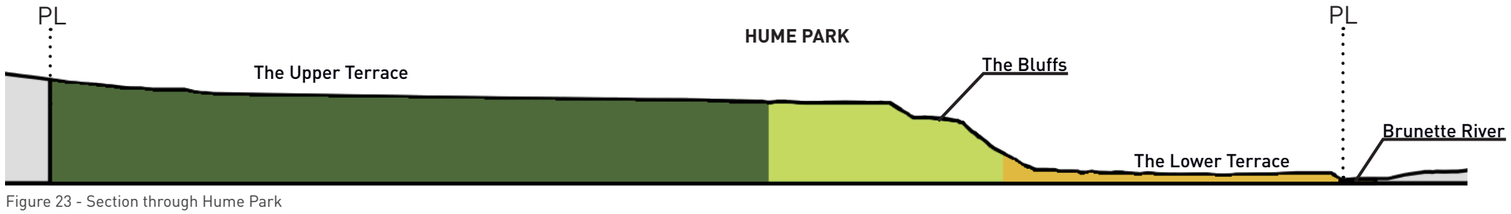


Figure 23 - Section through Hume Park

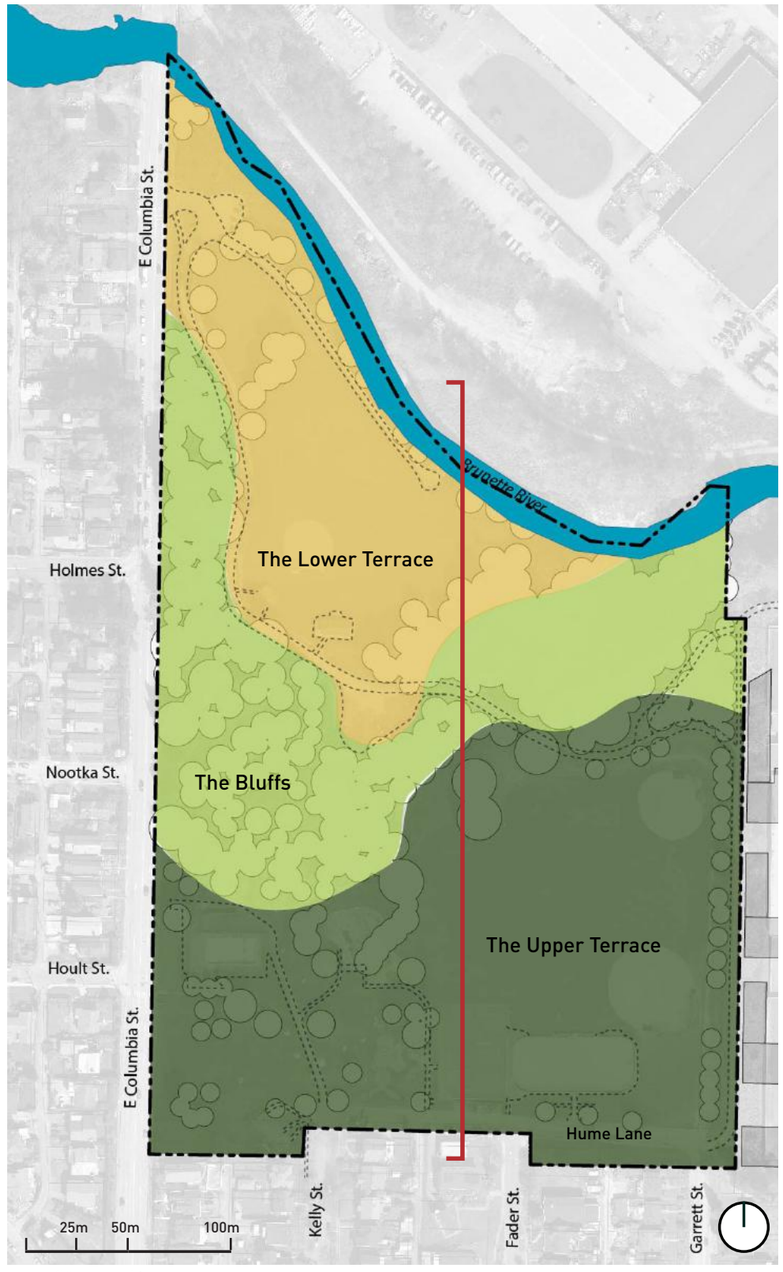


Figure 24 - Map of the Three Zones

2.4 Park Interfaces

2.4.1 Interface with Sapperton Green Development

The Sapperton Green Development proposal, currently a warehouse / light industrial site, has been in the planning review process since 2013. This development proposal includes a mix of uses including retail, office, community space, and housing for a projected 10,000 residents. The proposal includes a variety of public open space including a 1.8 acre Central Park, 3.5 acres of the Brunette River's riparian zone, pedestrian corridors, greenways, pocket parks and a 0.75 acre transit plaza to the neighbourhood. This proposal would include dedicated dog areas on private sites for residents.

The interface between Hume Park and the proposed Sapperton Green Development is one that requires careful consideration and investigation. The adjacent Sapperton Green development proposal includes direct east-west connections to the CVG pathway on the east side of the park as well as direct pedestrian/cyclist access from Wilson and Rousseau streets. The new connections would provide more direct access between Braid Street Skytrain Station and the park and decrease walking distance to approximately 400m.

This area is defined by topography, where a sculpted berm was created as a means to physically connect the greenway to the urban grid at Garrett street. The elevation change becomes more significant as you move south and is an important consideration of any future, direct east-west connections between Hume Park and Sapperton Green. Lastly, the western edge of the park is defined by a row of mature trees that will also need to be considered. This interface will also present a number of complementary opportunities and competing issues stemming from the adjacency of the proposed development's residential eastern edge with the contemplated park amenities such as sports fields or courts, potential sports lighting, additional circulation paths, and seating or gathering spaces.

Refer to Transportation report (Appendix B) for additional information.

KEY FINDINGS

The interface between Hume Park and proposed Sapperton Green Development will consider the larger pedestrian and cyclist network including the CVG, BFRG, east-west pedestrian/cyclist access routes to Braid Skytrain Station. Considerations will also be given to the universal access between Sapperton Green and Hume Park, as well as the adjacency of the two sites' residential, park and open space programming.

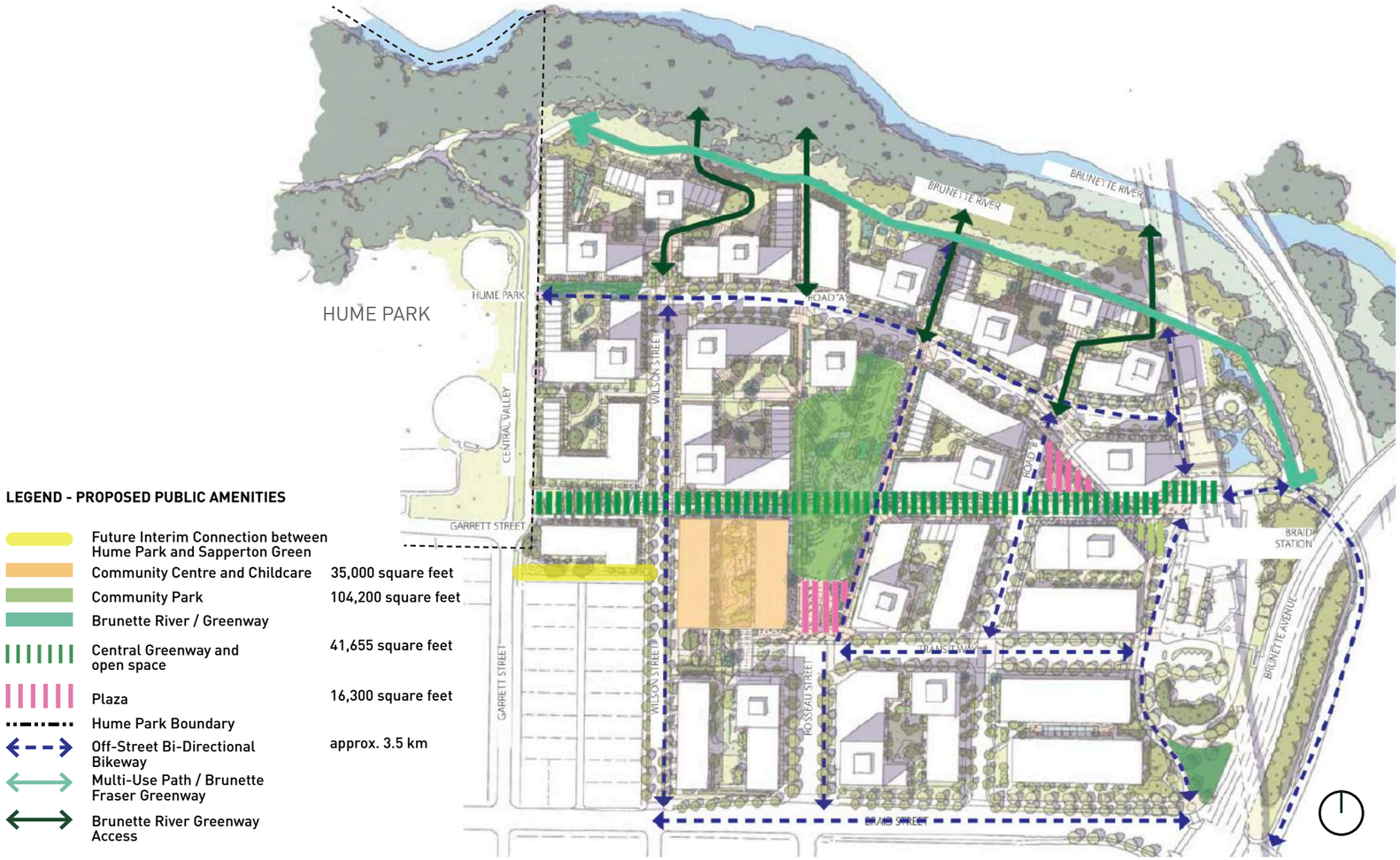


Figure 25 - Sapperton Green Proposed Public Spaces and Amenities, as proposed in April 2020

2.4.2 Interface with Hume Lane

Hume Lane is located at the south end of the park and provides an accessible entrance to Upper Hume Park. This park entrance is located at the southwest corner and also serves as the operations and maintenance driveway access for city staff. The Central Valley Greenway is located at the southeast corner and is accessed off Hume Lane. Currently, Hume Lane serves as:

- The arrival place for Upper Hume Park;
- Shared space accessed by people using all modes of transportation;
- An overlook into the park activity;
- A parking area for park patrons including accessible stalls;
- Access for operations and maintenance vehicles; and
- Buffer between Hume Park and residences

Through this process, an opportunity to broaden the park to include space that spills out into the street was identified. Including this space beyond its edges would improve accessibility and enhance the arrival experience to the park for all users. Transforming the city-owned right-of-way (ROW), including the boulevard and green space located south of the lane, into a park-like street would increase the amount of usable space for park patrons. Changes to the ROW may include:

- Better organization and efficiency of parking stalls and/or drop-off zones;
- One-way vehicular traffic;
- Curbless, traffic-calmed, shared street (i.e. woonerf style);
- Green street lined with trees and/ or raingardens;
- Placemaking features/public art/seating;
- Safer, accessible and more comfortable connections to the park for non-automobile modes of transportation;
- Improved lighting;
- Improved interface between the park, existing and future neighbours (i.e., school sites, single-family and multi-family residential);
- Flexible lane closures to accommodate larger events when needed (i.e. farmers' market, community gathering, events and celebrations); and
- Shared parking stalls (as required) with the future School District 40 School.

Expanding the scope of the park and open space network to Hume Lane would leverage this adjacent street ROW as flexible, shared space with the added ecosystem services from integrated green infrastructure. Funding for this transformation may include Development Cost Charges and shared maintenance agreements with nearby property owners.

KEY FINDINGS

Hume Lane is integral to Hume Park, providing a sense of arrival and park overlook, shared space, park parking, and maintenance access. Hume Lane presents the opportunity to broaden the park's spill out space and transform the city-owned ROW into a park-like street that will:

1. **Improve accessibility;**
2. **Enhance the arrival experience for all users; and**
3. **Increase ecosystem services through integrated green infrastructure**

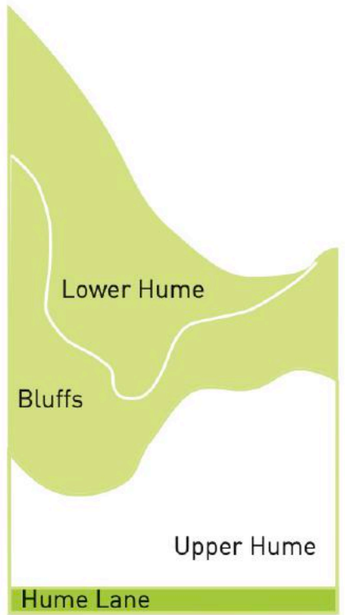


Figure 26 - Interfaces with Hume Lane



Entry to CVG off-street portion at east end of Hume Lane (at Garret Street)



Hume Lane looking west



View of Parking and Tennis Courts from Hume Lane



Park entrance from west end of Hume Lane at Kelly Street

2.4.3 Interface with Schools and School District Owned Land

Currently, Hume Park is in close vicinity of two school sites: Hume Park Home Learners (School District 40) located at 521 Fader Street, and Urban Academy School (private school) located at 466 Rousseau Street. Additionally, Richard McBride School (School District 40) at 331 Richmond Street is within 25 minutes' walking distance of the park. The park is also currently used for before and after school care, and day camps throughout the summer months.

The Hume Park Home Learners closely integrates use of Hume Park features and amenities - play areas, fields, urban forest and the Brunette River - into its programming with the school use of the park. Urban Academy is referred to as an urban school site (i.e. a vertical, multi-story building that is integrated with the urban fabric with no land for sports fields. Often playgrounds, seating/ social areas or sports courts are accommodated on rooftop spaces in urban schools) and relies on the city for shared use of park facilities for student sports and recreation activities. Urban Academy has an agreement with the city to utilize the fields within Hume park in exchange for community use of the facilities within the school. This shared-use model practice exists at several other adjoining park and school sites in the City of New Westminster and is expected to continue as the city densifies and land is less available.

To meet the needs of the growing McBride Sapperton Neighbourhood, School District 40 anticipates building a new school to accommodate enrollment numbers. Due to the limited outdoor space available at the future school site, the Hume Park playground, sports fields, sport courts and natural areas have the potential to be important shared amenities. As school planning commences, the City will work with the School District on shared use agreements to accommodate student use of facilities and amenities in Hume Park and community use of facilities within the school. Any amendments to Hume Lane will consider school access, drop/off pick-up zones, safe walking and cycling routes as well as shared parking facilities (as required).

Additionally, in the interest of providing high quality space for all park users, the Parks and Recreation Department will continue to explore best practices and innovative ways of planning and designing parks and open spaces by:

- Increasing park spaces through linear parks, urban plazas, infrastructure corridors, street ROW's and other public spaces;
- Acquiring park space and/ or funding through private development;
- Exploring new models for maintenance costs; and
- Designing flexible, multi-use facilities.

KEY FINDINGS

Hume Park is an important destination for nearby schools, childcare centres and day camps. Use by these groups is intended to intensify as the community grows.

Improvements to Hume Lane will be further designed and implemented in collaboration with school site planning in the future.

LEGEND

1. Hume Park Home Learners located at 521 Fader Street. Both 521 and 522 Fader Street are owned by School District 40.
2. Urban Academy
3. Richard McBride Elementary School



Figure 27 - Location of schools in the vicinity of Hume Park

3.0 PUBLIC ENGAGEMENT

3.1 Overview of Engagement Process

Community input has been vital to developing a long-term park vision that aligns with current and future needs and priorities of park users. The public engagement process for the Hume Park Master Plan spanned three phases:

- Engagement Phase 1 - Input in Site Analysis, Programming and User Needs;
- Engagement Phase 2 - Discussion on Functional Programming/ Conceptual Planning Directions; and
- Engagement Phase 3 - Feedback on Draft Master Plan.

Each phase was centered on a virtual public open house presentation and discussion event and supported through online engagement tools at Be Heard New West (beheardnewwest.ca).

Public input was supplemented with feedback from stakeholders, task force, advisory committee, and city staff. The feedback received from the public and stakeholders at each phase was summarized and directly informed the progress achieved at the subsequent stage.

Consultation with First Nations followed the City's framework for Truth and Reconciliation for projects and initiatives in New Westminster. In keeping with the policy, City staff extended a formal invitation to consult on the Hume Park master Plan to the Nations with claims in New Westminster in early 2021. The Tsleil-Waututh Nation (TWN) expressed interest in reviewing the Hume Park Masterplan from the perspective of the TWN's Stewardship Policy 2009. The response letter (received May 2021) is included in the Engagement Phase #1 Verbatim Responses Report. TWN also provided extensive input on the City's Biodiversity Strategy, a policy document that will guide the improvement and on-going management of natural areas within city-owned parks and open spaces including Hume Park.

The following is an overview of the engagement process. Full engagement reporting can be found in Appendix C - Public engagement Summaries and Open House Presentation Materials and Appendix D - Public Engagement Phase 1-3 Verbatim Responses.

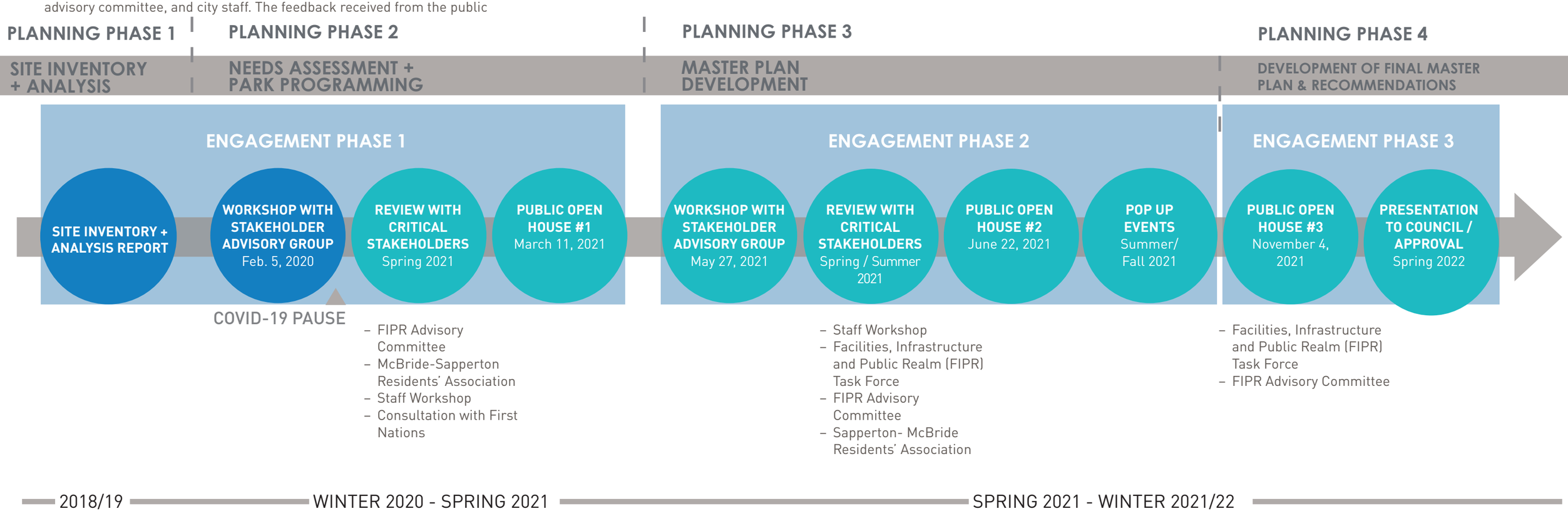


Figure 28 - Project Timeline

3.2 Stakeholder Engagement

Stakeholder engagement helped to shape the priorities of the Master Plan. Stakeholders consulted included the Sapperton Residents' Association, a Stakeholder Advisory Group with representatives from a number of different interest groups, City staff, and City of New Westminster councilors. Stakeholder feedback largely aligned with community feedback.

3.2.1 Sapperton Residents' Association

City staff engaged with the Sapperton Residents' Association with presentations at the RA's bimonthly meetings, held virtually via Zoom, and through email updates and invitations to participate in Public Open Houses and Be Heard New West engagement opportunities.

Staff first met with the RA on February 4, 2021, during Engagement Phase 1 to introduce the RA to the master plan project and early findings, allow for comments and questions, and to invite members to participate in Public Open House 1. Members suggested specific park improvements and recommended that the City of Coquitlam and New Westminster School Board be involved in the engagement process.

The second presentation with the RA occurred on September 9, 2021 during Engagement Phase 2 to present the potential site planning approaches. The RA membership was asked two questions:

a. Do you have a preference?
b. Comment on something you like.

Residents commented on their preferred approaches and what they valued about them.

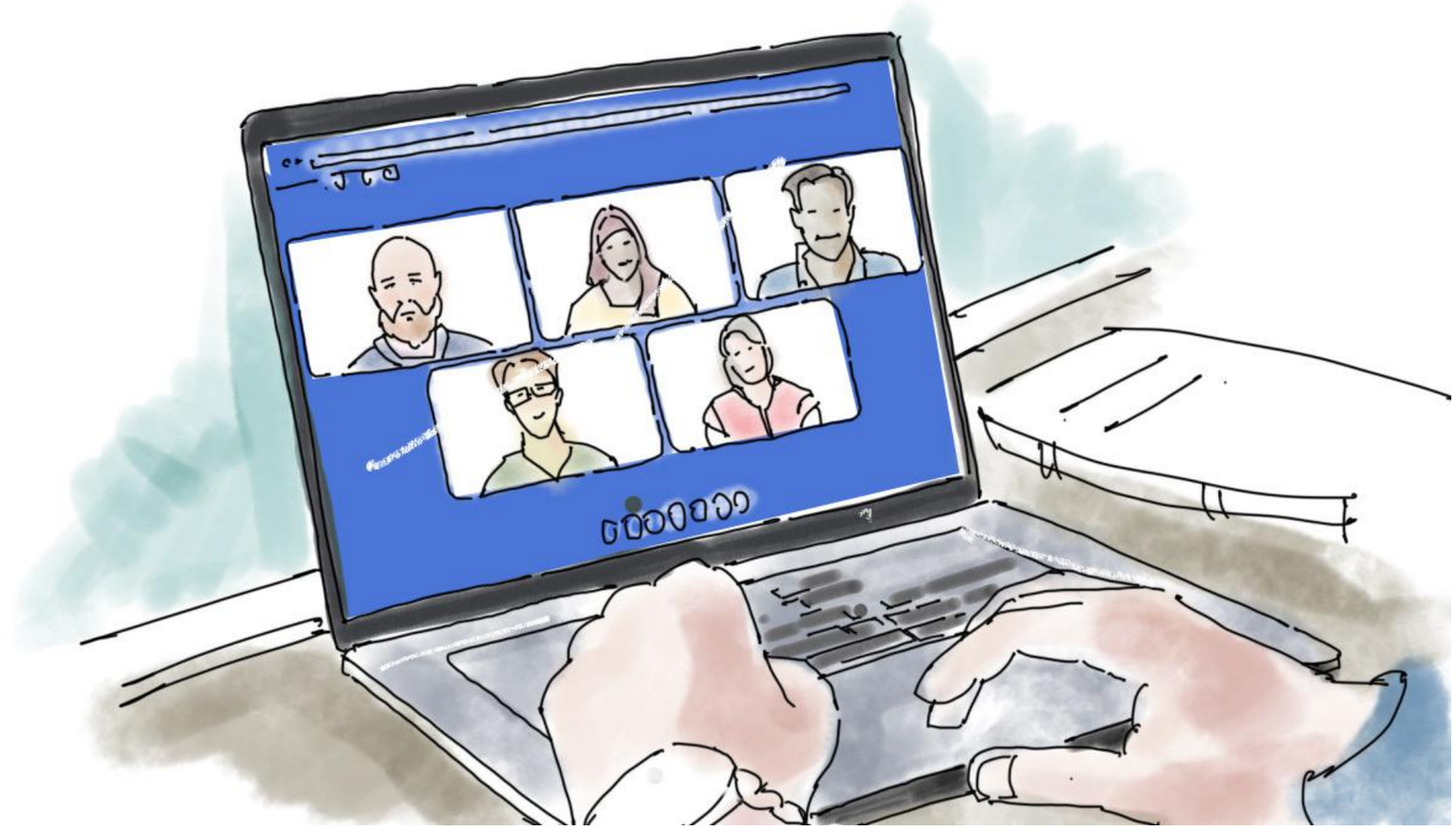


Figure 29 - Online Engagement Illustration

KEY FINDINGS

Five key findings emerged from engagement with stakeholders:

1. Hume Park's regulation sized sports facilities and structured park activities should be retained and improved;
2. Provide flexible, multi-use facilities that allow for layered uses;
3. The accessibility of the entrances and pathways within the park should be improved, particularly between Upper and Lower Hume;
4. The park's ecology should be enhanced and protected;
5. Hume Park's experience of "nature in the city" should be expanded with opportunities for direct contact with nature.

3.2.2 Stakeholder Advisory Group

Early in the engagement phase, project staff formed an advisory group with invited members representing a variety of stakeholder groups with interest in the park. The advisory group provided feedback at the outset of the first two phases of engagement to provide an early check that the project team was considering all user groups in the master plan.

The first of two Stakeholder Workshops was held February 5th, 2020 and was attended by 19 invited participants representing sports leagues (New Westminster Soccer Club, New Westminster Minor Lacrosse, United Rugby); environmental groups (New Westminster Environmental Partners, Sapperton Fish and Game Club, BC Invasives Council); local school and daycare (Hume Park Home Learners, Park Place); groups holding regular events in Lower Hume (South African Friendship Club); Metro Vancouver; Sapperton Residents' Association; individual park users (including seniors, users with lived experience of a physical disability, cycling commuters, and users of the dog off-leash area); and City of New Westminster councilors.

The in-person event was facilitated by PWL and City staff with small group discussions centred around three themes: Current Uses and Desired Future Uses; Environmental Considerations; and Transportation.

The second Stakeholder Advisory Group Workshop was held virtually via Zoom as part of Phase 2 Engagement on May 27th, 2021 and was attended by 16 invited participants, with representation of Spirit of the Children Society; sports leagues (New Westminster Soccer Club, United Rugby, Vancouver Ultimate Frisbee); environmental groups (New Westminster Environmental Partners); local school and daycare (Hume Park Home Learners, Park Place); Metro Vancouver; Sapperton Residents' Association; individual park users (including seniors, cycling commuters, and users of the dog off-leash area); and City of New Westminster councilors.

After a presentation by PWL, participants were split into two facilitated breakout groups and provided feedback on the potential planning directions that were developed.



Figure 30 -Stakeholder Workshop #1



Figure 31 - Group Discussion recorded on online white board tool during Stakeholder Workshop #2

3.2.3 Facilities, Infrastructure, and Public Realm Task Force

The City of New Westminster Task Force on Facilities, Infrastructure, and the Public Realm (FIPRTF) provides oversight, support, and coordination for civic capital projects with a direct link to Council's strategic priorities. PWL and City staff consulted with FIPRTF during the master plan development phases of the project (Engagement Phases 2 and 3).

The first Facilities, Infrastructure and Public Realm Task Force (FIPRTF) met virtually on July 5, 2021 with PWL Partnership presenting project progress and potential site plan approaches for task force feedback.

The second virtual meeting of the task force occurred on November 8, 2021 with a presentation of the draft master plan and feedback from the task force.

3.2.4 Facilities, Infrastructure and Public Realm Advisory Committee

New Westminster Advisory Committees provide Council access to external expertise and lived experience on issues of strategic importance. The role of the Facilities, Infrastructure and Public Realm Advisory Committee (FIPRAC) is to ensure all major projects incorporate high standards of project delivery and measures to mitigate impact on climate change; to advocate on behalf of the community; and to advise Council and FIPRTF on issues referred to the Committee. The project team met with FIPRAC three times, at each phase of engagement and received valuable feedback from multiple perspectives.

The first presentation to the Facilities, Infrastructure and Public Realm Advisory Committee (FIPRAC) took place on February 18, 2021 during the early stages of Engagement Phase 1.

The second presentation to the Facilities, Infrastructure and Public Realm Advisory Committee (FIPRAC) took place virtually on Zoom during Engagement Phase 2 on June 17, 2021, with a presentation of the potential site planning approaches for feedback.

The third presentation to the Facilities, Infrastructure and Public Realm Advisory Committee (FIPRAC) took place on October 21, 2021 virtually on Zoom. PWL presented the draft master plan with a guiding question for the discussions.

3.2.5 Interdepartmental Workshops with City Staff

Two interdepartmental Staff Workshops were held at key phases of the project and included staff from Parks and Recreation, Developments Services, Engineering, Transportation, and Engineering Operations.

Staff Workshop #1 was held in person on December 19, 2019 to present site analysis findings and to glean additional information from staff about the park. Staff identified current uses, challenges and opportunities, and aspirations for Hume Park.

Staff Workshop #2 was held virtually on June 18, 2021 to receive feedback on each of the potential park planning directions that were developed in response to feedback heard during Engagement Phase 1. Staff provided perspectives on park use and programming, park access and circulation, and operational considerations.

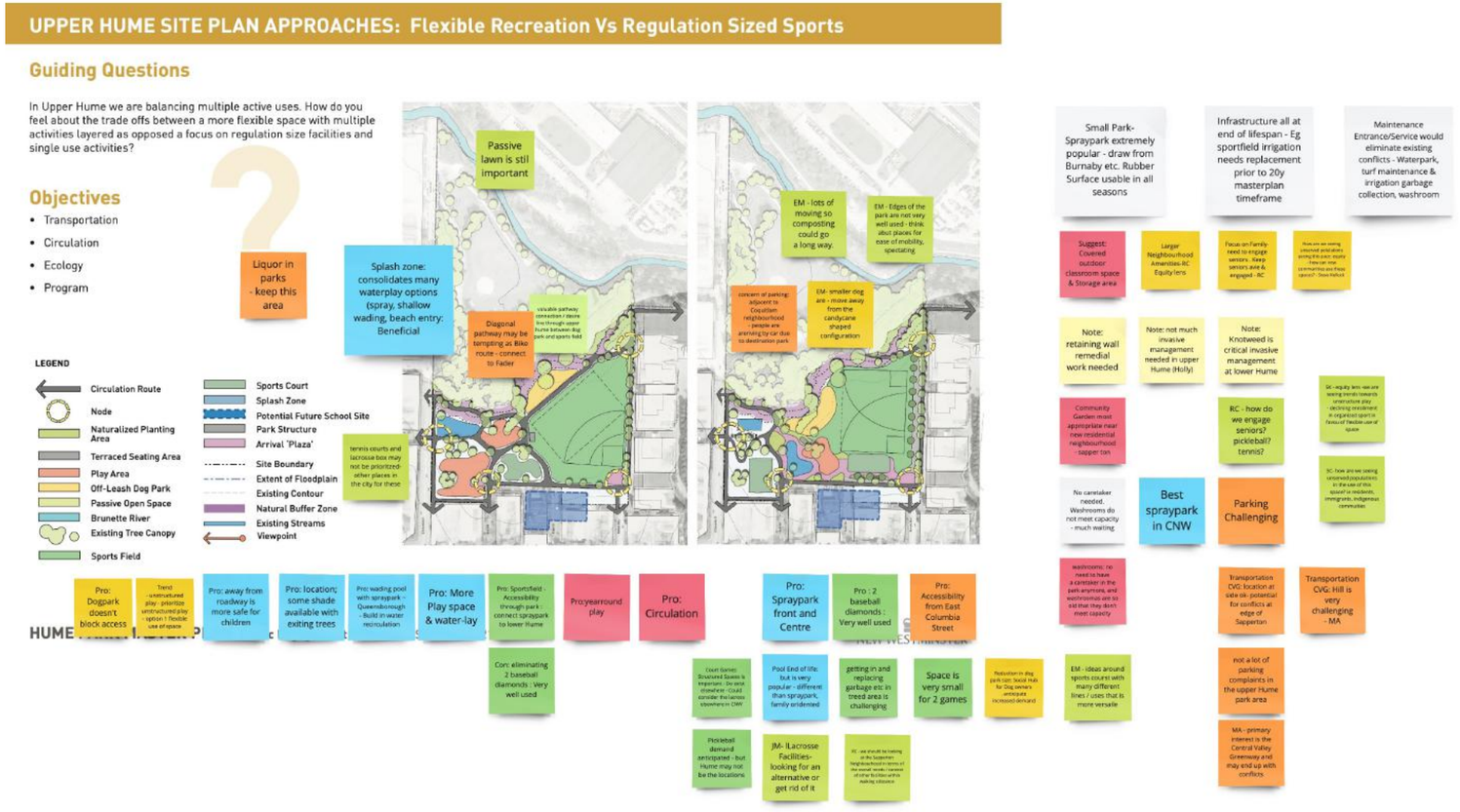


Figure 32 - Group Discussion recorded on Miro Board during Interdepartmental Workshop with City Staff #2

3.3 Public Engagement and Open Houses

3.3.1 Public Engagement and Open House #1

Hume Park Master Plan Public Open House #1 took place on March 11, 2021 and included 69 participants from the local community. It was facilitated by City of New Westminster staff and members of the PWL project team over video conference. The Open House began with an introduction to the public engagement process, which lead to a presentation of the key findings discovered through PWL's site analysis research. This was followed by breakout groups where the public was asked to answer a short list of questions about their experience of the park. The Open House concluded with instructions on how to use the online tools to provide addition feedback to the project team. The Open House coincided with the launch of an online survey via Be Heard New West, which closed on April 12, 2021 and received contributions from 99 participants. Additional input was received on Be Heard New West via the Forum, Stories, and Maps.

KEY FINDINGS

1. Explore ways to integrate, enhance and protect park's natural systems with the traditional uses of a municipal park.
2. Align the master plan with the proposed 4 principles
3. Carefully balance the retention of the current popular and valued programming and features while exploring new uses and layout to meet the needs of both the current and future Community.
4. Engagement participants divide their use of the park almost equally between passive and active uses, requiring a balance of these different types of uses and the physical relationship between them.
5. Engagement participants prioritize i) family-oriented activity areas, ii) natural area protection/enhancement, and iii) active sport areas. Consideration for items i and iii at other parks in the City will be important to ensure the needs of ii, the natural environment which cannot be relocated, are met in Hume Park.
6. Considering visibility from the street, wayfinding within the park, accessibility and ease of moving through the park by foot and mobility aid will help to balance uses throughout the park.
7. Although most people using the park live more than a 10 minute walk away nearly as many walk and bike to Hume Park as do drive and very few arrive by transit. Hume Park would benefit from arrival gateways on the west, south and east sides that supports these three primary modes of transportation to the park.

3.3.2 Public Engagement and Open House #2

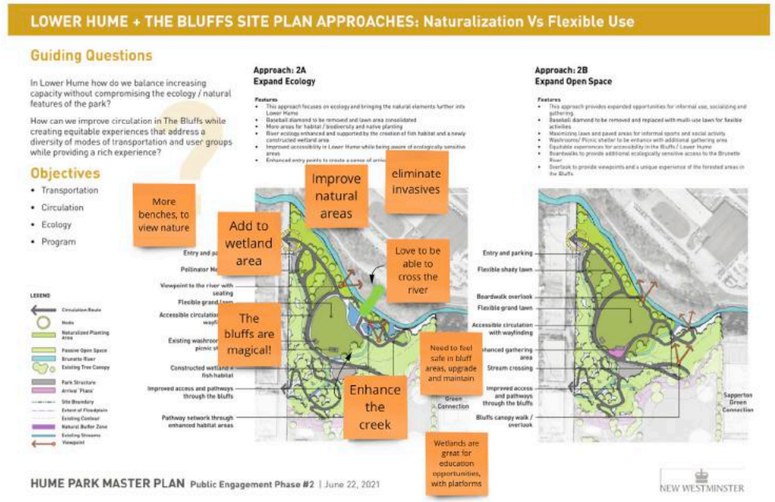
Public Open House #2 took place on June 22, 2021 via Zoom and included 20 participants from the community. The virtual event was facilitated by city staff and the consultant team from PWL. The meeting started with a three-part presentation: a project overview, a summary of results from Engagement Phase 1; and a presentation of the site approaches for Upper and Lower Hume Park.

The different approaches and their trade-offs were then discussed in facilitated small breakout groups. The presentation concluded with a summary of the small group discussions to the larger, full group.

The meeting ended with instructions on how to use the online tools at beheardnewwest.ca to provide additional feedback to the project team. The second online survey at Be Heard New West was launched on June 22 and closed on August 16, 2021. It received 378 responses.

KEY FINDINGS

1. Engagement participants place a high value on the park's regulation sized sports facilities.
2. Engagement participants place a high value on the park's ecology.
3. There is a desire to balance proposed improvements with existing valued character and amenities.



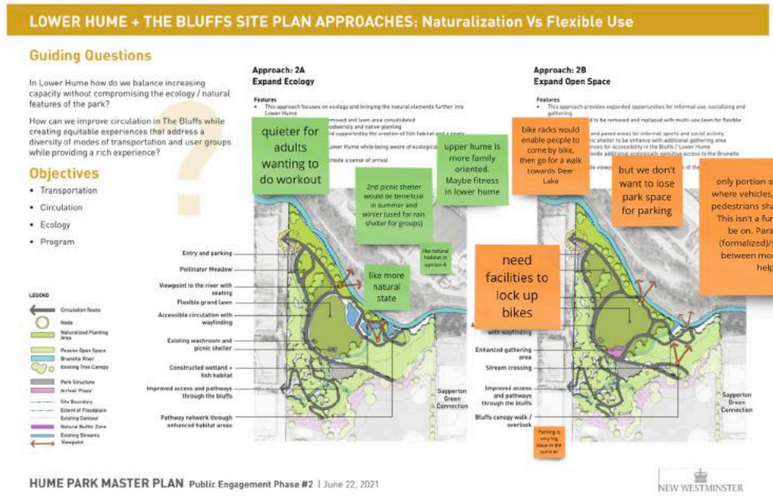


Figure 33 - Group Discussions recorded on Miro during Open House 2

3.3.3 Public Engagement and Open House #3

Public Open House #2 took place on November 4, 2021 via Zoom and included 21 participants from the community. The virtual event was facilitated by city staff and the consultant team from PWL. The meeting started with a three part presentation: a project overview; a summary of results from Engagement Phases 1 and 2; and a presentation of the draft master plan.

The room was then divided into two breakout groups that responded to three questions:

1. In Upper Hume, did we achieve the right balance of organized sport and informal uses?
2. In Lower Hume, did we achieve the right balance between enhancing ecology and providing open space for passive recreation?
3. Did we improve access to and within Hume Park for all users?

The presentation concluded with a summary of the small group discussions to the larger, full group.

The meeting ended with instructions on how to use the online tools at beheardnewwest.ca to provide additional feedback to the project team. The second online survey at Be Heard New West was launched on November 3 and closed on November 29, 2021. It received 52 responses.

KEY FINDINGS:

1. Engagement participants place a high value on the park's regulation sized sports facilities and is supportive of the Master Plan's proposal to enhance and improve these elements while balancing the other important uses that exist in Upper Hume.
2. Engagement participants place a high value on the park's ecology and is supportive of the Master Plan's proposal to enhance biodiversity and create opportunities for education and contact with nature.
3. There is a desire to balance proposed improvements with existing valued character and amenities. The Master Plan works to retain and protect valued elements of Hume Park.



Figure 34 - Breakout Group Discussion recorded on Miro Board during Open House 3

3.4 Related Future Engagement

While the master plan includes high-level aspirations that reflect the community's values and needs, more detailed design will require further engagement before implementation. Looking ahead, there will be opportunities to reengage the community on the relocation, replacement or removal of specific amenities and facilities in the park as they reach end of life. For example, through the engagement process to develop the master plan, a number of participants expressed interest in the future of particular park amenities and facilities, including

- Retaining and improving the outdoor pool;
- A new, weather protected lacrosse box and full-sized basketball court;
- Flexible spaces for community events;
- Additional seating in Upper Hume; and
- Ecological restoration and accessible routes in Lower Hume.

The Parks & Recreation Department will continue to engage the community on specific projects within the park to confirm community needs and preferences.

Additionally, the pending update to the Parks and Recreation Comprehensive Plan (2008) will consider the relative priority of the needs and aspirations for Hume Park within the context of the City's overall park system.

KEY FINDINGS:

Additional future public engagement will be required to confirm that community needs and preferences are reflected in the implementation of future projects in the park.

The Parks and Recreation Comprehensive Plan (2008) update will consider the Hume Park Master Plan within the context of the City's park system as a whole.



Outdoor Pool



Stewardship and Education



Live Music in Upper Hume



Relaxing in the grass

Figure 35 - Examples of Activities at Hume Park

4.0 MASTER PLAN OVERVIEW

This section describes the long-range vision for Hume Park that will guide its implementation and fulfillment of the planning and design principles developed with the community.

Site Considerations provide an overview of specific parameters for different park areas, distilled from information gathered during site analysis and engagement, that will be addressed by the master plan. The Site Approaches section illustrates and summarizes potential site planning directions that were presented for public and stakeholder consideration during Engagement Phase 2.The Master Plan Concept outlines the park vision developed in response to Phase 2 feedback and fine-tuned during Phase 3. Together, these provide the backbone of the Hume Park Master Plan.

4.1 Site Considerations

Synthesized from information gathered during Site Analysis and Phase 1 Engagement, the following site-specific constraints, priorities, and goals guided the site planning approaches and master plan.

Retain Existing Trees: Minimize disruption to soil around existing trees

Top of Bank: Protect slope stability and minimize disturbances within to the top of bank area. Long term consideration: some current program may be removed from this area

Open Space: Many different active programs occur in Hume Park's open spaces. The master plan needs flexible and multi-purpose spaces to maximize limited park area, and must balance current and future uses.

Circulation: Circulation network and way finding should be enhanced and its accessibility improved.

Gateways: Gateways need to be identifiable, welcoming, and accessible.

River Edge: Lower Hume is home to seasonally flooded and riparian zones. The master plan should protect/enhance fish bearing habitat and riparian zones, and accommodate seasonal flooding.

Open Space: Support passive uses and balance with preservation and enhancement of Hume Park's natural features. Integrate opportunities for education and interpretive features.

Transportation: Manage the variety of transportation modes that access the park and maximize parking efficiency. Delineate internal routes to support the different modes (cycling, biking, pedestrian) to optimize safe and comfortable circulation.

KEY FINDINGS

The vision for Hume Park responds to site considerations (opportunities and constraints), city aspirations, and community priorities for the park.

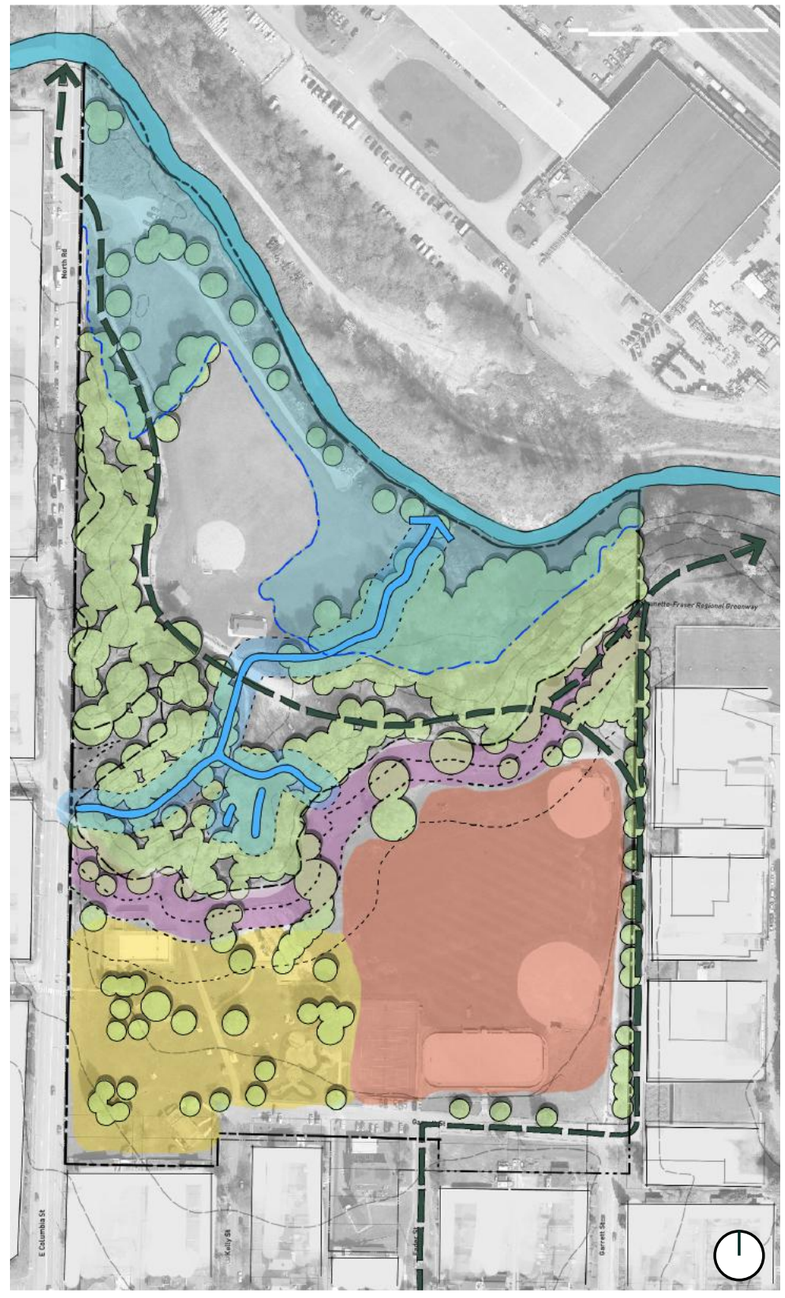


Figure 36 - Site Considerations

4.2 Preferred Approach

The direction for the Master Plan Concept was identified through Phase 2 Engagement. Community members assessed the proposed site approaches based on the Guiding Principles identified during Phase 1 Engagement. The following is a synthesis of the preferred site approach for both Upper and Lower Hume.

UPPER HUME: REGULATION SIZED SPORTS

The planning concept for Upper Hume prioritizes regulation sized sports facilities while retaining opportunities for informal use, socializing and gathering. Accessibility for all will be prioritized. Multi-use sports facilities will accommodate additional uses. Lawn and paved areas will be retained and improved to facilitate informal sports and social activity. Washrooms, changes rooms, and concession will be consolidated in a central location. The edges of zones within the park will be better utilized providing more diverse places to meet, sit, gather and spectate.

LOWER HUME: EXPAND ECOLOGY

The planning concept for Lower Hume prioritizes ecology, and further enhancing the natural elements in Lower Hume. Universal accessibility is also prioritized. The baseball diamond will be removed and lawn area consolidated to create space for greater biodiversity and a native planting strategy. River ecology will be enhanced with the creation of fish habitat and a constructed wetland. Entry plazas will provide a strong sense of arrival.

KEY FINDINGS

The Preferred Approach was informed by community preferences and feedback heard through Public Engagement Phase 2, including:

- Maintaining regulation size sports amenities in Upper Hume; and
- Prioritizing ecology and enhancements of natural elements in Lower Hume.

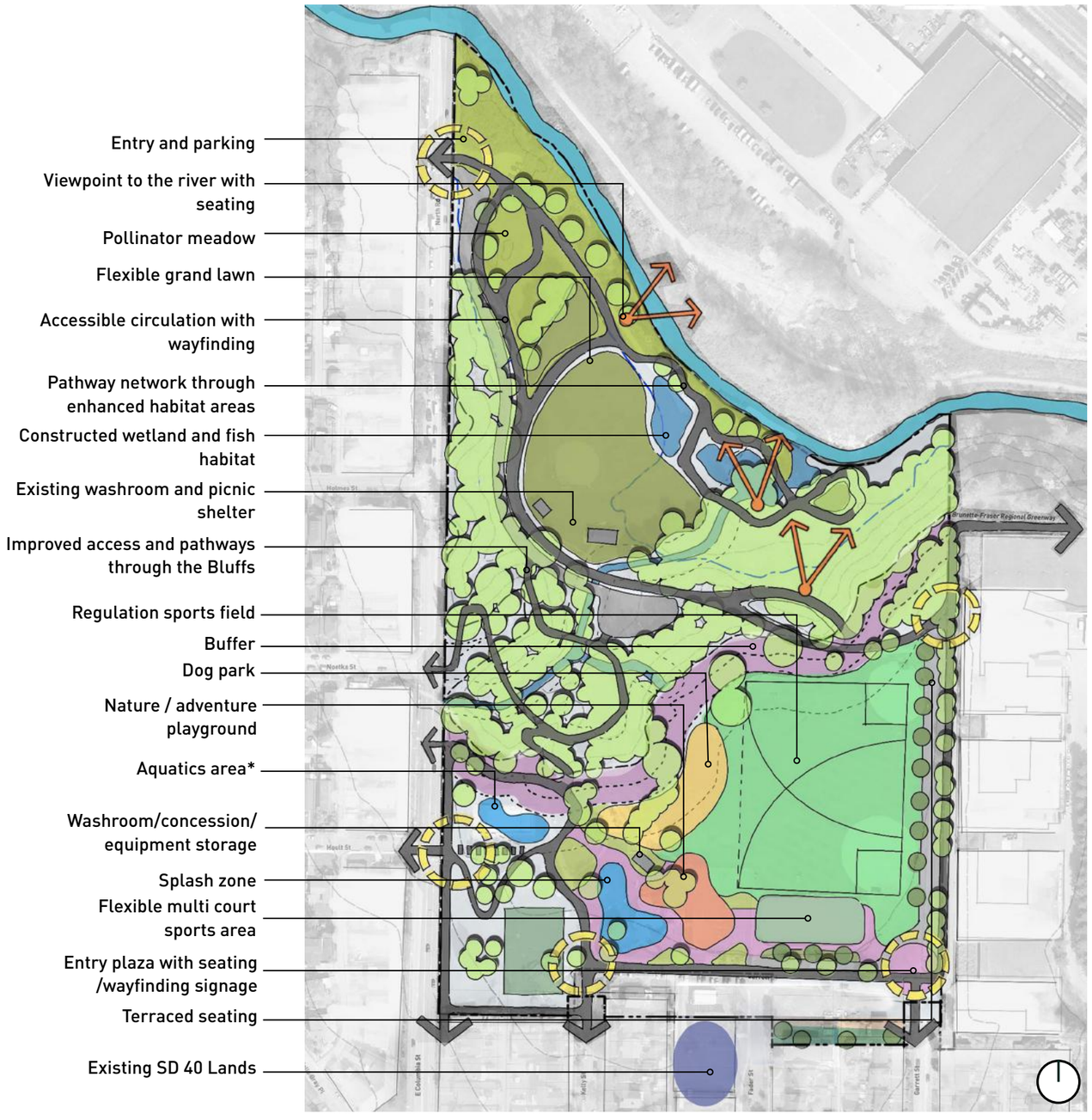


Figure 37 - Preferred Approach

4.3 Master Plan

The Hume Park master plan is shaped by information collected during the analysis phase, feedback from the three phases of public engagement, the guiding principles affirmed in Phase 1, and the preferred site approaches established in Phase 2.

The layout for Upper Hume balances of a large number of priorities and layered uses, and is the result of a careful assessment of compromises and balances. Upper Hume's layout also takes into account a gradual phasing in of new and upgraded facilities while prioritizing continuous use of the park as these upgrades occur. For Upper Hume, the focus is on upgrading existing facilities and programs while retaining as much flexibility and existing use as possible.

Lower Hume experiences much lower programming demands, but faces ecological degradation and accessibility challenges: a large area below the high water mark that floods seasonally; invasive species; and poor accessibility to the river and the Bluffs. The Master Plan for Lower Hume retains the picnic shelter and accommodates informal open space use, works with seasonal flooding, includes restoration and habitat construction, and prioritizes an equitable experience of nature with accessible nature trails and boardwalks.

The Hume Park Master Plan aspires to a "no net loss" approach to existing park amenities by employing a layered use strategy. Table 1 lists the amenities provided in the master plan, including their size and details.

HUME PARK MASTER PLAN
AMENITIES

No	Amenity	Size	Details
LOWER HUME			
1	Entry Road Parking Small Nature Centre	6 cars, 2 school buses	· Short term and organized event parking · Entry signage and wayfinding · Covered nature discovery/teaching area, access to river
2	Pollinator Meadow	Existing lower ball field	· Benches, trash receptacles
17	Constructed Wetland and Fish Habitat		· Habitat construction to regulatory agency approval
3,18,20	Pathways through enhanced habitat areas		· Granular pathways, boardwalks, bridges, signage, look out structures
4,6	Grand Lawn	Existing lower ball field	· Existing picnic shelter and washroom · Benches, trash receptacles
BLUFFS			
1,21	Lower Hume and Bluffs Parking	20 parking stalls to park parking standards	· Granular, lit, designated parking area for 'x' cars, signage
5	Improved access from Upper and Lower Hume	Accessible standards	· Paved, lit, graded to accessibility standard from Lower to Upper Hume
8	Improved and controlled access through the Bluffs	Trail standards	· Designated, controlled access through Bluff area · Benches, look out areas, information panels · Decomission informal trails causing erosion and instability of Bluffs
UPPER HUME			
28	Hume Lane Shared Street Arrival Plazas, signage	15-25 cars, 2 school buses	· Short term and organized event parking · Entry signage and wayfinding · Covered nature discovery/teaching area, access to river · Dedicated covered bike parking and maintenance
23	Multi-use Sports Field	approx. 70x106 m	· Little league softball, soccer pitch, rugby and informal uses · benches, trash receptacles, bleachers, lighting
26	Flexible Multi-Use Sports Box	approx. 80x40m	· Regulation lacrosse box, up to 4 multi-sport courts including basketball, volleyball, tennis, badminton, dodgeball and informal uses · Benches, trash receptacles, bleachers, lighting
27	Tennis/Pickleball courts	2 regulation sized tennis courts	· 2 courts for tennis or pickleball · Lighting, benches
24	Washroom/Multi-Purpose Building	15mx10 building	· Washrooms, change rooms, concession, park storage, mechanical · Benches, trash receptacles
25	Covered hard surface gathering space		· Weather protected, lighting, seating, picnic tables, benches, trash receptacles
22	Off leash dog area - all	Same size and current area	· Fully fenced custom dog play area with soft surface, agility and water
22	Off leash dog area - small or shy		
9	Playground		Improved all ages, accessible play structure
12	Nature/Adventure Play		Adventure and natural play amenities
10	Aquatic Zone		*SEPARATE PROCESS*
15	Sloped Play	Existing grassy slope	· Informal gathering space · Tobogganing hill in winter
13	Rain Garden		Educational rain garden demonstration
14	Memorial Garden	Existing location	

Table 1 - Hume Park Amenities

4.3.1 Illustrative Master Plan

1. Entry, parking, interpretive area
2. Pollinator mounds
3. River viewpoint with seating
4. Flexible grand lawn
5. Accessible circulation + wayfinding
6. Existing washroom + picnic shelter
7. Park maintenance / composting
8. Improved pathways through the Bluffs
9. Playground
10. Aquatic Zone
11. Park Entrance off Columbia at Hoult Street
12. Nature / Adventure play
13. Rain garden
14. Existing memorial garden
15. Sloped play
16. West entry plaza with seating + wayfinding signage
17. Expanded riparian habitat
18. River lookout
19. Accessible lookout
20. Accessible pathway network through enhanced habitat areas
21. Parking
22. Dog off-leash area
23. Multi-use sports field
24. Washroom/Multi-Purpose Building
25. Covered flexible space
26. Multi-Use Sport Box (eg. Lacrosse, basketball, ball hockey)
27. Tennis / pickleball
28. Hume Lane Shared Street
29. East entry plaza with seating + wayfinding signage
30. Brunette Fraser / Central Valley Greenway
31. Access to Proposed Sapperton Green Neighbourhood
32. Existing water channel
33. Future Sapperton Green neighbourhood green space

Benches, seat walls and picnic tables throughout the park



Figure 38 - Hume Park Master Plan

4.3.2 Program Areas

The overall organization of uses and program areas that exist in Hume Park is maintained and formalized with the master plan, with active recreation and informal use in Upper Hume, and informal use and ecological rehabilitation in Lower Hume and the Bluffs.

- The Active Recreation zone is reduced slightly to accommodate the Brunette River riparian area and reorganized with flexible multi-use recreational areas;
- The open space zones that accommodate informal use are accommodated in Upper Hume and Lower Hume;
- Forest Recreation and Rehabilitation is expanded with ecological enhancement, re-vegetation, and formalization of the trail system;
- The river foreshore is formalized and extended into the floodplain to form the River Recreation and Rehabilitation zone;
- Maintenance areas are added to allow on-site green waste handling.

KEY FINDINGS

The Master Plan defines specific program areas to formalize established, well-functioning uses and features throughout the park. These designated areas help guide future decision making as the community evolves:

- Lower Hume/the Bluffs: Informal and passive recreation and ecological rehabilitation;
- Upper Hume: Active recreation/sports and open space.

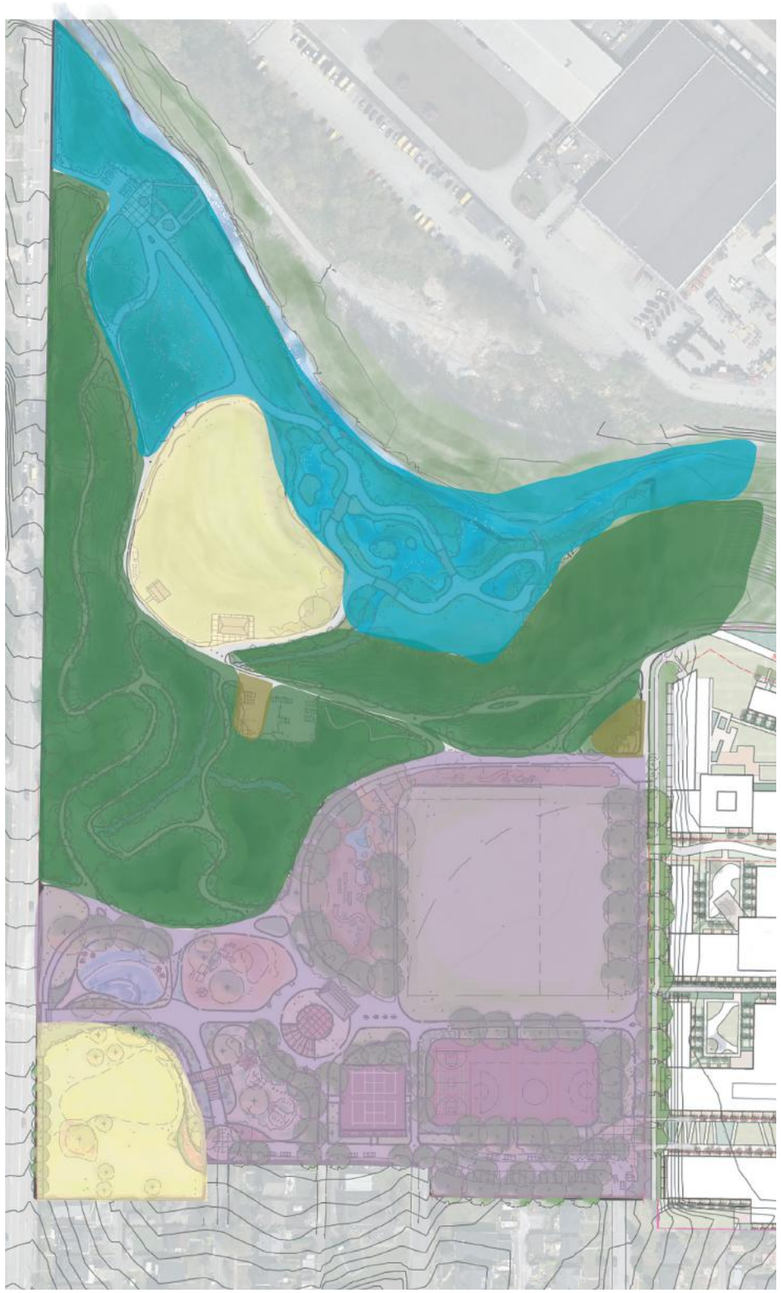


Figure 39 - The Three Zones of Hume Park

4.3.3 Circulation

Circulation through the park has been enhanced with identifiable entries, a formalized accessible circulation network, enhanced circulation in naturalized areas, and wayfinding.

Entries to the park are formalized with identifiable gathering spaces and strengthened connections to Hume Lane, East Columbia Street, and the proposed Sapperton Green neighbourhood, prioritizing active transportation. Wayfinding is provided at key decision points throughout the park. Vehicular circulation is limited to Hume Lane and Hume Park access road.

Accessibility at park entrances as well as within the park is a priority throughout the circulation network. Fully accessible routes are provided throughout Upper and Lower Hume, connecting all major facilities and amenities. Secondary pathways provide an additional accessible path of travel and an equitable experience of nature.

The informal trails through the Bluffs are improved while preserving their desirable character of wildness. An accessibility audit will be undertaken to explore the feasibility of providing an accessible trail connection through the Bluffs and inclusive access to the forest.

KEY FINDINGS

The following improvements to circulation are included in the Master Plan:

- Identifiable park “gateways” providing park identity and gathering spaces;
- Hume Lane as an extension of the park;
- New paths connecting park features; and
- Accessibility improvements.

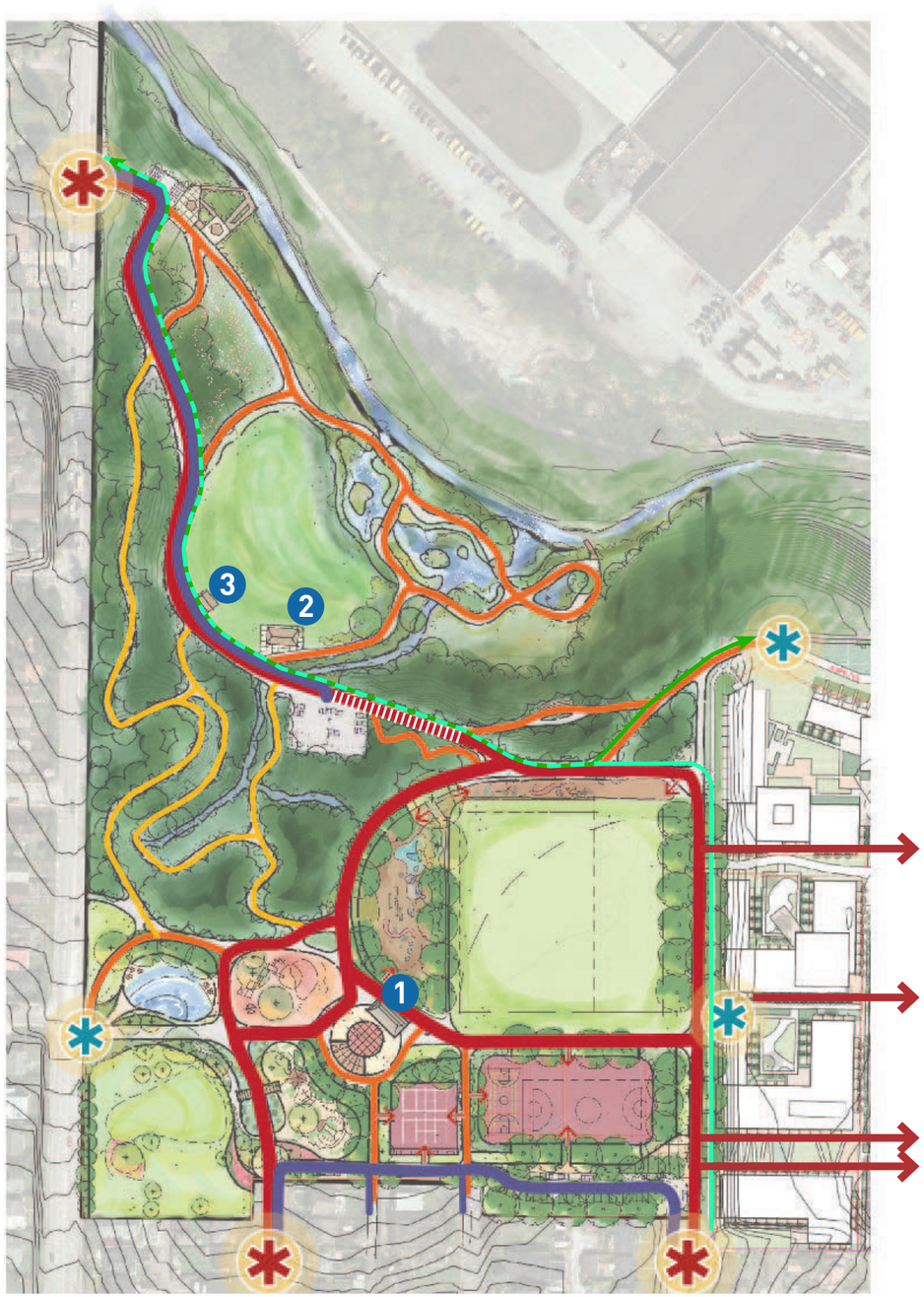


Figure 40 - Hume Park Circulation

4.3.4 Lighting

The Hume Park lighting strategy will support typical park operations ceasing at dusk, and will continue to light active transportation arteries through the park along the Central Valley Greenway. Future additional lighting will be considered, including but not limited to:

- Pedestrian and vehicular lighting along the "park like" shared street on Hume Lane;
- Multi-use sports field lighting; and
- Multi-use sport court lighting.

*Note - sport court and sport field lighting will be contingent upon a feasibility study of available electrical capacity, light pollution impacts, and future public engagement.

KEY FINDINGS

The following lighting improvements are included in the Master Plan:

- Lighting active transportation routes;
- Pedestrian lighting along Hume Lane; and
- Sports field/ court lighting contingent on results of feasibility study and future public engagement.

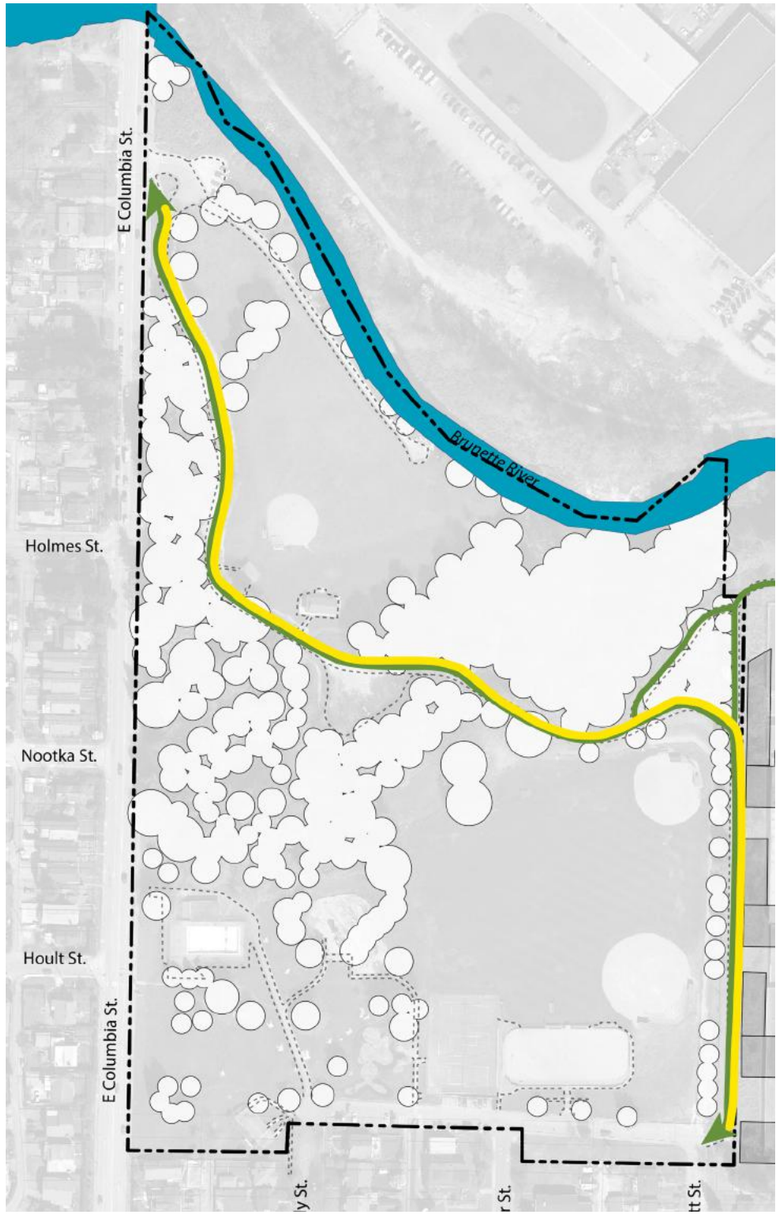




Figure 41 - Hume Park Existing and Proposed Lighting Strategy

5.0 RECOMMENDATIONS

5.1 Recommendations Overview

The following recommendations support the implementation of the long-term vision of the Hume Park Master Plan, with its overarching principles and objectives. They fall into two categories:

1. Capital Recommendations, requiring investment through capital budget funding or other funding strategies to improve, redevelop, or relocate existing amenities, or create new ones. The capital recommendations are organized into four categories:

- Buildings (B);
- Park Amenities (P);
- Natural Areas/ Vegetation (N); and
- Circulation (C)

2. Operational Recommendations, including proposed initiatives for policy development, planning, management strategies and information distribution. The management guidelines are organized into recommendations for:

- General Operational Recommendations (O); and
- Maintenance Considerations for Existing and Proposed Future Park Elements (M)

The recommendations are presented with a description/rationale, a proposed implementation timeline after endorsement of the master plan, and a high level order of magnitude estimated cost range for capital project recommendations. The plan determines what kinds of elements should be included in the park, and proposes an approximate size, location, and implementation priority. Prior to implementation, each of the park areas identified in this plan will require a future engagement and detailed design phase to determine accurate design and cost estimates. With capital investments, operational and maintenance requirements will also need to be reassessed accordingly. The Master Plan will be updated as required, with any changes in community priorities and/or shifts in recreational demands.

Proposed Timelines:

- Ongoing
- Short (1-5 years)
- Medium (6-10 years)
- Long (beyond 10 years)

Estimated Cost Range:

- $= less than $100,000
- $$= $100,000 to $500,000
- $$$= 500,000 to $1.5M
- $$$$= over $1.5M

RECOMMENDATIONS, IMPLEMENTATION, AND PHASING MAP

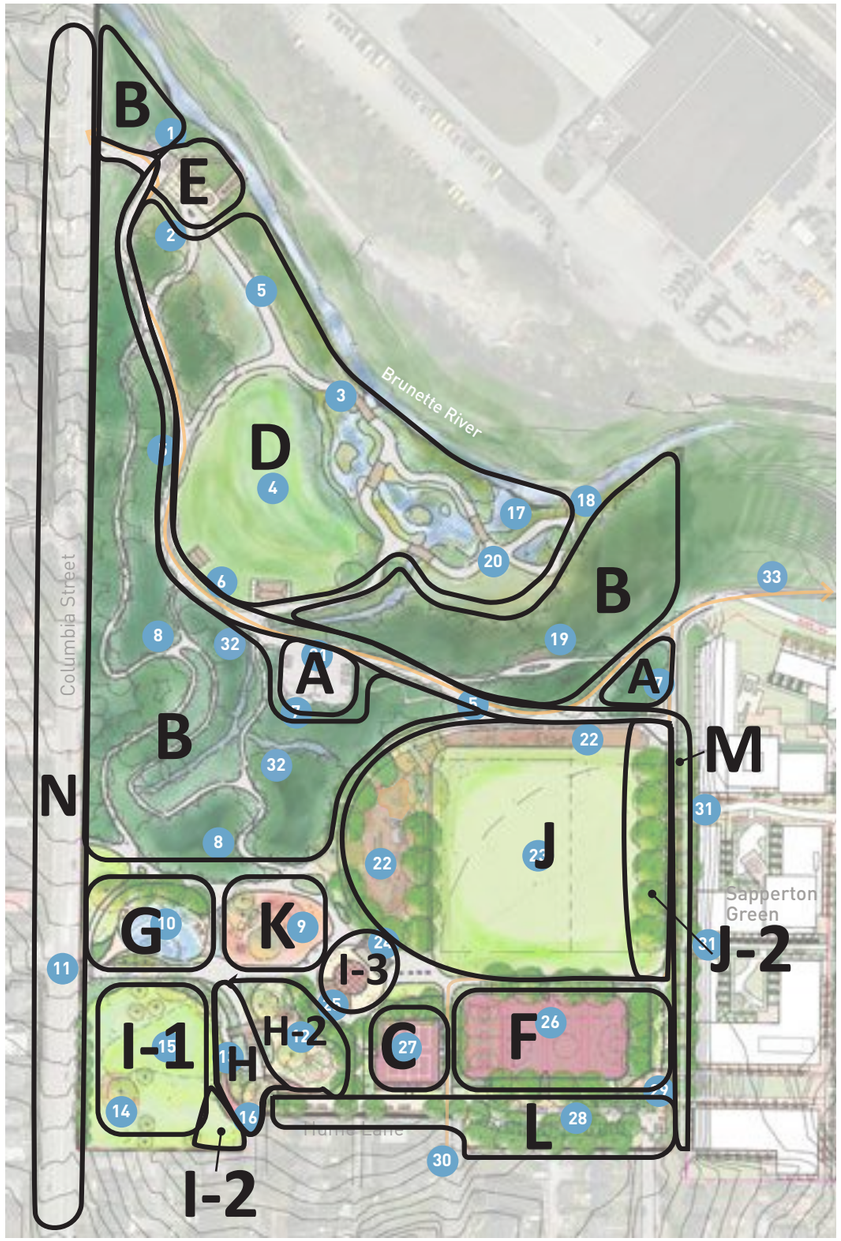


Figure 42 - Implementation and Phasing map

5.2 Capital Recommendations

A diverse range of capital projects were identified for Hume Park during the Master Planning Engagement Process. The suggested capital projects increase capacity of the park for the growing population of parks users and their diverse evolving needs.

5.2.1 Table 2 - Buildings

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
B1	Install new centrally located multi-purpose building in Upper Hume.	The washroom building/ former caretaker's suite is aging, inconveniently located, especially for sports users, and does not meet user needs. Remove and replace the outdated structure with a multi-use building in a more central gathering space. Refer to condition assessment of existing buildings to commence in 2022. Install a multi-use building in a more central gathering space, with the following recommendations: • Consolidate the function of multiple small outbuildings (B1, B2 and B3) in Upper Hume into one centrally located "clubhouse" with plaza as a meeting and gathering point that includes seating and an optional covered area; • Meet or exceed the City's Green Building Policy and Seven Bold Steps; • Provide washroom and change room function. The provision of concession service to be evaluated in the future; • Storage for sports groups, building service equipment and emergency supplies for the community to be considered; and • Increased capacity for electrical and WIFI requirements. • Include in the planning process, consideration for phasing of removal of the existing Upper Hume washroom and concession building	Long	$$$$	I-3	06
B2	Remove Washroom/Caretaker Suite Building	Remove outdated structure. Refer to condition assessment of the existing building to commence in 2022. Phasing to be determined in conjunction with new washroom building planning and design.	Long	$$	I-2	B1
B3	Remove Goodies Concession Building	Remove outdated structure. Refer to condition assessment of the existing building to commence in 2022. Pending future detailed planning for multi-purpose building, concession service may be relocated to new building.	Short	$	I-1	B1
B4	Implement updated, reconstructed or re-imagined Outdoor Pool Facility in Aquatic Zone (*Pending further community engagement)	The Hume Park Outdoor Pool facility requires ongoing repairs to continue to operate and additional investment to reduce its greenhouse gas emissions to meet the City's Climate Action Goals. Pending results of engagement with the community the facility will be updated, reconstructed or re-imagined with the following considerations: • Extended season of use; • Climate Action Goals, Seven Bold Steps and Green Building Policy requirements; • Provision of 1% of construction budget towards public art, if applicable; and • Provision of emergency supply storage.	To be confirmed pending building assessment and future engagement	To be determined pending community engagement	G	P8, P11

5.2.2 Table 3 - Park Amenities

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
P1	Replace Lacrosse Box with Multi-Use Sport Box	Replace Lacrosse Box with a universally accessible multi-use Sport Box to support increased capacity and a variety of sports and uses. The new facility to: • Enable regulation sports including wheelchair sports, such as box lacrosse, basketball, ball hockey, bike polo, pickleball/tennis; • Include provision of colour-coded sport court lines, lacrosse walls, nets and goals, etc.; • Include internal separation walls (as required) to enable maximum capacity and multiple programs to occur concurrently; • Accommodate recreational uses including performance, events, and desired informal uses; • Retain memorial status of current box (i.e. named after Ab Brown).	Medium	$$$$	F	P5
		• Install lighting – electrical capacity upgrades may be required; and	Medium - Long	$$		B1
		• Consider feasibility of weather protection and digital scoreboard.	Medium - Long	$		
P2	Replace terraced seating south of lacrosse box	Due to expansion and increased capacity of the multi-sport court, terraced seating on the slope south of the lacrosse box will be reduced and redesigned to fit the new space.	Medium	$$	F	P1
P3	Implement regulation-size multi-use sports field and baseball/softball diamond in Upper Hume	The current sport field (soccer, rugby) and two baseball/softball diamonds are valued by the community. However, a reconfiguration of these amenities is required to enable the proposed masterplan, retain existing uses, and increase future park capacity through a more efficient use of open space. To provide regulation-sized sports fields in a more efficient layout, the open lawn/field and baseball diamonds to be removed and replaced with one 224 x 410ft regulation sized field (multi-purpose) and one softball/baseball diamond. The new amenities to: • Provide maintenance vehicle (dump truck) access to fields from Hume Lane • Consider surfacing: artificial vs. natural turf • Install lighting (optional)	Medium	$$-$$$$ (Pending turf surfacing)	J	P4

RECOMMENDATIONS

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
P4	Develop terraced spectator seating on slope east of sports field	The relocation of the dog off-leash area presents an opportunity to provide spectator seating for the sport field that is integrated with the steep east slope, enables retention of existing trees, and provides a visual/ physical connection and access points from the CVG/BFRG Greenway.	Medium - Long	$$	J-2	P3, P12
P5	Redevelop Tennis/Pickleball courts, reducing from three courts to two	To accommodate a larger multi-sport court and multi-use sport field, the tennis/pickle ball court footprint to be reduced to two courts from three. A third court may be accommodated in the multi-use sport box.	Short	$$	C	P1
P6	Relocate Spray Park to Aquatic Zone	Relocate Spray Park adjacent to the Aquatic Zone and Playground. New water play design to comply with current standards and Fraser Health requirements.	Long	$$$	G	B4
P7	Update Playground	Update the playground with diverse play equipment and surfacing that improves accessibility. Consideration should be given to additional bike parking, seating, drinking fountain and no net loss of picnic tables. Additional consideration will be required regarding the playground's capacity vis-a-vis future and shared use needs.	Medium	$$	K	
P8	Install Nature / Adventure Play Zone	Provide opportunities for nature-based creative play adjacent to rain garden in Upper Hume.	Long	$$	H	P6
P9	Improve Memorial Garden	The Memorial Garden is a passive seating area commemorating the John Hume family. The Memorial Garden to be retained with ongoing maintenance.	Ongoing	As per operations	I-1	
P10	Improve sloped lawn for sledding and picnic area	Maintain west slope zoned as a sledding hill during the winter months and picnic area/ passive lawn in the summer months.	Ongoing	As per operations	I-1	
P11	Implement park amenities related to decision regarding the Outdoor Pool (* Pending further community engagement)	Pending decision to update, reconstruct or redesign the Outdoor Pool and Building.	Long	$	G	P4, P8
P12	Relocate dog off-leash area (OLA)	To create regulation-sized sports fields and improve park circulation, the dog off leash area is relocated (no net loss from current size) with option for a separate small/ shy dog area. Refer to People, Parks and Pups Strategy for capital and operational recommendations for the new OLA.	Medium	$$	J	P3

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
P13	Install interpretive signage	P13.1: As part of the decolonization process, renaming of this park to reflect Indigenous history may be considered. P13.2: Interpretive signage to be designed and built with durable materials to educate and create an "outdoor classroom" for park visitors. Interpretive signage locations to focus on Lower Hume entrance, along the river trails/ boardwalk, and along the trails in the Bluffs. Explore opportunities highlight Indigenous cultural uses of local plants and/or storytelling.	Short - Medium - Long	$	B, D, E	N1, N6, N7, P14
P14	Install viewing decks/lookout points and seating	Multiple locations have been identified for accessible viewing decks and seating along the Brunette River in Lower Hume for visual access to the River. In addition, an accessible lookout and seating to be created along the CVG between Lower and Upper Hume Park. These locations to also include interpretive and/ wayfinding signage. These improvements would be coordinated with Metro Vancouver.	Medium	$$$	B, D, E	P13, P17
P15	Remove baseball diamond and replace with grand lawn (i.e. flexible space)	Removal of the formal baseball diamond (i.e. backstop) to create the "great lawn" to: • Reinstate the natural floodplain; • Allow the river ecology to expand (refer to 'Green Shores' principles); and • Create a drier, more functional grand lawn to support informal recreation. Note: to be further reviewed with the update to the Parks and Recreation Comprehensive Plan	Long	$$	D	N6, P17
P16	Conduct electrical feasibility study	Outdoor lighting, digital scoreboard and e-mobility charging, etc. may require electrical capacity beyond what is currently available in the park. Recommendations for phased implementation of electrical upgrades to be provided.	Medium	$	n/a	O7
P17	Conduct archaeological investigation in Lower Hume	Tsleil-Waututh Nation (TWN) has identified the potential for archaeological deposits in Hume Park, particularly in and around the Brunette River and requested City to conduct an archeological investigation, including Archaeological Overview Assessments (AOA) and Archaeological Impact Assessments (AIA). The investigation work to include: • Application for a TWN Cultural Heritage Investigation Permit (CHIP) for archeological projects and report through Tsleil-Waututh Nations Treaty, Lands, and Resources Department (archaeology@twnation.ca) before conducting any archeological work. • Providing an opportunity for TWN and local First Nation groups to send environmental and archaeology monitors. • Compliance with the Heritage Conservation Act (HCA).	Medium	$	D,E	P15, N5, N6, N7, N8, C8, C9

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
P18	Separate Storm and Sanitary Sewer	The drainage in Upper Hume relies on a combined storm and sanitary sewer system. As implementation of master plan recommendations occurs, separation of storm and sanitary sewers to occur in alignment with the Metro Vancouver Integrated Liquid Waste and Resources Management Plan.	Short-Medium-Long	$	C, F-J, L, M	P1, P3, P4, P5, P6, P8, P10, P11, P12

5.2.3 Table 4 - Natural Areas and Vegetation

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
N1	Install rain gardens	Install a linear rain garden with bridge feature and interpretive and wayfinding signage along the west sloped lawn area to: • Improve drainage; • Create Biodiversity within Upper Hume; and • Serve as demonstration of green infrastructure.	Medium	$	H	P13
N2	Retain all healthy trees and plant additional trees where possible	Through implementation, retain all healthy trees and plant new trees to: • Contribute to growing the urban forest canopy cover to 27% city-wide by 2030; • Provide social and environmental benefits (i.e. shading, cooling, stormwater infiltration, carbon sequestration, habitat, etc.)	Ongoing	$	A-L	N6, N8
N3	Landscape with native/ drought-tolerant/ pollinator-friendly plants	Where appropriate, transition mowed lawn areas to naturalized areas that contribute to the park's biodiversity.	Ongoing	$	A-L	P13

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
N4	Install localized composting/ maintenance area(s)	Provide localized compost areas for green waste and equipment storage for City staff use: one location in Upper Hume and one location in Lower Hume.	Short	$	A	P13
N5	Replace northwest lawn area with pollinator mounds	Create mounding west of the great lawn with fill from the removed Lower Hume baseball diamond and plant with drought tolerant, pollinator-friendly plants	Long	$	D	P15, P17, N6
N6	Expand riparian habitat with foreshore enhancements and constructed wetlands	Engage with Metro Vancouver to enhance the foreshore of the Brunette River with tools from 'Green Shores' with native vegetation, wildlife habitat and improved access to the river. The Green Shore principles will be used to: • Preserve the integrity, increase resilience and connectivity of shoreline processes; • Maintain and enhance shoreline habitat diversity and function; • Minimize and reduce pollutants to the shoreline environment; and • Reduce and reverse cumulative impacts to the shoreline from climate change.	Long	$$$	D	N7, N8, P13, P15, P17
N7	Remove invasive species in the Bluffs and foreshore and plant native plants and trees	Where appropriate, remove invasive species and transition mowed lawn areas in Lower Hume to naturalized areas that contribute to the park's biodiversity; and implement forest restoration (including understory) the in the Bluffs. Provide interpretive signage and elements.	Ongoing	$	B, D, E	N6, N7, C10, P13, P17
N8	Maintain existing water channel through Bluffs and Lower Hume	Maintain, stabilize and protect the water channel from pollutants and erosion. Create bridges at strategic crossing points that connect to trail system.	Ongoing	$	B	P17

5.2.4 Table 5 - Circulation

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
C1	Improve pedestrian entrance from E. Columbia Street at Hoult Street.	Improve and widen staircase and construct an accessible ramp (5%) that connects to a paved east-west pathway in Upper Hume. Integrate wayfinding at this secondary entry point.	Long	$$	G	B4, P10, P11, N2, C7, C13
C2	Develop entry plazas (with seating and wayfinding signage) at the east and west main entrances.	C2.1 At Garrett Street C2.2 At Keary Street Install entry plazas at the two primary entrances off Hume Lane so they are identifiable as "thresholds" into the park. These entrances may include park signage, wayfinding, seating, bike parking, including provision for cargo bikes, and infrastructure to support electric mobility.	Medium (east plaza) to Long (west plaza)	$$ each	F, H	B2, P1, P12, P16, N1, C4, C5, C6, C13
C3	Install new park pathways and informal 500m walk/ run track	Install a hierarchy of new pathways, both primary and secondary, that provide a variety of ways to move through the park on foot or wheels. Detailed design of path network to accommodate access for operations/maintenance vehicles. Install an informal running and walking track around the relocated dog off-leash area and the sports field (i.e. surfacing, pedestrian lighting and distance markers).	Medium	$$	J	B1, P1, P3, P4, P12
C4	Transform Hume Lane into a shared "park-like" street	Hume Lane and the boulevard to the south is city-owned land. Through design of a shared "park-like" street, consider integration of park activities such as outdoor markets, food trucks, celebrations, school activities, etc. 4.1: A technical study and detailed design to be undertaken and may include: • Slow traffic – i.e. street art • Accommodate a variety of modes (i.e. pedestrians, cyclists, vehicles) • Include no net loss of existing parking stalls, additional drop-off and pick-up area, accessible parking and EV charging • Connect to temporary SG connection to Braid SkyTrain station • Include street lighting and pedestrian-scaled lighting • Integrate green infrastructure (street trees, rain gardens, etc.) • Stage community events with partial or full street closures. 4.2: Implementation of the shared "park-like" street will be pursued in the long term.	Short (4.1) Long (4.2)	$ (4.1) $$$$ (4.2)	L	P1, P2, P5, P16, N1, C2, C5

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
C5	Improve the Greenway connections through the park	The existing Central Valley Greenway and Brunette Fraser Greenway work well and are to be maintained as local and regional connectors through the park: • Portions of the greenways to be improved with the proposed Sapperton Green Development. • With increased use by multiple modes, paving markings may be considered. • Connect the greenways to other walking pathways in the park to provide route choices and to reduce conflicts between multi-modal users. • Improved lighting	Short - Medium - Long	$	M	P4, P12, C2, C6, C9, C13
C6	Develop pedestrian and cyclist connections coordinated with proposed Sapperton Green Neighbourhood to Braid Skytrain Station	Provide both interim and permanent accessible connections to the parks and open space network, community centre and retail in the proposed Sapperton Green development. These seamless connections will also better connect the McBride Sapperton Neighbourhood and park users to the Braid Skytrain Station.	By others	By others	M	P4, P12, C2, C5
C7	Provide additional parking along East Columbia Street, northbound, north of Braid Street. Feasibility and extent to be confirmed through further transportation analysis.	Regulations to enable on-street parking during off-peak hours (evenings and/or weekends) will provide additional parking options during evenings and weekends to reduce parking on nearby residential streets.	Short	$	O	C1
C8	Improve Lower Hume at East Columbia Street 'sense of entry' for all modes including vehicles, pedestrians and cyclists	Create a unique and identifiable entry into Lower Hume Park for a variety of modes: • Integrate parking for vehicles and bicycles, an area for nature interpretation/ outdoor classroom, wayfinding and seating. • Reconfigure parking area to maximize capacity and accommodate MV monitoring infrastructure.	Long	$$	E	
C9	Improve pedestrian circulation and universal accessibility	C9.1: Develop raised boardwalks and/or compacted crushed gravel in ecologically sensitive areas. Designed to be "light" and permeable, this trail network will include the foreshore/ Riparian area and through the constructed wetlands as a way to invite all park users of ages and abilities to experience nature in the city.	Long	$$	D	P17, N6, N8, C5, C8, C10, C13
		C9.2: Improve/formalize designated paved pedestrian pathway adjacent to the lower access road, connecting Lower Hume entry at East Columbia to Upper Hume. Implement an accessible paved switchback path along the steep portion of the CVG between Upper and Lower Hume.	Short	$	M	

#	Recommendation	Description and Rationale	Timeframe	Preliminary Capital Cost Allowance	Implementation Map Key	Related
C10	Improve trail network through the Bluffs	Formalize primary and secondary trails and decommission "dead-ends" that are negatively impacting sensitive areas within the Bluff (i.e. trampling vegetation and causing erosion). • The majority of the trails to be permeable crushed gravel with one primary paved trail to provide equal access to nature for all ages and abilities. • Implement upgrades to grade retention and prevent erosion • Repair or replace wood bridge • Install wayfinding and interpretive signage; and • Maintain a "wild" character	Short	$$	B	N7,C12,C13
C11	Reconfigure parking area for safety and efficiency	The parking area between Upper and Lower Hume to be reconfigured to organize cars so as to maximize the number of parking spaces, and redesigned to improve drainage and prevent erosion. Accessible stalls to be provided as well as wayfinding signage.	Short	$	A	N4,C9,C13
C12	Interim wayfinding improvements	The geophysical properties of Hume Park and multitude of programming make wayfinding a challenge for park visitors.	Short	$	B,D,E	C10,C13
C13	Develop a Comprehensive Wayfinding Strategy	Develop a consistent, comprehensive wayfinding strategy for Hume Park. Wayfinding signage to be located at key decision points, such as: • East and West entry plazas • East Columbia at Hoult Street entry • Lower Hume entry at East Columbia • Upper Hume rain gardens • Parking area between Lower and Upper Hume Park • Along the Bluffs trails Implementation to be phased in with new park amenities.	Medium-Long	$	n/a	C10, C12

5.3 Operational and Management Recommendations

The success of future capital improvements at Hume Park will depend on effective park operations and management that supports the intent of the Hume Park Master Plan.

The management guidelines are organized into recommendations for **General Operational Recommendations (Table 6)** and **Considerations for Existing and Proposed Future Park Elements (Table 7).**

5.3.1 Table 6 - General Operational Recommendations

#	Amenity	Operating / Maintenance Requirements	Department / Division Responsible
01	Complete a 10-Year Review of the Master Plan	• Track/ Record accomplishments; • Record new or changing priorities for Hume Park	Parks & Recreation
02	Update to Parks Inventory and DCC Bylaw	Include capital improvements considered in the Hume Park Masterplan in the next update to the Parks and Recreation Comprehensive Plan and DCC Bylaw Update for Parkland.	Parks & Recreation
03	Record and monitor maintenance of park infrastructure assets and natural assets	Create an inventory and monitoring routine through the City systems (i.e. GIS, AMP, ClickFix, Cityworks, etc.)	Engineering Services, Engineering Operations, Parks & Recreation
04	As new park amenities are added, plan for operations and maintenance budgets accordingly (Refer to Capital Recommendations)	Increased operations and maintenance will be required as improvements are implemented and park usage increases with local population growth.	Engineering Operations, Parks & Recreation
05	Park Programs and Stewardship	Provide park education programs and stewardship opportunities for the Riparian areas and the Bluffs (i.e. Bioblitz event, invasive removal, planting days, Citizen Science, etc.)	Engineering Services, Parks & Recreation
06	Implement user tracking and expand booking system to accommodate increased user demand.	As the neighbourhood grows and park amenities are improved or redeveloped, it will require an expansion of bookable spaces and amenities, such as the central plaza covered space. Combined with an onsite user counting system, this will enable the City understand user need and meet growing pressure on limited park space amenities.	Parks & Recreation
07	Plan for general utility upgrades to accommodate growth and redevelopment.	Upgrades are anticipated to enable implementation of the master plan including water, drainage, and electrical. A more detailed assessment of park utilities relative to future needs should be undertaken.	Engineering Services, Electrical Operations
08	Monitor and record flood levels and frequency in Lower Hume Park	Seasonal flooding in Hume Park will become more extreme with climate change. Monitor and record flood levels and frequency to inform operational and capital project planning and implementation that will be informed by regional policy for the Brunette watershed such as the Brunette Basin Watershed Plan.	Engineering Services

5.3.2 Table 7 - Considerations for Existing and Proposed Future Park Elements

#	Amenity	Operating / Maintenance Requirements	Department / Division Responsible
M1	Upper Hume Drainage	• Implement short-term upgrades and remediation to improve drainage, especially in existing dog off-leash area and sports fields. Planning and implementation to be in coordination with City arborist and to include twinning of combined sewer conveyance where applicable. Conduct regular inspection and remediation.	Engineering Operations and Parks & Recreation
M2	Trails Granular/ Stairways/ Bridges (Bluffs)	• Improve accessibility and inclusivity along the trail network wherever possible. • Maintenance of granular trails should be undertaken to parks standards. Instances of erosion should be fixed to ensure user safety. • Inspections of timber bridge, stairs structures, and retaining walls. Damaged/rotting boards and uneven stairs to be fixed promptly. • Prune vegetation along trails. Schedule for regular vegetation pruning along staircases to ensure safe sightlines are maintained.	Engineering Operations and Parks & Recreation
M3	Existing and Future Washroom buildings	Continue operations and maintenance of existing washroom buildings to city standards on a year-round basis to meet the City's Green Building Policy. Refer to condition assessment of existing buildings to commence in 2022. Additional maintenance regimes may be required with new washroom/change room building.	Civic Buildings & Properties
M4	Outdoor Pool and Building	Ongoing condition assessment, repairs and maintenance of outdoor pool, pool infrastructure/equipment and building to be continued until further notice.	Civic Buildings & Properties
M5	Existing and Future Dog Off Leash Area	Implement planning to increase standards to meet City of New Westminster standards for dog off-leash areas as per the People, Parks and Pups Strategy in the short term, including: • Implement standard dog off-leash area amenities; • Review maintenance standards and adjust as required; • Implement drainage improvements.	Engineering Operations and Parks & Recreation
M6	Spray Park and future amenities the 'Aquatic Zone'	Continue maintenance of existing spray park infrastructure to City of New Westminster standard and monitor water quality per Fraser Health requirements in the short to medium term. Consider extending season of operation based on longer/ drier summers. Future 'Aquatic Zone' amenities may require additional, enhanced maintenance regimes.	Engineering Operations and Parks & Recreation

#	Amenity	Operating / Maintenance Requirements	Department / Division Responsible
M7	Playground/ Eco-Play Zone	Maintain existing play area features and safety surfacing to City of New Westminster standards and to CSA standards (where applicable). Future playground and eco-play zone will require a specific maintenance plan pending final design.	Engineering Operations and Parks & Recreation
M8	Lacrosse Box and Future Sports Box	Maintain existing and proposed 'Sports Box' to City of New Westminster standards. Resurface and refresh court lines to provide a smooth playing surface and clear markings to allow for multi-sport uses as interim improvement until new Sports Box is constructed. Proposed Sports Box will require additional maintenance/operational requirements to accommodate additional features and uses.	Engineering Operations and Parks & Recreation
M9	Turf Management	Maintenance of turf in Lower Hume (central lawn/ baseball diamond) and Upper Hume (sports field, picnic areas and sloped lawn) to continue as groomed turf areas. Revised maintenance regime may be required if artificial turf is implemented in Upper Hume.	Engineering Operations and Parks & Recreation
M10	Horticulture Areas	Maintain the existing memorial garden. The proposed rain garden and pollinator mounds to be maintained as natural areas. Localized compost areas will reduce vehicular trips.	Parks & Recreation
M11	Forest Management/ Invasive Species Management	Continue annual tree inspections and pruning as required for clearances and structural health. Manage invasive species and plant native species in the Bluffs and along the Brunette River foreshore. Manage vegetation along the foreshore to create views to Brunette River	Parks & Recreation
M12	Drinking Fountains/ Dog Fountain	Drinking water fountains should be maintained to City of New Westminster standards, and inspected on a regular basis to ensure adequate water pressure is maintained.	Parks & Recreation

#	Amenity	Operating / Maintenance Requirements	Department / Division Responsible
M13	Roads/ Greenways/ Pathways/ Parking Areas - Asphalt	Maintenance of asphalt roads/greenways/ pathways/ parking areas should be undertaken to CNW parks standards. Instances of erosion/drainage should be fixed to ensure user safety.	Engineering Operations and Parks & Recreation
M14	Picnic Shelter and Future Covered Areas	Refer to condition assessment of existing buildings to commence in 2022. Maintain existing Picnic shelter and proposed new covered space to CNW standard year-round.	Engineering Operations

6.0 IMPLEMENTATION

6.1 Funding Strategies

Implementation of this plan will rely on a variety of internal and external funding sources over a 20-year period and will require a funding strategy to be established.

INTERNAL FUNDING SOURCES

Internal funding requests will be brought to Council for consideration as part of the Annual and Five-Year Financial Plan processes. This will consider a number of internal funding mechanisms which may include municipal property taxes, available reserve funds, Development Cost Charges (DCCs) and Voluntary Amenity Contributions.

EXTERNAL FUNDING SOURCES

A variety of external funding sources will be explored to implement this plan, including:

- Grant opportunities: some external funding is possible through provincial and federal government investment and other external grant opportunities. Potential grant opportunities will be actively pursued. Potential grant funding sources are monitored and reported on through a staff committee on a regular basis.
- Community organizations: groups who have particular interest in some of the recommended capital projects may be effective at fundraising. These groups also often have access to grants and funding sources that are not available to municipal governments.

6.2 Estimated Cost Ranges

Order of magnitude Estimated Cost Ranges have been provided for the Capital Recommendations of the Hume Park Master Plan. The high level ranges are intended to guide the establishment of a funding strategy to enable implementation of the master plan vision. In addition to the expected unknowns of future market trends and cost escalations, the cost ranges are expected to be revised further pending future public engagement to confirm project scope and design (see notes and exclusions).

Total Estimated Cost Range: $8.6 million to 18.2 million

*Depending on further engagement, refinement of scope and/or future cost escalation.

Notes and Exclusions:

1. Detailed design and additional engagement "soft costs" to implement the recommendations.
2. Recommendation P5 has been budgeted in the current 5 year capital plan and is not included.
3. Budget range is highly variable, pending decision regarding field surfacing (natural vs. artificial turf).
4. Costs to implement Outdoor Pool decision are not included - TBD with future engagement.
5. Costs to implement of Electrical Updates are not included - TBD after electrical feasibility study.

SHORT TERM RECOMMENDATIONS (1-5 YEARS)
<$1.3 MILLION TO 2.5 MILLION

Buildings: $100,000 - $500,000
- B3 - Concession Removal ($100,000 - $500,000)

Park Amenities: <$120,000
- P5 - Tennis Courts Redevelopment[2]
- P9 - Memorial Garden Improvements (< $10 0,000)
- P10 - West Slope Improvements
- P18 - Sewer Separation ($20,000)

Natural Areas/Vegetation: <$500,000
- N2 - Tree Canopy Improvements (< $100,000)
- N3 - Planting (< $100,000)
- N4 - Green Waste Storage (< $100,000)
- N7 - Invasives Removal (< $100,000)
- N8 - LH Water Channel (< $100,000)

Circulation: <$625,000 - $1.4 million
- C4.1 - Hume Lane Design (<$100,000)
- C5 - CVG/BFRG Improvements ($25,000)
- C7 - E. Columbia Street Parking (< $100,000)
- C9.2 - Accessibility Improvements ($100,000 - $500,000)
- C10 - Bluffs Trail Improvements ($100,000 - $500,000)
- C11 - LH Parking Area Improvements (< $100,000)
- C12 - Interim Wayfinding Improvements (< $100,000)

MEDIUM TERM RECOMMENDATIONS (6-10 YEARS)
$3.2 MILLION TO $8 MILLION

Park Amenities: $2.7 million - >$6.7 million
- P1 - Lacrosse Box Replacement (> $1.5 million)
- P2 - Terraced Seating Replacement ($100,000 - $500,000)
- P3 - Field Redevelopment ($100,000 - >1.5 million)[3]
- P7 - Playground Updates ($100,000 - $500,000)
- P12 - Dog OLA Relocation ($100,000 - $500,000)
- P13 - Interpretive Signage (< $100,000)
- P14 - Viewing Decks ($500,000 - $1.5 million)
- P16 Electrical Feasibility Study ($100,000 - $500,000)
- P17 Archaeological Investigation (< $100,000)
- P18 - Sewer Separation ($20,000)

Natural Areas/Vegetation: <$100,000
- N1 - UH Rain Gardens (< $100,000)

Circulation: <$325,000 - $1.1 million
- C2.1 - Garrett St. Entry Plaza ($100,000 - $500,000)
- C3 - UH Pathways and Track ($100,000 - $500,000)
- C5 - CVG/BFRG Improvements ($25,000)
- C6 - Interim Braid Stn. Connections (by others)
- C13 - Permanent Wayfinding (< $100,000)

LONG TERM RECOMMENDATIONS (BEYOND 10 YEARS)
$4.1 MILLION TO 7.7 MILLION[4]

Buildings: >$1.5 million[4]
- B1 - Washroom/Multi-purpose Building
- B2 - UH Washroom Removal(< $100,000)
- B4 - Facility in Aquatic Zone

Park Amenities: $520,000 - $2.1 million
- P4 - East Terraced Spectator Seating
- P6 - Spray Park Relocation
- P8 - Eco-Play Zone
- P11 - Park Amenities in Aquatic Zone
- P15 - LH Grand Lawn
- P18 - Sewer Separation ($20,000)

Natural Areas/Vegetation: $200,000 - $600,000
- N5 - LH Pollinator Mounds
- N6 - Riparian Habitat and Foreshore Enhancements

Circulation: $1.9 million - >3.5 million
- C1 - Hoult St Entrance Pedestrian Improvements
- C2.2 - Kelly Street Entrance Plaza
- C4 - Hume Lane Park-like Street
- C5 - CVG/BFRG Improvements
- C8 - LH Entry Improvements
- C9.1 - LH Raised Pathways

Table 8 - Estimated Cost Ranges

6.3 Capital Recommendations Implementation Strategy

6.3.1 Table 9 - Short Term Recommendations (1-5 years)

#	Map Key	Project	Scope	Description	Related Recommendations	Estimated Costs
B3	I-1	Remove Goodies' Concession Building	Demolition + Site Remediation	Remove outdated structure.	B1	$
P5	C	Redevelop Tennis/Pickleball courts	Design + Construction: 1) court surfacing and line painting 2) perimeter fencing	The tennis/pickle ball court to be redeveloped with its footprint to be reduced to two courts from three.	P3	$$
P9	I-1	Retain Memorial Garden	Maintenance	The Memorial Garden is a passive seating area commemorating the John Hume family. The memorial Garden to be retained with ongoing maintenance.		As per operations
P10	I-1	Retain western slope as a sledding zone in winter and picnic zone in summer.		Retain the area on west slope as a sledding hill during the winter months and picnic area in the summer months.	P9	As per operations
P18	C, F-J, L, M	Separate Storm and Sanitary Sewer	Design + Construction 1) Twinning of drainage system in park. 2) Provision of separated sewer (storm and sanitary) service to park	The drainage in Upper Hume relies on a combined storm and sanitary sewer system. As implementation of master plan recommendations occurs, separation of storm and sanitary sewers to occur in alignment with the Metro Vancouver Integrated Liquid Waste and Resources Management Plan.	P1, P3, P4, P5, P6, P8, P10, P11, P12	$
N2	A-L	Retain all healthy trees and increase tree canopy cover where possible	Planning + Implementation 1) new tree planting	Through implementation, retain all healthy trees and plant new trees.	all	$
N3	A-L	Landscape with native/ drought-tolerant/ pollinator-friendly plants	Planning + Implementation 1) new planting	Where appropriate, transition mowed lawn areas to naturalized areas that contribute to the park's biodiversity.	all	$
N4	A	Install green waste/ storage in Upper and Lower Hume Park	Design + Construction: 1) green waste enclosure 2) equipment storage (as required)	Provide localized compost areas for green waste and equipment storage	C5, C9, C11	$

#	Map Key	Project	Scope	Description	Related Recommendations	Estimated Costs
N7	B,D,E	Remove invasive species in the Bluffs and foreshore and replace with native plants and trees	Planning + Removals: 1) the Bluffs/forested areas 2) Brunette foreshore	Where appropriate, transition mowed lawn areas in Lower Hume to naturalized areas that contribute to the park's biodiversity; and implement forest restoration (including understory) in the Bluffs.	N6, P13	$
N8	B	Maintain existing water channel through Bluffs and LH	Design + Construction	Maintain, stabilize and protect the water channel from pollutants and erosion. Create bridges at strategic crossing points that connect to trail system.	N6	$
C4	L	Design Hume Lane as shared "park-like" street	Study + Design 1) Technical study 2) Detailed design	Detailed design for re-imagined Hume Lane to accommodate a variety of park uses and modes of transportation with a mix of drop-off/parking and green infrastructure.	P1, P2, P5, P16, N1, C2, C5	$
C5	M	Improve the CVG and BFRG	Construction: 1) Minor paving 2) Line markings 3) Lighting upgrades	Modest improvements to greenway, including connections to new pathways as they are developed with new park amenities.	P12, C2, C6, C9, C13	<$25,000
C7	O	Provide additional temp. parking along East Columbia Street, northbound, north of Braid Street	Implementation: 1) signage 2) communication	Regulations to enable additional on-street parking on East Columbia during off-peak hours (evenings and/or weekends).	C11	$
C9.2	M	Lower Hume accessibility improvements.	Design + Construction: 1) Formalized pedestrian path in Lower Hume 2) Accessible path switch-backs between Upper and Lower Hume	Improve/ formalize designated paved pedestrian path of travel in Lower Hume. Install a more accessible switchback paved path along the CVG connecting Lower Hume to Upper Hume.	N6, C9	$$

#	Map Key	Project	Scope	Description	Related Recommendations	Estimated Costs
C10	B	Improve trail network through the Bluffs	Design + Construction: 1) Trails, stairs and retaining walls 2) Wayfinding and interpretive signage	Formalize primary and secondary trails and decommission "dead-ends" that are negatively impacting the sensitive areas within the Bluffs (i.e. trampling vegetation and causing erosion). - The majority of the trails to be permeable crushed gravel with one primary trail to be paved to provide equal access to nature for all ages and abilities. - Install wayfinding and interpretive signage; and - Maintain a "wild" character	P13, C13	$$
C11	A	Reconfigure parking area for safety and efficiency	Design + Construction: 1) Parking layout design 2) Grading and surfacing 3) Wayfinding	The parking area between Upper and Lower Hume to be reconfigured and redesigned to maximize capacity, improve drainage, and prevent erosion.	C9, C12, C13	$
C12	B, D, E	Interim Wayfinding Improvements	Design + Installation: 1) Interim wayfinding signage 2) Phased implementation	Simple interim wayfinding signage at key decision points in Lower and Upper Hume Park.	C13	$

6.3.2 Table 10 - Medium Term Recommendations (6-10 years)

#	Map Key	Project	Scope	Rationale	Related Recommendations	Estimated Costs
P1	F	Replace Lacrosse Box with Multi-Use Sport Box	Engagement, Design + Construction: 1) Multi-use sport box 2) Lighting 3) Weather protection and digital scoreboard (optional) 3) Terraced spectator seating	Replace Lacrosse Box with a universally accessible multi-use Sport Box to support increased capacity and a variety of sports and uses.	B5, P2, P5, C2, C3, C4	$$$$
				Install lighting, electrical capacity upgrades may be required		$$
				Consider feasibility of weather protection and digital scoreboard.		$
P2	F	Replace terraced seating south of lacrosse box	Design + Construction: 1) terraced spectator seating	Terraced seating will be reduced and redesigned to fit the new space.	B5, P1, P5, C2, C3, C4	$$
P3	J	Implement regulation-size multi-use sports field and baseball/softball diamond in Upper Hume	Engagement, Design + Construction: 1) Remove north baseball diamond 2) Sport field 3) Softball/baseball diamond 4) Surfacing 5) Lighting (optional)	To provide regulation-sized sports fields in a more efficient layout, the open lawn and baseball diamonds to be reconfigured.	B5, P4, P12	$$ / $$$$ (pending turf surfacing)
P7	K	Update Playground	Engagement, Design + Construction: 1) Play equipment 2) Surfacing	Update with diverse play equipment, surfacing and improved accessibility.	P8, N7	$$
P12	J	Relocate dog off-leash area(s)	Engagement, Design + Construction: 1) Layout and fencing 2) Surfacing and drainage 3) OLA amenities	Relocate the dog off leash area with no net loss of current area, with option for a small/ shy dog area. Refer to People, Parks and Pups.	P3	$$
P14	B, D, E	Install viewing decks/lookout points and seating	Design + Construction: 1) Viewing decks and amenities (seating) 2) Interpretive signage 3) Wayfinding signage (locations per wayfinding strategy)	Multiple locations have been identified for accessible viewing decks and seating along the Brunette River in Lower Hume for visual access to the River and along the CVG between Lower and Upper Hume Park.	P13, P17	$$$

#	Map Key	Project	Scope	Rationale	Related Recommendations	Estimated Costs
P16	n/a	Electrical Feasibility Study	Design + Construction: 1) Electrical service / infrastructure 2) Fibre utility (optional)	Assessment and upgrades required to increase electrical capacity and accommodate proposed capital recommendations	B1, B4, P1, P3	$$
P17	D,E	Archaeological investigation in Lower Hume	Research + Investigations: • Archaeological Overview Assessments (AOA) and/or Impact Assessments (AIA) as per the Heritage Conservation Act (HCA) • TWN Cultural Heritage Investigation Permit (CHIP)	Tsleil-Waututh Nation (TWN) has identified potential for archaeological deposits in Hume Park, particularly in and around the Brunette River and requested City of New Westminster to conduct an archaeological investigation.	P15, N5, N6, N7, N8, C8, C9	$
P18	C, F-J, L, M	Separate Storm and Sanitary Sewer	Design + Construction 1) Twinning of drainage system in park. 2) Provision of separated sewer (storm and sanitary) service to park	The drainage in Upper Hume relies on a combined storm and sanitary sewer system. As implementation of master plan recommendations occurs, separation of storm and sanitary sewers to occur in alignment with the Metro Vancouver Integrated Liquid Waste and Resources Management Plan.	P1, P3, P4, P5, P6, P8, P10, P11, P12	$
N1	H	Install raingardens	Design + Construction: 1) Paths and bridge 2) Rain gardens 3) Interpretive signage 4) Wayfinding signage (per wayfinding strategy)	Install a linear rain garden with bridge feature, and interpretive and wayfinding signage along the west sloped lawn area.	C2, P13	$
C2.1	F	Develop east entry plaza at the Garrett Street entrance.	Engagement, Design + Construction: 1) Paving 2) Site furnishings and bike parking 3) Wayfinding signage 4) Additional amenities and electrical infrastructure (optional)	Install entry plaza at east primary entrance off Hume Lane as identifiable gateway to park. This entrance may include park signage, wayfinding, seating, bike parking, including provision for cargo bikes, and infrastructure to support electric mobility.	C2-west	$$

#	Map Key	Project	Scope	Rationale	Related Recommendations	Estimated Costs
C3	J	Install new park pathways and informal 500m walk/ run track	Design + Construction: 1) Detailed design of path network	Install a hierarchy of new pathways, including informal running and walking track around the relocated dog off-leash area and the sports field.	P3, P12, C1	$$
C5	M	Improve the CVG and BFRG	Construction: 1) Minor paving 2) Line Markings 3) Lighting upgrades	Modest improvements to greenway, including connections to new pathways as they are developed with new park amenities.	P12, C2, C6, C13	<$25,000
C6	M	Connections to future Sapperton Green/ Braid Skytrain Station	Design + Construction: By others with design review/coordination by staff.	Interim and permanent accessible connections from Hume Park to Braid Skytrain Station through future development.	C2-east, C4	by others
C13	n/a	Wayfinding Strategy	Design + Construction: 1) Wayfinding locations 2) Signage design	Develop a wayfinding strategy, including signage design, for the entire park at full build-out, to be installed as new amenities are implemented.	C12	$

6.3.3 Table 11 - Long Term Recommendations (Beyond 10 years)

#	Map Key	Project	Scope	Description	Related Recommendations	Estimated Costs
B1	I-3	Washroom/Multi-purpose building in Upper Hume Park	Engagement, Design + Construction: 1) Washroom/changeroom building 2) Gathering plaza and site furnishings 3) Canopy structure (optional)	Replace the outdated structure with a multi-use building in a more central gathering space.	B2, B3, P6, C3	$$$$
B2	I-2	Remove Upper Hume washroom and Caretaker's Suite	Demolition + Site Remediation	Remove outdated structure.	B1	$
P4	J-2	Develop east terraced spectator seating	Design + Construction: 1) Slope retention and terraced seating 2) Tree protection	Take advantage of eastern slope to provide terraced seating and access points from the CVG.	P1, P2, P3,	$$

IMPLEMENTATION

#	Map Key	Project	Scope	Description	Related Recommendations	Estimated Costs
P6	G	Relocate Spray Park	Engagement, Design + Construction: 1) Water play features, surfacing and site furnishings 2) Explore options for wastewater treatment - recirculating or reuse for irrigation	Relocate Spray Park adjacent to the Aquatic Zone and Playground.	P8, P11	$$$
P8	H-2	Install Eco-Play Zone	Engagement, Design + Construction: 1) Natural play features 2) Planting 3) Operations planning	Provide opportunities for nature-based creative play adjacent to rain garden. Play area to include managed risk, universal accessibility, and inclusive play as overarching design principles.	P6	$$
P11	G	Park amenities in Aquatic Zone	Engagement, Design + Construction: Pending engagement results	Pending results of engagement with the community (2023/2024) the facility will be updated, reconstructed or re-imagined with new site amenities.	P8, P11	$
P18	C, F-J, L, M	Separate Storm and Sanitary Sewer	Design + Construction 1) Twinning of drainage system in park. 2) Provision of separated sewer (storm and sanitary) service to park	The drainage in Upper Hume relies on a combined storm and sanitary sewer system. As implementation of master plan recommendations occurs, separation of storm and sanitary sewers to occur in alignment with the Metro Vancouver Integrated Liquid Waste and Resources Management Plan.	P1, P3, P4, P5, P6, P8, P10, P11, P12	$
P15, N5	D	Replace the Lower Hume Baseball Diamond with Grand Lawn and Install Pollinator Mounds	Design + Construction: 1) Earthworks to minimize fill removal 2) Naturalized pollinator planting and great lawn	Remove formal baseball diamond (i.e. backstop) to create the Great Lawn and pollinator mounds.	N5	$$$
N6	D	Expand riparian habitat with foreshore enhancements and constructed wetlands	Engagement, Design + Construction: 1) Engagement with Metro Vancouver and Community 2) Foreshore restoration 3) Expanded riparian habitat/wetland 4) Interpretive signage	Enhance the foreshore of the Brunette River with tools from 'Green Shores' with native vegetation, wildlife habitat, and improved access to the river.	N8, N9, P13	$$$
C1	G	Improve pedestrian connection at E. Columbia Street and Hoult Street	Design + Construction: 1) Staircase 2) Accessible ramp 3) Wayfinding	Improve and widen staircase and construct an accessible ramp (5%) that connects to a paved east-west pathway in Upper Hume. Integrate wayfinding at this secondary entry point.	B4, F15,C9	$$

#	Map Key	Project	Scope	Description	Related Recommendations	Estimated Costs
C2.2	H	Develop west entry plazas at the Kelly Street entrance.	Engagement, Design + Construction: 1) Paving 2) Site furnishings and bike parking 3) Wayfinding signage 4) Additional amenities and electrical infrastructure (optional)	Install entry plaza at west primary entrance off Hume Lane as identifiable gateway to park.	C2-east	$$
C4	L	Transform Hume Lane into a shared "park-like" street	Engagement, Design + Construction: 1) Streetscape/public realm 2) Parking and drop off 3) Pedestrian and multi-modal 4) Green infrastructure 6) Day-to-day and event programming 7) Electrical provision - lighting, EV charging 8) Wayfinding signage	Design and implement a shared, park-like street that is integrated into the park.	C2, C5 , C6, C9, C11, C13	$$$$
C5	M	Improve the CVG and BFRG	Construction: 1) Minor paving 2) Line markings 3) Lighting upgrades	Modest improvements to greenway, including connections to new pathways as they are developed with new park amenities.	P12, C2, C6, C9, C13	<$25,000
C8	E	Improve Lower Hume at East Columbia Street sense of entry for all modes of transportation	Engagement, Design + Construction: 1) Multi-modal entry 2) Parking, pick-up, drop-off 3) Interpretive area 4) Wayfinding signage	Create a unique and identifiable entry into Lower Hume Park for a variety of modes with an area for nature interpretation/outdoor classroom, wayfinding and seating, and parking reconfigured to maximize capacity.	P13, C13	$$
C9.1	D	Develop raised pathways through ecologically sensitive areas in Lower Hume	Engagement, Design + Construction: 1) Pathways 2) Bridges, viewpoints 3) Interpretive and wayfinding signage	Develop raised boardwalks and/or compacted crushed gravel in ecologically sensitive areas.	N6	$$