

Attachment #1

*August 31, 2020 staff report on 824 Agnes St
Commemorative Park*



Corporation of the City of
NEW WESTMINSTER

REPORT

Parks & Recreation

To: Mayor Côté and Members of Council **Date:** 8/31/2020
From: Dean Gibson **File:** 1656082
Director of Parks and Recreation **Item #:** 298/2020
Subject: **824 Agnes Street Commemorative Park Design - Preferred Design Concept**

RECOMMENDATION

THAT Council endorse the preferred design concept for a new commemorative park located at 824 Agnes Street and direct staff to undertake the next steps as outlined in this report.

ORIGIN/PURPOSE

The purpose of this report is to:

1. Present the feedback received from the extensive engagement process for the preferred design concept for a new commemorative park at 824 Agnes Street formerly owned by the Chinese Benevolent Association (CBA); and
2. Seek endorsement by Council for the preferred design concept and direct staff to proceed with next steps as outlined in this report.

SUMMARY

This report summarizes the park visioning process, community engagement results and the preferred design for the proposed park at 824 Agnes Street (the “Park”). As described in this report, the park is envisaged to commemorate Chinese history and cultural contributions to New Westminister.

BACKGROUND

Proposed Development (810 Agnes Street)

In January 2018, Jago Development submitted applications for Rezoning and Special Development Permit at 810 Agnes Street for 222 residential units, a density of 7.20 FSR and a height of 29 storeys / 89.7 metres (294.3 feet). The development is adjacent to the City-owned property at 824 Agnes Street which is intended to be developed as a park. 824 Agnes Street is currently used as a dog off leash area. The applicant has proposed, in exchange for additional density on this site:

- (1) funding a collaborative design process for a master plan for the adjacent park space;
- (2) developing the park space in conjunction with the master plan; and
- (3) providing to the City the publically accessible community amenity space located on the development site adjacent to the park area. This includes approximately 582 square metres (6,300 square feet) of private indoor amenity spaces as well as private outdoor amenity spaces.

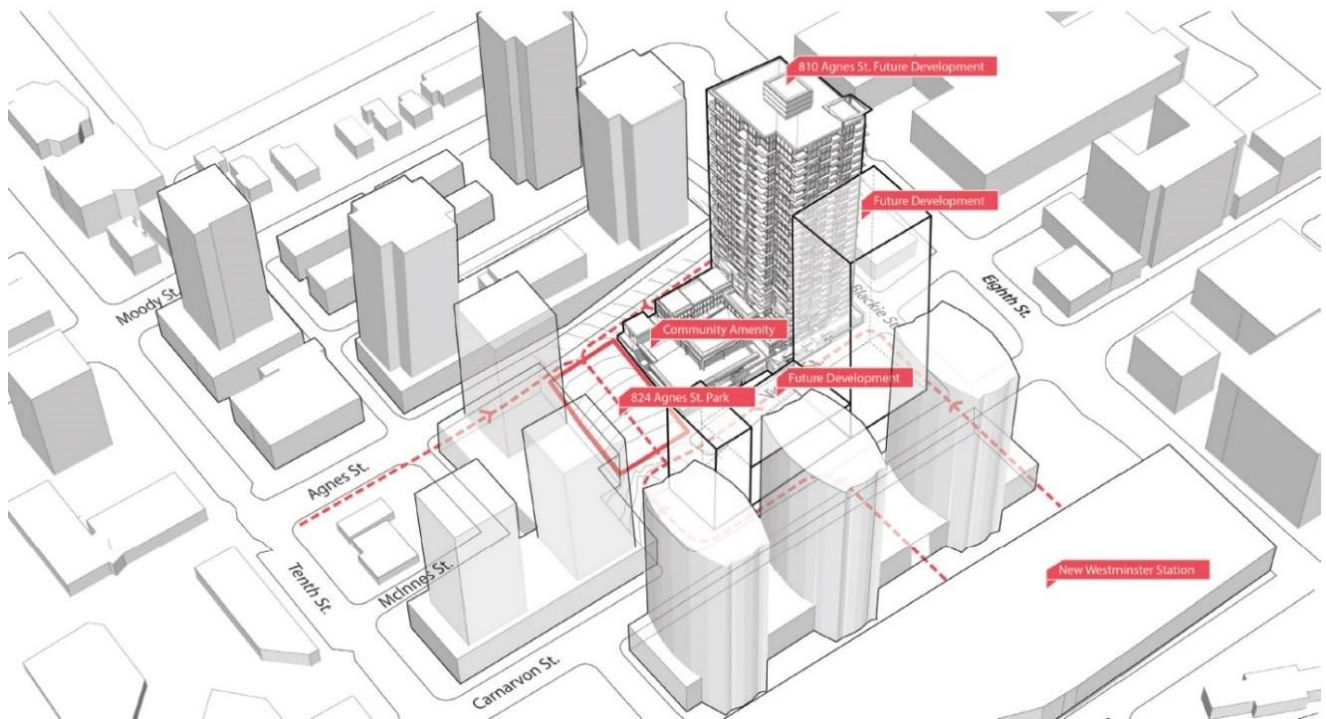


Figure 1. Context Map

History of Adjacent Park Site (824 Agnes Street)

The site at 824 Agnes Street (also known as 825 Victoria Street) was formerly owned by the Chinese Benevolent Association (CBA). This site was the focal point of the Chinese

community in New Westminster and was the location of the Chinese ‘Old Man’s Home’, built in 1905. The site and building served for generations as an informal civic centre for the Chinese community in New Westminster and was used as a school, a hospital, a residential care facility for the elderly, and was also the home of the CBA. In 1979, immediately prior to the CBA being disbanded, the site and the building were transferred as a gift to the City. Due to disrepair and vandalism, the building was subsequently demolished.

In 2009, as part of a Downtown Nuisance Abatement Strategy, this site was converted into a temporary off-leash dog area. As part of the Chinese Reconciliation Process, there was support for exploring a more appropriate and respectful use of the CBA site. A consultation and visioning exercise for this park space was undertaken with various City Advisory Committees, Associations representing the Chinese community, and the public. Based on the consultation, there was overwhelming support for a park which would commemorate Chinese history, and contributions, and provide a park amenity to the Downtown neighbourhood. A [report](#) was taken to Council on June 13, 2016 summarizing the visioning process for the park site. At this meeting, the following recommendations were moved and seconded:

THAT Council endorse the use of 824 Agnes Street as a park which would commemorate Chinese history and contributions to New Westminster, and provide an important amenity to the Downtown neighbourhood;

THAT Council endorse the retention of a landscape architect to develop a concept and design for the park based on the general themes which emerged from the visioning sessions and that this work commence in 2017; and

THAT Council direct staff to explore additional sources of funding for park development, including applying for grants related to diversity, heritage and infrastructure.

The site has been included on a list of the top ten most endangered sites by the New Westminster Heritage Preservation Society (NWHPS) and considered for Provincial recognition as Chinese Canadian Historic Place by Heritage BC. The NWHPS noted that “heritage is not just about structures but about history and some sites should be preserved because they are rich in history.” The NWHPS also noted that “little has been done to recognize the contributions of a part of the city’s pioneer community, that of the Chinese.”

In 2017, the landscape architectural firm Hapa Collaborative was retained to build upon the guiding principles developed in previous consultation and to undertake the next stage of engagement to create a conceptual design for the Park. Although the Park construction is intended to coincide with the 810 Agnes Street development project, it was recognized that early coordination was required to successfully design the park, specifically as it relates to

the adjacent tower developments, indoor amenity area and accessibility from both Agnes and Victoria Street.

DISCUSSION

Given the comprehensive visioning process that had been summarized and presented to Council in 2016, the subsequent public and stakeholder engagement for the proposed Park was conducted in two phases, each included a public open house with presentation boards and a survey (Refer to Attachment 1 of this report for Open House 1 and 2 Presentation Boards) that was also posted on the City's website for five weeks after the event. The information presented at the Open Houses was also used to engage the public at pop-up events at the River Market. The specific dates of engagement events were as follows:

- Stakeholder Workshop #1: September 26, 2017
- Public Open House #1: January 31, 2018
- Stakeholder Workshop #2: April 10, 2018
- Parks & Recreation Committee Presentation: April 18, 2018
- Multiculturalism Committee Presentation: April 25, 2018
- Accessibility Committee Presentation: April 26, 2018
- Downtown Resident's Association: May 1, 2018
- Public Art Advisory Committee: May 3, 2018
- Public Open House #2: May 16, 2018
- Pop-Up Event: May 31, 2018
- MTF on Riverfront and Public Realm: December 3, 2018

It should be noted that timeline for the consultation and planning for this project substantially pre-dated the current priority areas established in Council's 2019-2022 Strategic Plan. While the engagement processes were open and inclusive to all, with special emphasis on the Chinese community, the work to date has not specifically concentrated on reconciliation with other members of our community.

Stakeholder Workshop #1 (September 26, 2017):

The first stakeholder workshop included a diverse range of invitees from Canadians for Reconciliation Society, Chinese Benevolent Association of Vancouver, New Westminster Chinese Society, Multiculturalism Advisory Committee, Downtown Resident's Association, Parks and Recreation Committee, New Westminster Heritage Preservation Society and Community Heritage Commission. Amongst the stakeholders, there was shared support for a park which would commemorate Chinese history, and contributions, and provide a green space and refuge in the densely populated Downtown neighbourhood. There were also a number of design principles which emerged, including:

1) Tell the story of the site

- Integrate text and images creatively to tell the story of the sites history as the location of the CBA meeting hall, and its importance to the Chinese community in New Westminster.
- Reference this history through the design itself using principles of Chinese garden design and culture.

2) Make the story universal

- Integrate elements that are multicultural in significance.
- Employ metaphor to connect the site's history to the universal struggles of discrimination and reconciliation.

3) Create a rich 'sense of place'

- Use tangible and high quality materials and planting to have subtle references to the site's cultural history.
- Develop memorable features to distinguish the park from any other parks in the City.

4) Make the site accessible to all

- Use the interior access through the public amenity building elevator to make the central space of the park accessible.
- Design an accessible route from Victoria Street to the central space of the park.

5) Design the park so it can be both 'open' or 'closed'

- Use special screens (visually permeable walls and edges) and gates to open and close access points.
- Emphasize various through routes for the neighbourhood.
- Enable the park to close for special events or at night time, as required.

Public Open House #1 (January 31, 2018):

The first open house was held downtown at the Holy Trinity Cathedral (514 Carnarvon Street). The weeknight open house was held as a drop-in event from 6:00pm to 8:00pm.

The event focused on presenting three design concepts informed by input from the stakeholder workshop, the known history of the site and present day site analysis (i.e. an 800 sq meter site, the size of a standard tennis court, with a 7 meter grade change surrounded by high rise towers). While all three unique concepts remembers the former CBA building and metaphorically tells it's story across the site, each option expresses it differently while fulfilling the community's aspirations and design functions. One of the options placed more emphasis on the traditional Chinese garden principles while the others focused on patterns of circulation, activities and events. Each concept included ideas for character and materials, as well as potential program and activities.



Figure 2. Design Concepts

A hard-copy questionnaire was available for participants as well as an online questionnaire which was live for 5-weeks after the event. The online response was low, with 8 respondents; refer to Attachment 2 of this report for summary of survey results. Of this feedback, Concept B “The garden path” was the preferred option. Respondents indicated that the curved path provides an interesting circulation and a feeling of relaxation and serenity compared to the other two schemes. Respondents also identified a preference for specific design elements in each scheme:

- Concept A – “The Porch”: Preference for more frequent flights with fewer steps; screens with interpretive elements.
- Concept B – “The Garden Path”: Preference for a water feature; bamboo and wooden screens; overhead lighting above the central space; the “tea room”; longer community table.
- Concept C – “Lifted Veils”: Preferred central gathering space; theatre seating for events and daily activities.

In terms of the programs at the adjacent community amenity space at 810 Agnes Street, respondents expressed interests on creative/artistic oriented and cultural diversity services oriented programs.

The key ingredients that were preferred from each option, as well as some of the main themes from Concept A, informed the preferred concept that was created and shared at the Stakeholder Workshop and Open House #2.



Figure 3. Preferred Design Concept

Stakeholder Workshop #2 (April 10, 2018):

The second stakeholder workshop included the same list of invitees as the first. The objectives of this workshop were to share the comments from Open House #1, present the preferred design option and obtain feedback on refining a preferred design. The workshop was an effective way to listen to the various perspectives on the preferred design option with a good understanding of the physical constraints of this small, historically significant site.

Workshop participants were supportive of the preferred design option for the park, and further suggested that as the site was a gift from the Chinese Canadian community in New Westminster, the park design should add layers of meanings through the names, elements, spaces, and programs to tell a comprehensive story. With that in mind, the stakeholders agreed that the park design should also:

- Convey the key historic messages that show the bigger picture of the site and the history;
- Consider showing the original footprint of the CBA building in a contemporary design language;

- Integrate public art to tell the story;
- Raise visitors' curiosity, so that they will go back to find the information of the history by themselves;
- Include programmable spaces that are versatile to be able to accommodate daily uses and events;
- Provide education opportunities, for example, tours, outdoor classroom, crafts workshop, to recall the history of the CBA and the journey of Chinese Canadians in New Westminster;
- Include the indoor amenity space as part of an education program;
- Integrate Chinese cuisine (i.e. steamed buns) as memory and authenticity by providing spaces for people to cook, eat and gather;
- Provide various play opportunities for children; and
- Include comfortable gathering space for seniors.

In terms of naming the park, stakeholders generally agreed that the name should be unique to New Westminster. For example, the park name 'Yi Fao' (New Westminster was named Yi Fao, which stands for 'Second Port') could help to tell the story of the Chinese Canadian in New Westminster, as well as park spaces named 'Ah Gee' and 'Gim Shan' (translates to 'Gold Mountain' and refers to the process of Chinese workers emigrating to New Westminster during the Gold Rush in Canada).

Committee Meetings (April/ May 2018):

Throughout April and May of 2018, staff collaborated with the design consultant to present the preferred design option the Parks & Recreation Committee, Multiculturalism Committee, Accessibility Committee, Public Art Advisory Committee and the Downtown Resident's Association. The feedback from all five presentations was summarized as follows:

- The park should tell the story of the site in a meaningful way;
- Spaces within the park should be inclusive, safe and comfortable;
- Connect the park into the urban fabric as a key pedestrian route;
- Public washrooms should be included within the indoor community amenity space;
- Screens at the egress points need to draw people in, the park must feel very public and inviting;
- A rainwater activated water feature is a great idea;
- Symbolism is very important- the elements should be symbolic and representative of Chinese Culture;
- History of Chinese community is not all rosy, there was discrimination and xenophobia. Be thoughtful and honest in the telling the story;
- Consider closing the space to the public at 10pm to keep noise levels down for residents in surrounding towers;
- Consider engaging multiple artists that work with various mediums; and

- Use the amenity space as a community asset to help activate the park.

Open House #2 (May 16, 2018):

The second and final open house serves as an opportunity to share the stakeholder workshop results and the preferred design with the broader community. The event was again held at downtown at the Holy Trinity Cathedral (514 Carnarvon Street). The weeknight drop-in event took place from 6:00pm to 8:00pm.

A hard-copy questionnaire was available for participants and an online questionnaire was live for 5-weeks after the event. The online questionnaire response was low, similar to the first open house, with 7 respondents. Refer to Attachment 2 of this report for a summary of survey results.

Throughout each stage of the engagement process, the design has evolved towards what the team believes to be the best solution for the new park to both commemorate Chinese culture, and its contribution to New Westminster, as well as the function of the park in today's urban context. In response to the low number of respondents at Open House #2, a pop-up event was hosted outdoors, along the Esplanade (adjacent to the River Market), to engage residents in answering specific questions related to proposed new park. The questions specifically addressed accessibility, design inspiration from traditional Chinese garden design, opportunities to tell stories and commemorate the history of the Chinese community in New Westminster and if the park design provides an inviting, urban oasis for diverse range of activities. Feedback from this event was conversational and indicated support for the preferred design concept.

An overview of the engagement process and the preferred design concept (Refer to Attachment 3 of this report for the Preferred Design Concept) was presented to the Mayor's Task Force on Riverfront and Public Realm on December 3, 2018 where it was supported in principle. This design concept is now coming forward to Council for final consideration and approval.

NEXT STEPS

As there is an adjacent development application at 810 Agnes Street, there is an opportunity to fund and implement this design option, if endorsed by Council, through this development application. Through that development application, the next steps would include:

- Continued design development as well as identification of public art opportunities and a process for commissioning the public art;
- City staff will continue to explore a series of programming options, to layer into the park design the celebration of Chinese cultural and social histories/ programs with the Chinese community;

- Coordination of lighting, servicing and the technical requirements related to the park; and
- A cost estimate will be developed for the Preferred Park Design Concept.

Should the application not be able to proceed, the City would need to explore additional sources of funding to implement the preferred design concept, including applying for grants related to diversity, heritage and infrastructure.

EXISTING POLICY/PRACTICE

The process for this project is consistent with similar planning and community engagement processes facilitated by the Parks and Recreation Department. For this park design process, it was also important to engage invited stakeholders to better understand the history of the site and how best to commemorate that story in a contemporary park context.

SUSTAINABILITY IMPLICATIONS

Financial Impact

The developer of 824 Agnes Street has proposed, in exchange for additional density on this site, to develop the park space in conjunction with the tower development and to include a publically accessible community amenity space located on the development site adjacent to the park area.

Social Impact

The cultural diversity of Downtown New Westminster, both past and present, contributes to its vitality and unique sense of place. As the Downtown neighbourhood continues to densify, opportunities to tell stories of the past and connect people to the heritage of their surroundings will contribute the visual, cultural, social and environmental qualities of Downtown. As such, the proposed park has been designed to be welcoming to all, with a diversity of flexible spaces, programs, activities and seating. Through its programming, character and materiality, the experience of the park intends to serve as a refuge for residents of Downtown while recalling the important history and contribution of the Chinese community in New Westminster.

Environmental Impact

At a minimum, design solutions must meet the City standard energy and water saving requirements in lighting, irrigation and water features. The use of recycled or locally produced materials should be used when appropriate, as well as adaptive planting for water savings and decreased maintenance.

OPTIONS

The options presented are:

1. That Council endorse the preferred design concept for a new commemorative park located at 824 Agnes Street (formerly owned by the Chinese Benevolent Association), and direct staff to undertake the next steps as outlined in this report.
2. That Council provide staff with alternative direction.

Option #1 is recommended.

INTERDEPARTMENTAL LIAISON

Staff from Parks & Recreation, Development Services and Office of the CAO have been consulted in the preparation of this report.

CONCLUSION

Chinatowns continue to serve an important social function as gateways and homes to new immigrants, as guardians of art, history and heritage, and as a refuge from discrimination. Although there is no trace of Chinatown in New Westminster, it is the rituals of everyday life and focus on telling stories of the CBA site that will help to continue to reconcile the historical relationship with the Chinese community. The engagement process for a new park at 824 Agnes Street is one step towards integrating the visibility of Chinese culture in New Westminster through an expression that is place-based, reflective of the site's rich history and supportive of an evolving relationship.

ATTACHMENTS

- Attachment 1- Open House 1 and 2- Presentation Boards
- Attachment 2- Open House 1 and 2- Summary of Survey Results
- Attachment 3- Preferred Design Concept

Report prepared by Erika Mashig, Manager Parks & Open Space Planning, Design & Construction

This report was reviewed by:

Approved for Presentation to Council



Dean Gibson
Director of Parks and Recreation



Lisa Spitale
Chief Administrative Officer



Attachment 1:
Open House 1 and 2
Presentation Boards

1 PROJECT BACKGROUND

WELCOME TO OPEN HOUSE #1 FOR A NEW PARK AT 824 AGNES STREET

BACKGROUND

The site at 824 Agnes Street (also known as 825 Victoria Street) was formerly owned by the **Chinese Benevolent Association (CBA)**. This site was the focal point of the Chinese community in New Westminster and was the location of the **Chinese 'Old Man's Home'**, built in 1905. The site and building served for generations as an informal civic centre for the Chinese community in New Westminster and was used as a school, a hospital, a residential care facility for the elderly, and was also the home of the CBA. In 1979, immediately prior to the CBA being disbanded, the site and the building were transferred as a gift to the City. Due to disrepair and vandalism, the building was subsequently demolished. In 2009, as part of a Downtown Nuisance Abatement Strategy, this site was converted into a **temporary off-leash dog area**.

As part of the Chinese Reconciliation Process, there was support for exploring a more appropriate and respectful use of the CBA site. A **consultation and visioning exercise** for this park space was undertaken with City advisory committees, associations representing the Chinese community, and the public. Based on the consultation, there was overwhelming support for a park which would **commemorate Chinese history and contributions** and **provide a green space and refuge** in the densely populated Downtown neighbourhood. A report was taken to Council regarding the visioning process on June 13, 2016, which shared the results of the visioning process for the site.

The site has been included on a list of the top ten **most endangered sites** by the New Westminster Heritage Preservation Society and considered for Provincial recognition as Chinese Canadian Historic Place by Heritage BC.

DESIGN TEAM

The applicant, **Jago Development**, has retained a design consultant team, including landscape architect, **Hapa Collaborative Landscape Architecture and Urban Design** to work with **City staff** for full services from conceptual design to construction administration for the adjacent park site. The park consultation process will continue to be highly collaborative and engaging, and will be led by City staff in both the Parks & Recreation and Development Services Departments.

THE CONSULTATION PROCESS

The stakeholder engagement process includes representatives from various associations, committees and groups. This public Open House is an opportunity to collect input/feedback from the general public and other key stakeholders in Downtown on the park design. As the site is currently designated as a temporary off-leash dog area, the City is also seeking input on the selection of a new site for the off-leash area.



WHAT WE HEARD

VISIONING PROCESS

City staff implemented a consultation process starting in 2013. This process included a series of visioning sessions with Advisory Committees to Council, associations representing the Chinese Community and the public. The purpose of the consultation was to develop general themes to inform a vision, concept and design for a park which would commemorate Chinese history and contributions.

WHAT WE HOPE TO LEARN

Based on community feedback Hapa will prepare a preferred park vision as part of a final park design document. Part of the design process will be to identify priorities for park improvements. Moving forward, the priorities of the community will guide decision making on the final design of the park.

Thank you for attending this Open House!

WHAT'S NEXT

We want your input! Please take some time to review the materials included here, and discuss any comments or questions you may have with City staff. Your ideas for 824 Agnes Street Park will contribute to the final park design and will be used to help prioritizing programming for the future park.

We also invite you to fill out the questionnaire tonight or online at: <http://bit.ly/AgnesParkSurvey>.



Stakeholder Workshop in September, 2017



Stakeholder Workshop in September, 2017



Stakeholder Workshop in September, 2017



Stakeholder Workshop in September, 2017

PROJECT TIMELINE



2 WHAT WE KNOW

CHINESE IMMIGRANTS IN NEW WESTMINSTER

THE CHINESE BENEVOLENT ASSOCIATION (CBA) OF NEW WESTMINSTER



Chinese metalworkers in the production line at the Cleeve Canning Company, 1902. (Credit: New Westminster Public Library)



Chinese workers unload Fraser River salmon from a barge onto the dock, 1905. (Credit: S. J. Thompson)

1858

YI FAO 二埠 - 'SECOND PORT'

Chinese workers, mainly from Guangdong province, emigrate to New Westminster from California and China to chase the Gold Rush in Canada, nicknamed "Gold Mountain" (Jim Shan 金山). New Westminster is named Yi Fao, which stands for 'Second Port': Victoria, BC being the first.

1870s

CHINESE IMMIGRATION

Post Gold Rush and CPR building, Chinese workers (referred to pejoratively as 'Coolies' meaning labourer (Ku li 苦力)) find work in various industries around New Westminster in order to make money to send home to their families in China. Some businesses flourished, but many workers suffered from very low incomes and widespread racial discrimination and were unable to reunite with their families

1880s

TWO CHINATOWNS

After the Great Fire of 1898, the original Chinatown established by the local Chinese merchants and workers at Front Street is rebuilt on the swamp lands at Carnarvon, Blackie.



Chinese houseboys serving tea on the lawn of their employers' home, 1905. (Credit: Irving House Photo)



The 1898 Great Fire devastated Chinatown, 1898. (Credit: F. Chapman Photograph)



1885 plan of the buildings of the old front street in Chinatown. (Courtesy of Jim Wolf)



The swamplands reclaimed by Chinatown, 1890s. (Credit: S. J. Thompson Photograph)

1900s-1920s

ERA OF DISCRIMINATION

Municipal bylaws ban Chinese, Japanese and Indian Canadians from voting in the NW Municipal Elections (1908) and employing Chinese Laborers (1913). At a federal level, racist policies imposed a head tax on all new Chinese immigrants, who were eventually outlawed outright with the Chinese Immigration Act in 1923.

Much of Chinatown was demolished in the 1920's.



Chinese Immigration Certificate, Chinese had to pay \$50-500 to come to Canada between 1885-1923. (Credit: Government of Canada)



The first class of Children at the Chinese Benevolent Association in New Westminster, 1942. (Courtesy Gwen Wong)



The Chinese Benevolent Society drill team (year unknown, Courtesy of New Westminster Archives)

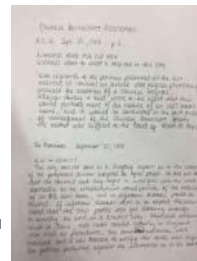


824 Agnes Street Address plate, (Courtesy of New Westminster Museum)

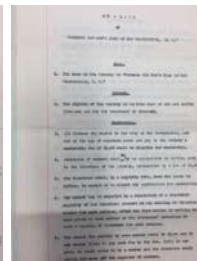
1884

THE NEW WESTMINSTER CHINESE BENEVOLENT ASSOCIATION (CBA)

The first Canada-Wide Chinese Benevolent Association (CBA) was established in Victoria. New Westminster local CBA was established shortly after. The Association held many community events and reinforced ties to political events happening back in China.



Transcription of application for the Old Men's Home from 1904.



Bylaws for the Old Men's Home (Courtesy New Westminster Archives)

1904

THE 'OLD MAN'S HOME'

CBA "Old Man's Home" is built in 1904, and functioned both as a senior's home for aging Chinese men, as well as a central gathering place for the Chinese Community for decades.

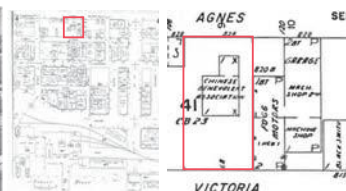
1979

DONATION OF THE CBA SITE

The Chinese Benevolent Association in New Westminster dissolves and joins the much larger CBA in Vancouver. They donate their property to the City of New Westminster "as a Gesture of Thanks for Having Given the Property Tax-Free Status for Many Years". The building is demolished shortly after the donation.



South Elevation of former Chinese Benevolent Association building (Courtesy New Westminster Archives)



1957 Fire Insurance Map (Courtesy Westminster Archives)

City issues an historic apology to the Chinese

And in the House of Commons in Ottawa...

The City of New Westminster acknowledges, based on a review of the historic wrongs done to Chinese immigrants, that the City of New Westminster has a responsibility to acknowledge the wrongs done to Chinese immigrants and to apologize for them. The City of New Westminster acknowledges the wrongs done to Chinese immigrants and to apologize for them. The City of New Westminster acknowledges the wrongs done to Chinese immigrants and to apologize for them.

2000s

ERA OF RECONCILIATION

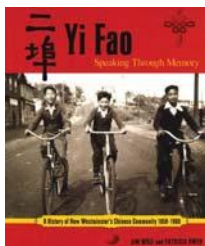
In 2006 Prime Minister Stephen Harper Formally Apologized for Imposing a Head Tax on Chinese Immigrants Imposed by the Federal Government, which is met with mixed reviews.

New Westminster follows suit by becoming the first Canadian municipality to apologize for discriminatory practices against Chinese Canadian people.

2008

YI FAO

The Publication of Yi Fao by historians Jim Wolf and Patricia Owen presents a comprehensive historical account of Chinese in New Westminster to preserve and celebrate the voices and personalities of Chinese immigrants.



2009

TEMPORARY OFF-LEASH DOG PARK

Off-Leash Dog Park Ever Since 2009, as Part of Downtown Nuisance Abatement Strategy.

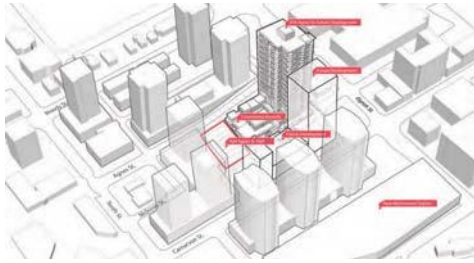
2017

824 AGNES STREET PARK

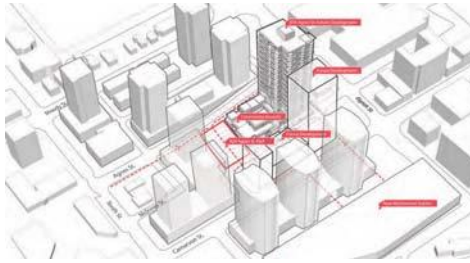
Council Endorsed the Use of 824 Agnes Street as a Park "Which Would Commemorate Chinese History and Contributions to NW" and to Retain a Landscape Architect to Develop Designs for the Park in 2017.

3 WHAT WE KNOW

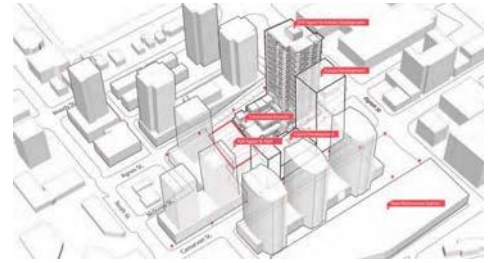
CONTEXT AND SITE ANALYSIS



The site is surrounded by high-rise residential towers and adjacent to New Westminster Skytrain station.

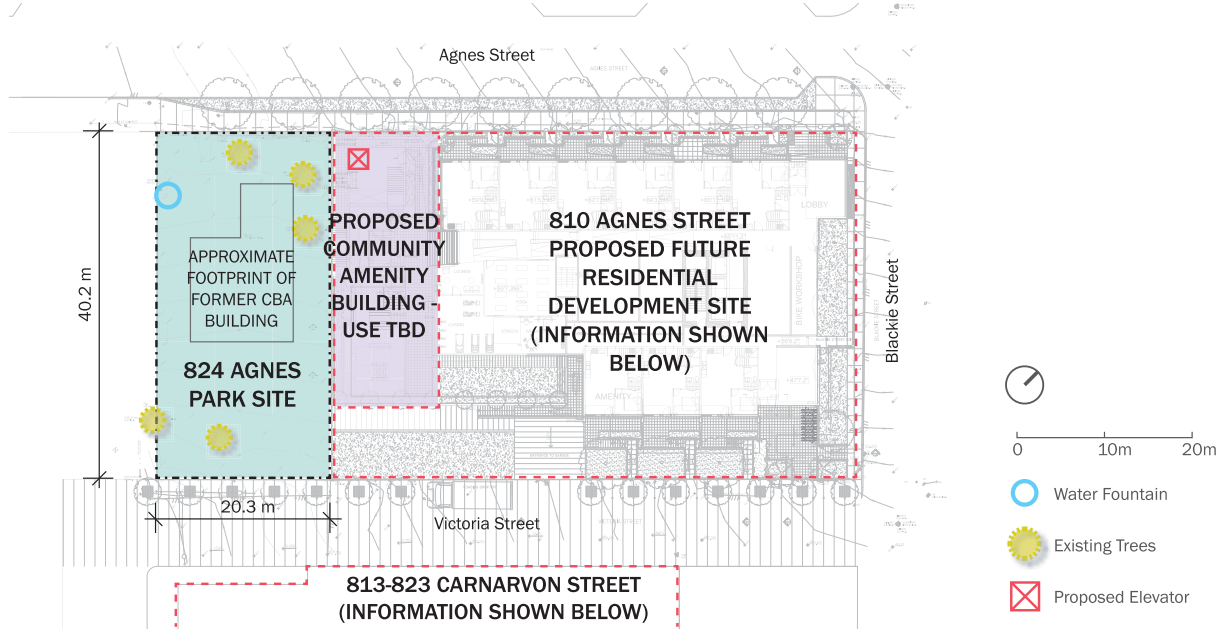


The park serves as a mid-block pedestrian connection between the surrounding residential buildings and New Westminster Skytrain Station.



The park's small footprint can be expanded through the use of 'bread crumbs': furnishings, features, or materials that create a district throughout Agnes, Victoria, Blackie, and Carnarvon Streets.

SITE PLAN (1:200)



PROPOSED FUTURE DEVELOPMENTS ADJACENT TO THE PARK SITE

810 AGNES STREET



Jago Development has submitted Rezoning and Special Development Permit applications for the sites located at 821 and 815 Victoria Street and 810 Agnes Street which would allow the development of a 29 storey (89.7 metres) residential tower on the subject site with a proposed Floor Space Ratio (FSR) of 7.2 and 222 residential units. The application also entails the design and construction of an adjacent park space at 824 Agnes Street, which is currently used for a temporary off-leash dog area, and 312 square metres (3,350 square feet) of publically accessible indoor community space adjacent to the space to be owned by the City.

813-823 CARNARVON STREET



Applications for the site 813-823 Carnarvon Street have been received which propose a 32 storey residential building with a height of 92 metres (302 feet) as well as a nine storey residential building which would include non-market housing units. This proposal would have a total of 204 market residential units, 66 secured non-market residential units and a FSR of 8.53. The design team will coordinate with the 824 Agnes Street Park design team to have a comprehensive streetscape design strategy.

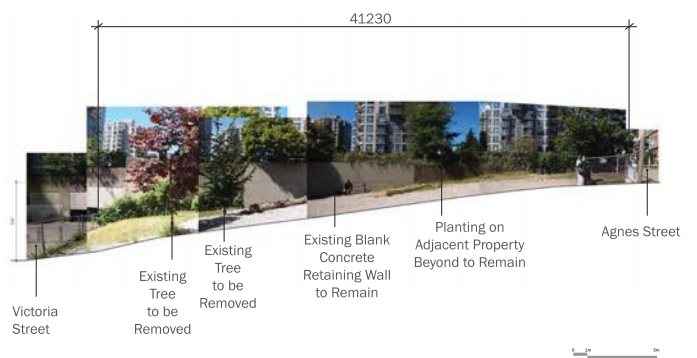
4 WHAT WE KNOW

EXISTING SITE CONDITIONS

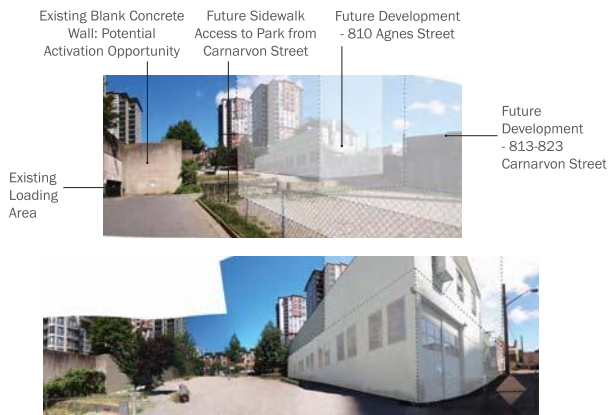
SECTION FACING EAST



SECTION FACING WEST



VIEWS APPROACHING SITE FROM SOUTH (CARNARVON AND VICTORIA STREETS)

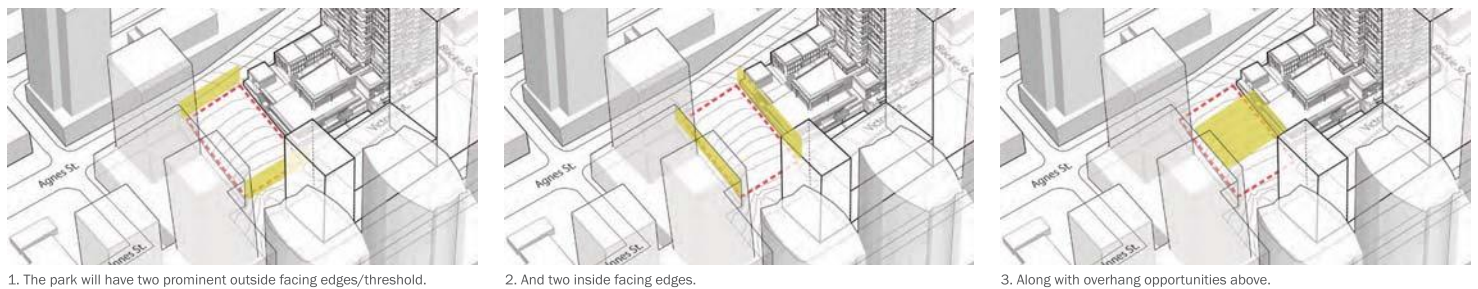


VIEWS APPROACHING SITE FROM NORTH (AGNES STREET)

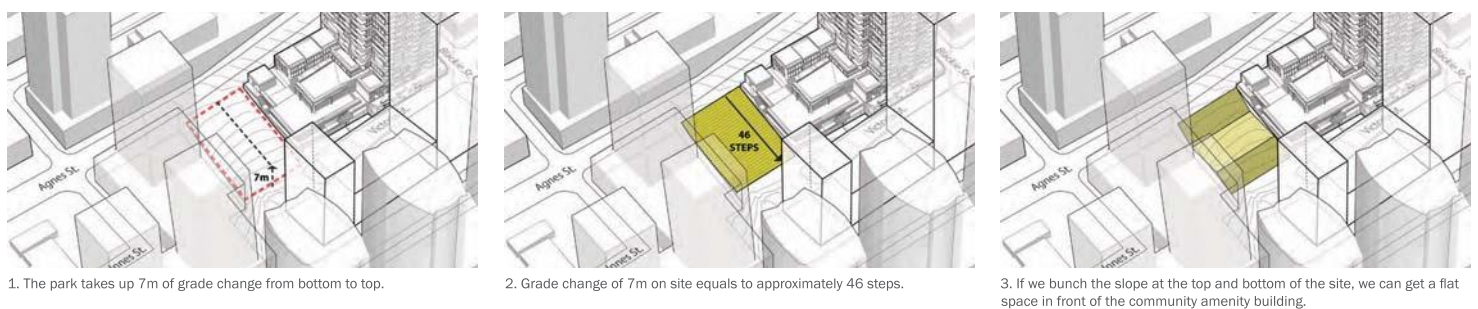


SITE ANALYSIS AND DESIGN IDEAS

EDGE TREATMENTS



GRADING



5 WHAT WE KNOW

SIZE COMPARISON OF URBAN PARKS IN A SIMILAR SCALE: THIS PARK IS APPROXIMATELY THE SIZE OF A STANDARD TENNIS COURT.

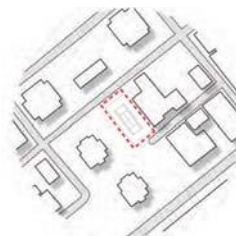
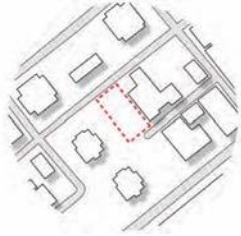
All parks drawn to same scale.

824 Agnes Street Park

800 m²
New Westminster, BC

Tennis Court

668 m²
Standard Tennis Court Layout

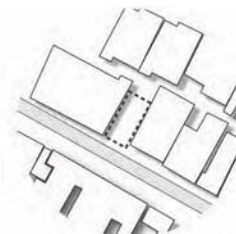
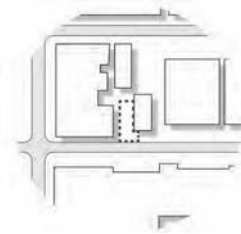


Paley Park

390 m²
New York, NY

Greenacre Park

510 m²
New York, NY

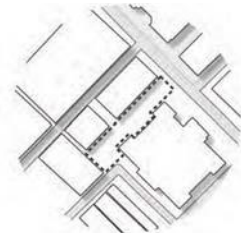


Mint Plaza

1400 m²
San Francisco, CA

Pak Tsz Lane Park

1868 m²
Hong Kong



SUN STUDY

Park site will be surrounded by high-rise residential buildings on all sides. In recognition of proposed tower developments to the east and south of the site, sun exposure will be considered in the park design process. From this sun/shade analysis, we can anticipate that the site will receive partial sunlight throughout the day in Spring and Fall. The site will be shaded in the winter months and exposed to full sun throughout the Summer.

March/September 21 (spring/fall equinox)

June 21 (summer solstice)

December 21 (winter solstice)



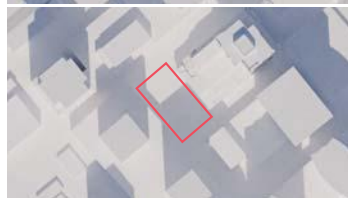
10:00am
The site is partially shaded in mornings in Spring and Fall.



10:00am
The site receives full sun in the mornings in summer months.



10:00am
The site is partially shaded in the mornings of Winter.



12:00pm
The site is partially shaded at noon in Spring and Fall.



12:00pm
The site receives full sun at noon in summer months.



12:00pm
The site is heavily shaded at noon in winter months.



14:00pm
The site is heavily shaded in the afternoon in Spring and Fall.



14:00pm
The site is partially shaded in the afternoon of summer months.



14:00pm
The site doesn't receive sun light in winter afternoons.

6 WHAT WE KNOW

THE CHINESE BENEVOLENT ASSOCIATION (CBA) OF NEW WESTMINSTER

THE CBA SITE

The site at 824 Agnes Street (also known as 825 Victoria Street) was formerly owned by the Chinese Benevolent Association (CBA). This site was the focal point of the Chinese community in New Westminster and was the location of the Chinese 'Old Man's Home', built in 1905.

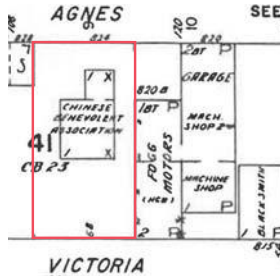
The site and building served for generations as an informal civic centre for the Chinese community in New Westminster and was used as a school, a hospital, a residential care facility for the elderly, and was also the home of the CBA.



South Elevation of former Chinese Benevolent Association building (Courtesy New Westminster Archives)



1957 Fire Insurance Map (Courtesy Westminster Archives)



The first class of Children at the Chinese Benevolent Association in New Westminster, 1942. (Courtesy New Westing)



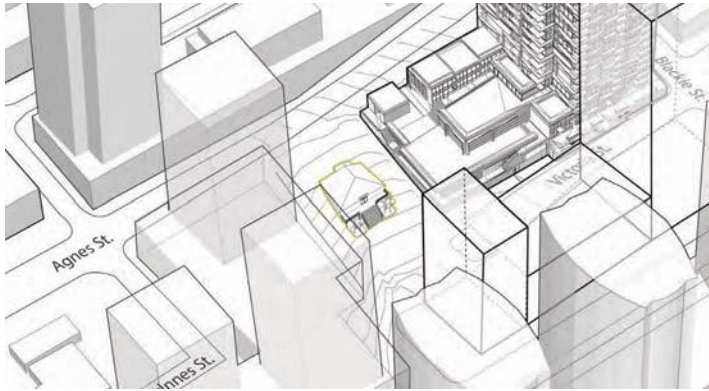
The Chinese Benevolent Society drill team (year unknown, Courtesy of New Westminster Archives)



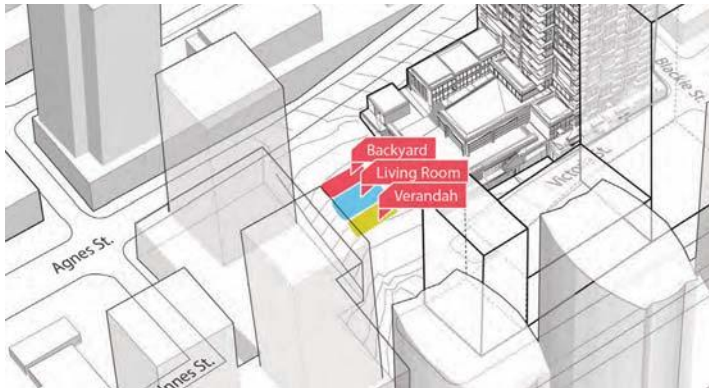
824 Agnes Street Address plate, (Courtesy of New Westminster Museum)

PROGRAMS

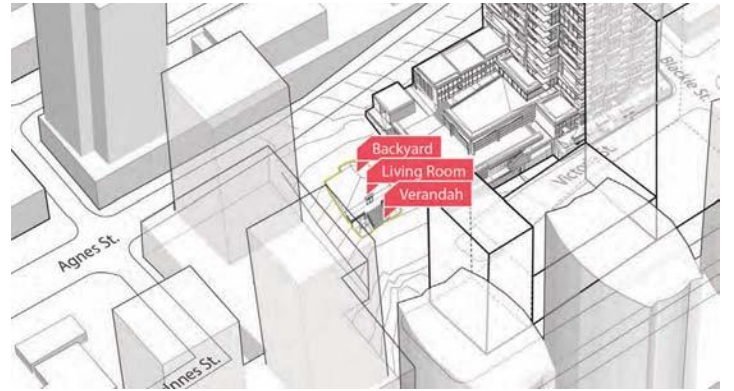
1. The old CBA 'Old Man's Home' used to occupy the centre of the park site. It functioned as a community gathering space for decades.



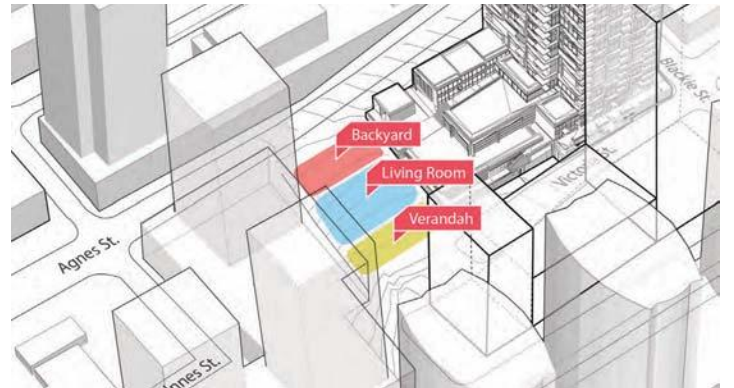
3. The park design will maintain the program that used to happen in the old CBA building



2. The site was used as a school, a hospital, a residential care facility for the elderly, and was also the home of the CBA. It served as an extremely important part for the Chinese community.



4. And expand the program of the old CBA building and metaphorically across the site to tell the story of the old CBA site and the history of Chinese community in New Westminster.



WHAT WE KNOW

CLASSICAL CHINESE GARDEN DESIGN PRINCIPLES



CREATING CONTRASTS

- Frequent **transitions** between opening and shrinking in space, bright and dim in light, and large and small in size;
- **White walls** in classical Chinese garden functions as a good background to other elements such as bamboos, flowers, and rocks.

FRAMING/BORROWING

- **Borrowing views** from the larger landscape setting and frame them with windows and gates to extend the feeling of space;
- **Moon-gates** and **lattice windows** on a corridor-wall in various shapes are designed for the purpose.

SEQUENCING VIEWS

- **Partitioning the space** into smaller segments, each of which holds an relatively independent scenic views so that the visitors cannot see the garden at a single glance;
- A magnificent view is often **partly concealed** and suddenly unfolds as the visitor moves.

PLANTING AS SYMBOLISM

- Plants in Chinese garden are not only for physical beauty but also for **historic, literary and symbolic motifs**. For instance, pine tree, bamboo and winter plums are associated with the theme as the 'three friends of winter' (岁寒三友).

FENG SHUI (风水)

- The ancient Chinese believed that everything in the universe was composed of **five elements**: Metal (金), Wood (木), Water (水), Fire (火), and Earth (土). Balance of the five elements can create abundance of **beneficial energies (Chi 气)**.

8 WHAT WE HEARD

VISIONING PROCESS FINDINGS

Based on the consultation, there was overwhelming support for a park which would commemorate Chinese history and contributions and provide a green space and refuge in the densely populated Downtown neighbourhood. There were also a number of general themes which emerged, including:

- Ensure that the interpretation is authentic or real – i.e., ‘the Chinese pioneers were practical people’;
- Ensure that the interpretation tells the story of the Chinese pioneers, including their struggles and the injustices that they endured;
- Recreate a portion of the former CBA building – e.g., the staircase and veranda were very prominent features;
- Use interpretative signage, listening posts and murals to help park users and visitors visualize the CBA building and former ‘Westside’ Chinatown;

- Capitalize on the sloped topography of the site by incorporating viewpoints, water courses and winding pathways;
- Create a reflective and relaxing green space in the ‘heart’ of the city;
- Ensure access through the site, as it is frequented by SkyTrain users;
- Ensure the park is usable (not just commemorative) and employ a creative design (both function and form);
- Incorporate landscape features and plantings that reference traditional Chinese gardens, including bamboo, pine and willow trees;
- Partner with Lijiang, New Westminster’s sister city, which could provide expertise in the design of the park and strengthen socio-economic ties; and
- Resolve issues related to the dog off leash enclosure by developing an alternative site or sites.



STAKEHOLDER WORKING GROUP FINDINGS

① CONTEMPORARY AND CLASSIC CREATE BALANCE BETWEEN CLASSICAL CHINESE GARDEN DESIGN AND CONTEMPORARY DESIGN

- Reflect and celebrate the Chinese pioneers rather than re-create a traditional Chinese garden.
- Use a contemporary design aesthetic to suit the surrounding architecture, balanced with interpretive Chinese motifs through murals, sculpture, or interactive art.
- Deploy water as a design element.

② EVENT AND EVERYDAY DESIGN FOR EVENT AND EVERYDAY

- Activate and integrate the edge with the community amenity indoor/outdoor space.
- Use lighting to make the everyday feel safe and create special illumination for events.
- The park is an opportunity for a green and colourful oasis in the middle of the city for refuge and reflection.



③ SLOPE AND ACCESSIBILITY CONSOLIDATE SLOPE AND MAXIMIZE ACCESSIBILITY

- Integrate vistas and focal points at the top and bottom of the park;
- Provide accessible (elevator) access in the building interior;
- Activate and integrate the edge with the community amenity space;
- Provide ramp from lane to amenity space.

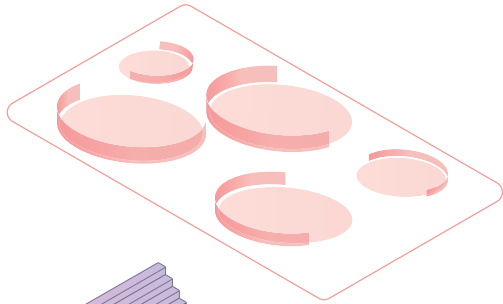
④ EDGE AND ENCLOSURE CAPITALIZE ON EDGES

- Gates can signify invitation and sense of entry, and transparent structures can help open the space visually and physically;
- Super-sized graphics, screening, and lighting can activate blank walls around the site.



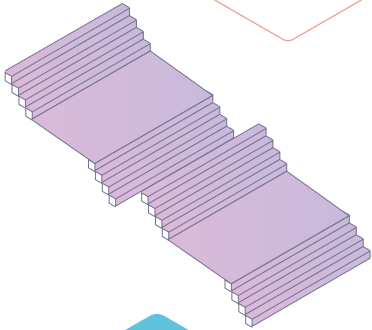
9 WHAT WE THINK

PHYSICAL DESIGN PRINCIPLES



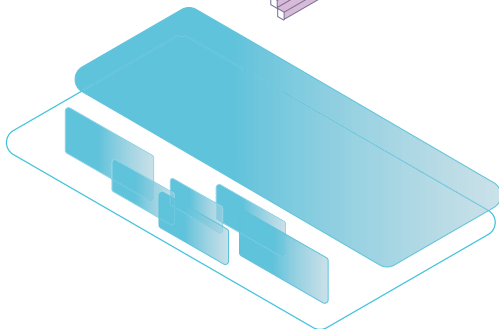
MAXIMIZE USE OF SPACE

- Create **smaller, distinct** outdoor rooms;
- Provide a **hierarchy** of spaces;
- **Sequence** the experience of outdoor rooms;
- Design the park to **reveal views** as the one moves through the park.



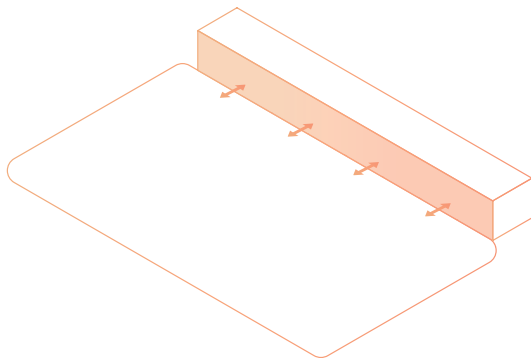
MAXIMIZE USE OF SPACE

- Design steps to **double** as inhabitable space (i.e. seating);
- Create a **large central space** that is flexible and adaptable for everyday use as well as events.



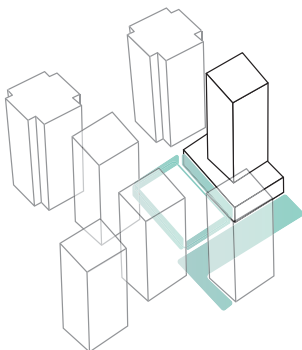
DEFINE THE SPACE

- Implement **vertical screens** (visually permeable structures) as a design feature to screen or reveal views and to create an inward focus;
- Use overhead lighting and/ or trees to create a **"ceiling"** and help define outdoor rooms.



CREATE A STRONG INDOOR/ OUTDOOR CONNECTION

- Create a **strong indoor/ outdoor relationship** between the park and public community building.



REACH OUT TO THE SURROUNDING PUBLIC REALM

- **Activate** the surrounding existing and proposed **walls** adjacent to the site, to feel as part of the park.

10 WHAT WE THINK

CONCEPTUAL DESIGN PRINCIPLES



TELL THE STORY OF THE SITE

- Creatively **integrate text and images** to tell the story of the **sites history** as the location of the CBA meeting hall, and its importance to the Chinese community in New Westminster;
- Reference this history through the design itself using **principles of Chinese garden design and culture**.

MAKE THE STORY UNIVERSAL

- Integrate elements that are **multi-cultural** in significance;
- Employ **metaphor** to connect the site's history to the universal struggles of discrimination and reconciliation;

CREATE A RICH 'SENSE OF PLACE'

- Use **tangible and high quality materials and plantings** which have **subtle references** to the site's cultural history;
- Develop **memorable features** to distinguish the park from any other parks in the city.

MAKE THE SITE ACCESSIBLE TO ALL

- Use the **interior access** through the public amenity building **elevator** to make the central space of the park **accessible**;
- Create an accessible route from **Victoria Street** to the central space of the park.

DESIGN THE PARK SO THAT IT CAN BE BOTH 'OPEN' OR 'CLOSED'

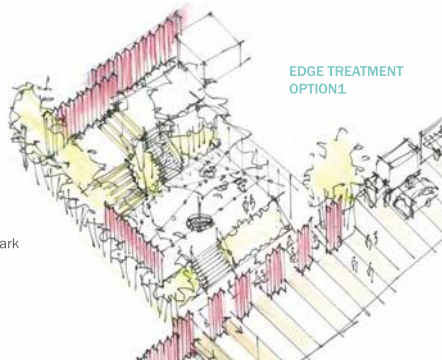
- Use specially designed **screens** (usually permeable walls/edges) and **gates** to open and close access points;
- The park should emphasize **permeability and openness** to allow for **various pass-through routes** for neighbors;
- The park should **be able to be closed** for events or at night time, as needed.

11 CONCEPTS: THE PORCH

門廊

FEATURES

- Movable interpretive 'accordion' screens
- Seat step areas for gathering
- Central flexible open space with feature weeping willow
- Runnel runs through the space to connect the three terraces
- Rectangular forms hide and reveal special moments within park
- Shared community table to provide interactive opportunities



EDGE TREATMENT OPTION1



EDGE TREATMENT OPTION2

PLAN (1:100)



ACCESSIBILITY DIAGRAM

- Accessible Area
- Accessible Circulation
- Stair Circulation
- ☒ Elevator



LOCATION OF INTERPRETIVE SCREENS

- Feature Screen/Wall with Interpretive Elements Integrated



PRECEDENT IMAGES

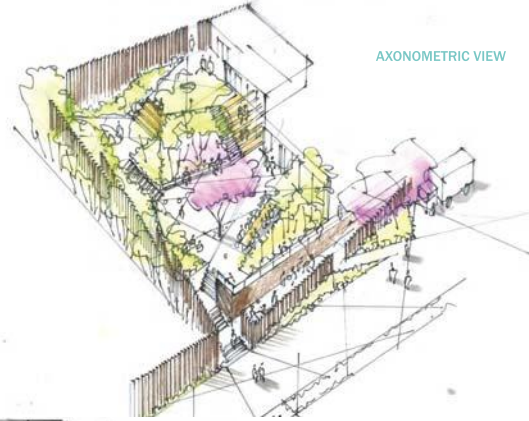


12 CONCEPTS: LIFTED VEILS

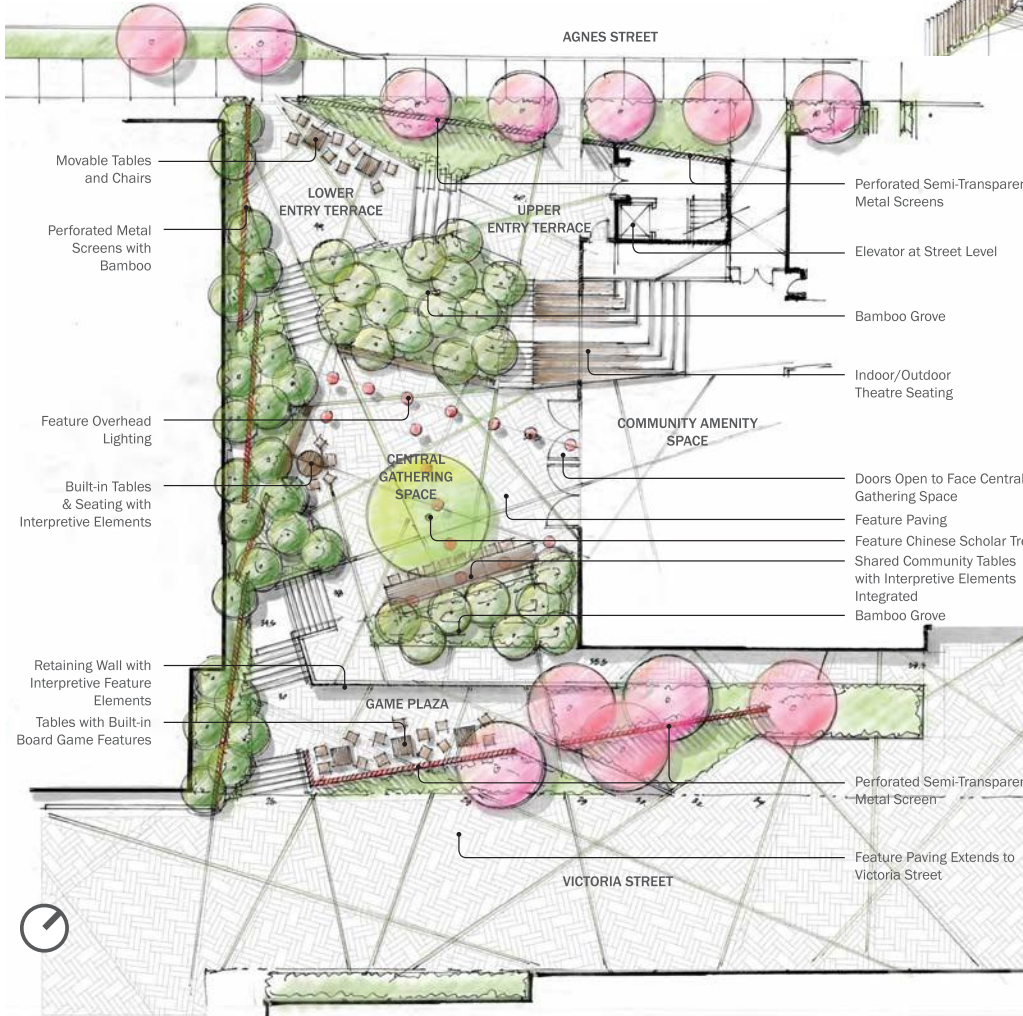
面纱

FEATURES

- Movable interpretive screens that are transparent/perforated to hide and reveal views into different parts of park
- Indoor/Outdoor seat step areas for gathering
- Central flexible open space with feature lighting and tree
- Games plaza at edge of park where it meets Victoria Street
- Angular forms hide and reveal special moments within park

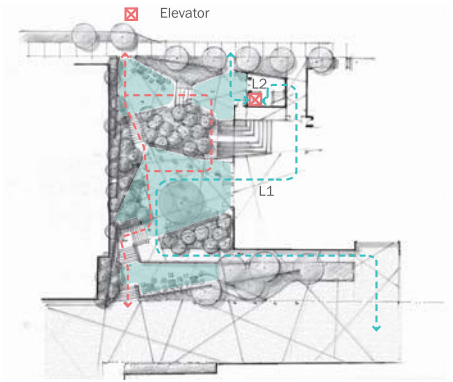


PLAN (1:100)



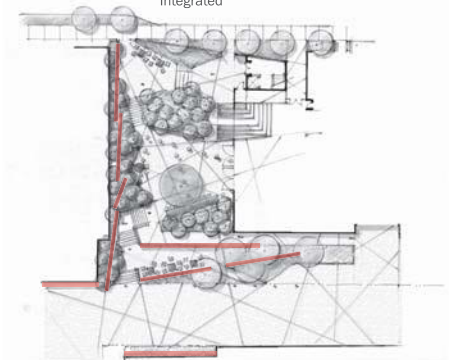
ACCESSIBILITY DIAGRAM

- Accessible Area
- Accessible Circulation
- Stair Circulation
- Elevator

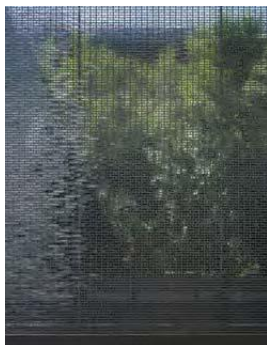


LOCATION OF INTERPRETIVE SCREENS

- Feature Screen/Wall with Interpretive Elements Integrated



PRECEDENT IMAGES

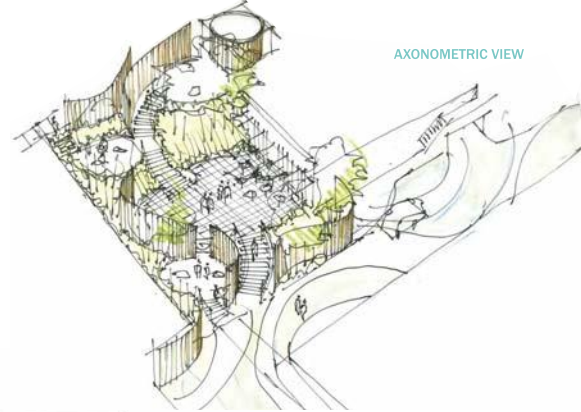


13 CONCEPTS: THE GARDEN PATH

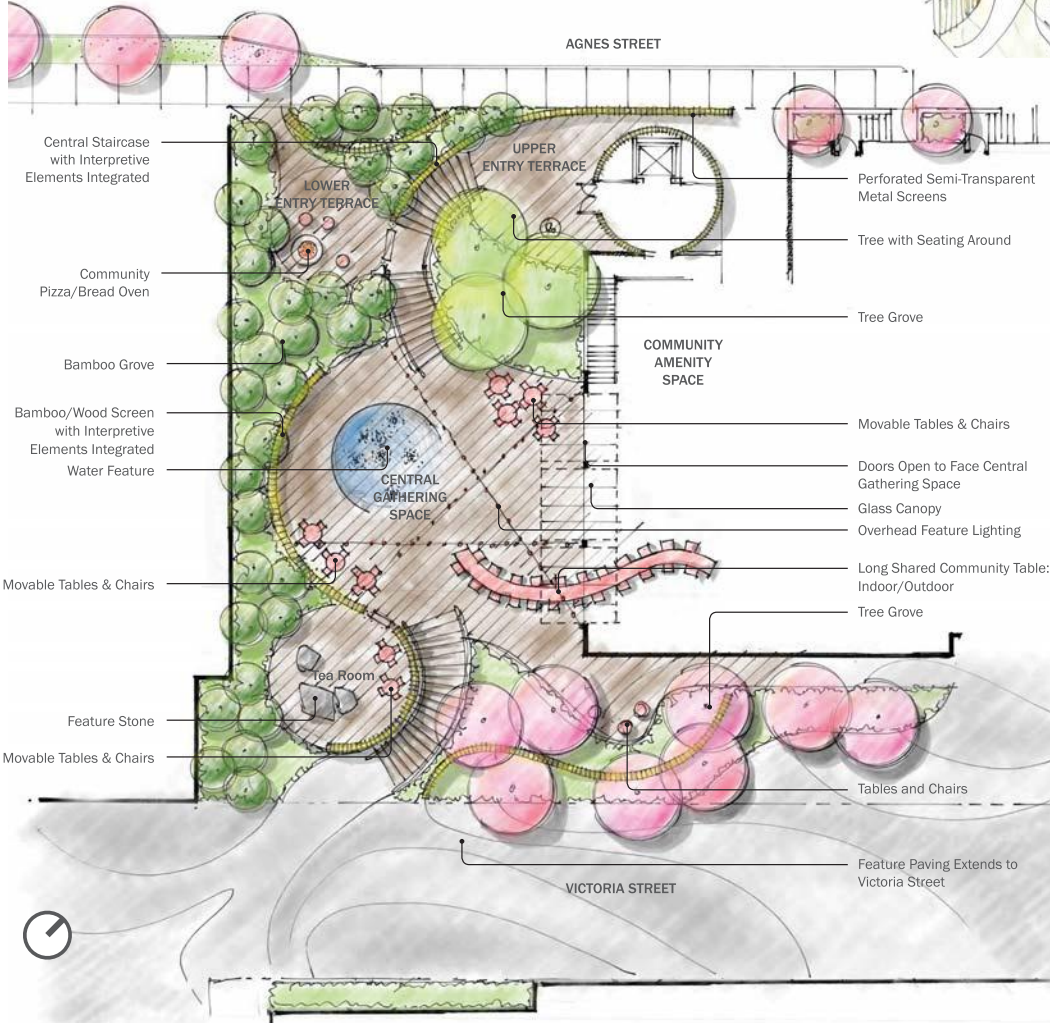
园径

FEATURES

- Dominant circulation path the main interpretive feature
- Central garden with three smaller terraces/platforms, each to represent essential element in Feng Shui
- Bamboo and wood screens for layered effect
- Curvilinear movement through space
- Central water feature to provide a focal point
- Curvilinear community table to create indoor and outdoor connection

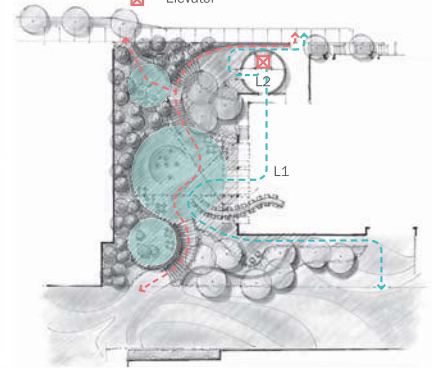


PLAN (1:100)



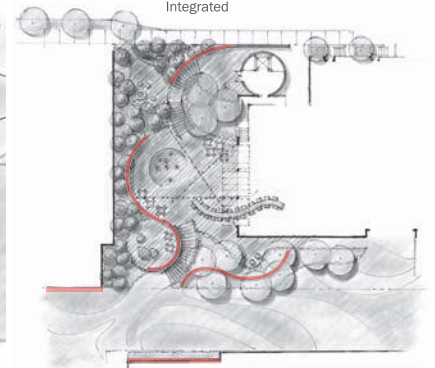
ACCESSIBILITY DIAGRAM

- Accessible Area
- Accessible Circulation
- Stair Circulation
- Elevator



LOCATION OF INTERPRETIVE SCREENS

- Feature Screen/Wall with Interpretive Elements Integrated



PRECEDENT IMAGES



14 NEXT STEPS

THANK YOU FOR YOUR PARTICIPATION! PLEASE FILL OUT A QUESTIONNAIRE AND LEAVE YOUR COMMENTS BELOW. YOUR INPUT WILL BE USED TO GENERATE A PREFERRED DESIGN FOR THE NEW PARK THAT WILL BE PRESENTED AT PUBLIC OPEN HOUSE #2 IN SPRING 2018.

感谢您的参与！请您填写调查问卷并在以下留下您的宝贵意见。我们会使用您的意见作为参考来展开下一步的设计，公园最终的设计方案会在春季举行的第二次公众开放日中为您呈现。

1 PROJECT BACKGROUND

WELCOME TO OPEN HOUSE #2 FOR A NEW PARK AT 824 AGNES STREET

BACKGROUND

The site at 824 Agnes Street (also known as 825 Victoria Street) was formerly owned by the Chinese Benevolent Association (CBA). This site was the focal point of the Chinese community in New Westminster and was the location of the Chinese 'Old Man's Home', built in 1905. The site and building served for generations as an informal civic centre for the Chinese community in New Westminster and was used as a school, a hospital, a residential care facility for the elderly, and was also the home of the CBA. In 1979, immediately prior to the CBA being disbanded, the site and the building were transferred as a gift to the City. Due to disrepair and vandalism, the building was subsequently demolished. In 2009, as part of a Downtown Nuisance Abatement Strategy, this site was converted into a temporary off-leash dog area.

As part of the Chinese Reconciliation Process, there was support for exploring a more appropriate and respectful use of the CBA site. A consultation and visioning exercise for this park space was undertaken with City advisory committees, associations representing the Chinese community, and the public. Based on the consultation, there was overwhelming support for a park which would commemorate Chinese history and contributions and provide a green space and refuge in the densely populated Downtown neighbourhood. A report was taken to Council regarding the visioning process on June 13, 2016, which shared the results of the visioning process for the site. The site has been included on a list of the top ten most endangered sites by the New Westminster Heritage Preservation Society and considered for Provincial recognition as Chinese Canadian Historic Place by Heritage BC.

DESIGN TEAM

The applicant, Jago Development, has retained a design consultant team, including landscape architect, Hapa Collaborative Landscape Architecture and Urban Design to work with City staff for full services from conceptual design to construction administration for the adjacent park site. The park consultation process will continue to be highly collaborative and engaging, and will be led by City staff in both the Parks & Recreation and Development Services Departments.

THE CONSULTATION PROCESS

The stakeholder engagement process includes representatives from various associations, committees and groups. This public Open House is an opportunity to collect feedback from the general public and other key stakeholders in Downtown on the park design. As the site is currently designated as a temporary off-leash dog area, the City is also seeking input on the selection of a new site for the off-leash area.

WHAT WE HEARD

VISIONING PROCESS

City staff implemented a consultation process starting in 2013. This process included a series of visioning sessions with Advisory Committees to Council, associations representing the Chinese Community and the public. The purpose of the consultation was to develop general themes to inform a vision, concept and design for a park which would commemorate Chinese history and contributions.

WHAT WE HOPE TO LEARN

Three concept designs for the commemorative park were presented to the public at an open house event held at the Holy Trinity Church in January 2018. Public engagement was further extended through an online survey. Input has also been gathered through focus group workshops and various city committees. Based on the input provided, the City has worked with the consultant team to create the preferred park concept that is being presented tonight.

WHAT'S NEXT

We want your input! Please take some time to review the materials included here, and discuss any comments or questions you may have with City staff. Your feedback for 824 Agnes Street Park will continue to help shape the vision for the new park. Following the public consultation process, the design team will continue to work on the detailed design of the park including the integration of design features and elements that recognize the historical significance of this site. We invite you to fill out the questionnaire tonight or online at: <http://bit.ly/AgnesParkSurvey>.

PROJECT TIMELINE



2 WHAT WE KNOW

CHINESE IMMIGRANTS IN NEW WESTMINSTER

THE CHINESE BENEVOLENT ASSOCIATION (CBA) OF NEW WESTMINSTER



Chinese metalworkers in the production line at the Cleveve Canning Company, 1902. (Credit: New Westminster Public Library)



Chinese workers unload Fraser River salmon from a barge onto the dock, 1905. (Credit: S. J. Thompson)

1858

YI FAO 二埠 - 'SECOND PORT'

Chinese workers, mainly from Guangdong province, emigrate to New Westminster from California and China to chase the Gold Rush in Canada, nicknamed "Gold Mountain" (Jim Shan 金山). New Westminster is named Yi Fao, which stands for 'Second Port': Victoria, BC being the first.

1870s

CHINESE IMMIGRATION

Post Gold Rush and CPR building, Chinese workers (referred to pejoratively as 'Coolies' meaning labourer (Ku li 苦力)) find work in various industries around New Westminster in order to make money to send home to their families in China. Some businesses flourished, but many workers suffered from very low incomes and widespread racial discrimination and were unable to reunite with their families

1880s

TWO CHINATOWNS

After the Great Fire of 1898, the original Chinatown established by the local Chinese merchants and workers at Front Street is rebuilt on the swamp lands at Carnarvon, Blackie.



Chinese houseboys serving tea on the lawn of their employers' home, 1905. (Credit: Irving House Photo)



The 1898 Great Fire devastated Chinatown, 1898. (Credit: F. Chapman Photograph)



1885 plan of the buildings of the old front street in Chinatown. (Courtesy of Jim Wolf)



The swamplands reclaimed by Chinatown, 1890s. (Credit: S. J. Thompson Photograph)

1900s-1920s

ERA OF DISCRIMINATION

Municipal bylaws ban Chinese, Japanese and Indian Canadians from voting in the NW Municipal Elections (1908) and employing Chinese Laborers (1913). At a federal level, racist policies imposed a head tax on all new Chinese immigrants, who were eventually outlawed outright with the Chinese Immigration Act in 1923.

Much of Chinatown was demolished in the 1920's.



Chinese Immigration Certificate, Chinese had to pay \$50-500 to come to Canada between 1885-1923. (Credit: Government of Canada)



The first class of Children at the Chinese Benevolent Association in New Westminster, 1942. (Courtesy Gwen Wong)



The Chinese Benevolent Society drill team (year unknown, Courtesy of New Westminster Archives)



824 Agnes Street Address plate, (Courtesy of New Westminster Museum)

1884

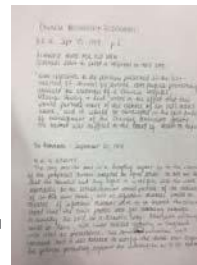
THE NEW WESTMINSTER CHINESE BENEVOLENT ASSOCIATION (CBA)

The first Canada-Wide Chinese Benevolent Association (CBA) was established in Victoria. New Westminster local CBA was established shortly after. The Association held many community events and reinforced ties to political events happening back in China.

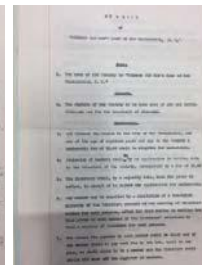
1904

THE 'OLD MAN'S HOME'

CBA "Old Man's Home" is built in 1904, and functioned both as a senior's home for aging Chinese men, as well as a central gathering place for the Chinese Community for decades.



Transcription of application for the Old Men's Home from 1904.



Bylaws for the Old Man's Home (Courtesy New Westminster Archives)

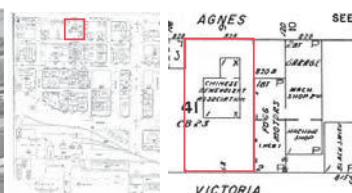
1979

DONATION OF THE CBA SITE

The Chinese Benevolent Association in New Westminster dissolves and joins the much larger CBA in Vancouver. They donate their property to the City of New Westminster "as a Gesture of Thanks for Having Given the Property Tax-Free Status for Many Years". The building is demolished shortly after the donation.



South Elevation of former Chinese Benevolent Association building (Courtesy New Westminster Archives)



1957 Fire Insurance Map (Courtesy Westminster Archives)

City issues an historic apology to the Chinese

The City of New Westminster is proud to be the first municipality in British Columbia to issue a formal public apology to the Chinese community for the discrimination and exclusion they experienced in the early 20th century. The City of New Westminster is proud to be the first municipality in British Columbia to issue a formal public apology to the Chinese community for the discrimination and exclusion they experienced in the early 20th century. The City of New Westminster is proud to be the first municipality in British Columbia to issue a formal public apology to the Chinese community for the discrimination and exclusion they experienced in the early 20th century.

2000s

ERA OF RECONCILIATION

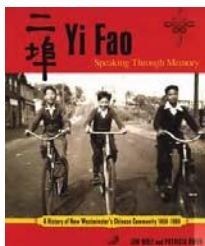
In 2006 Prime Minister Stephen Harper Formally Apologized for Imposing a Head Tax on Chinese Immigrants Imposed by the Federal Government, which is met with mixed reviews.

New Westminster follows suit by becoming the first Canadian municipality to apologize for discriminatory practices against Chinese Canadian people.

2008

YI FAO

The Publication of Yi Fao by historians Jim Wolf and Patricia Owen presents a comprehensive historical account of Chinese in New Westminster to preserve and celebrate the voices and personalities of Chinese immigrants.



2009

TEMPORARY OFF-LEASH DOG PARK

Off-Leash Dog Park Ever Since 2009, as Part of Downtown Nuisance Abatement Strategy.

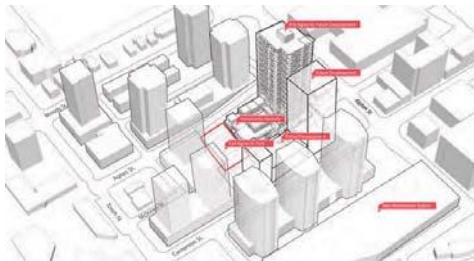
2017

824 AGNES STREET PARK

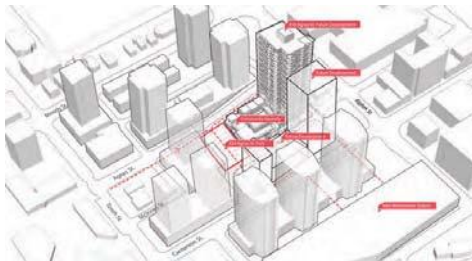
Council Endorsed the Use of 824 Agnes Street as a Park "Which Would Commemorate Chinese History and Contributions to NW" and to Retain a Landscape Architect to Develop Designs for the Park in 2017.

3 WHAT WE KNOW

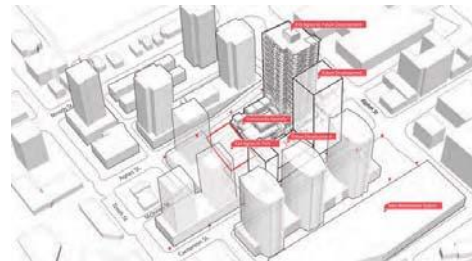
CONTEXT AND SITE ANALYSIS



The site is surrounded by high-rise residential towers and adjacent to New Westminster Skytrain station.



The park serves as a mid-block pedestrian connection between the surrounding residential buildings and New Westminster Skytrain Station.



The park's small footprint can be expanded through the use of 'bread crumbs': furnishings, features, or materials that create a district throughout Agnes, Victoria, Blackie, and Carnarvon Streets.

SITE PLAN IN CONTEXT



810 AGNES STREET



Jago Development has submitted Rezoning and Special Development Permit applications for the sites located at 821 and 815 Victoria Street and 810 Agnes Street which would allow the development of a 29 storey (89.7 metres) residential tower. The application also entails the design and construction of 312 square metres (3,350 square feet) of publicly accessible indoor community space.

VICTORIA STREET

Victoria Street will be rebuilt in coordination with the developments at 810 Agnes Street and 823 Carnarvon Street as well as with the park. The design details have not been finalized but it will be a pedestrian friendly street allowing for vehicular access in and out of the developments' parking garages, without creating a through route all the way from Blackie Street to Carnarvon Street. This will discourage cars from using the street as a short cut, and help establish a pedestrian oriented public realm, which will also support the park uses.

813-823 CARNARVON STREET

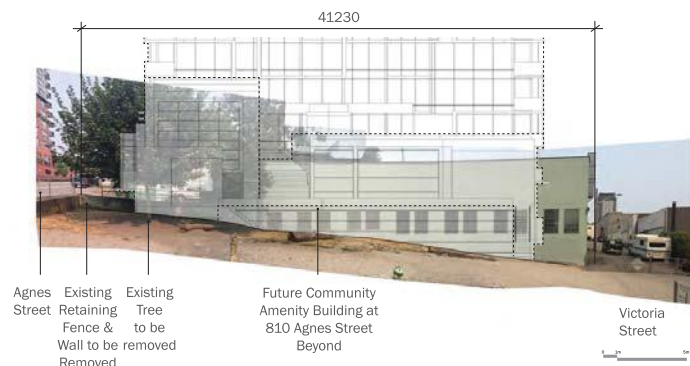


Applications for the site 813-823 Carnarvon Street have been received which propose a 32 storey residential building with a height of 92 metres (302 feet) as well as a nine storey residential building which would include non-market housing units. The design team will coordinate with the 824 Agnes Street Park design team to have a comprehensive streetscape design strategy.

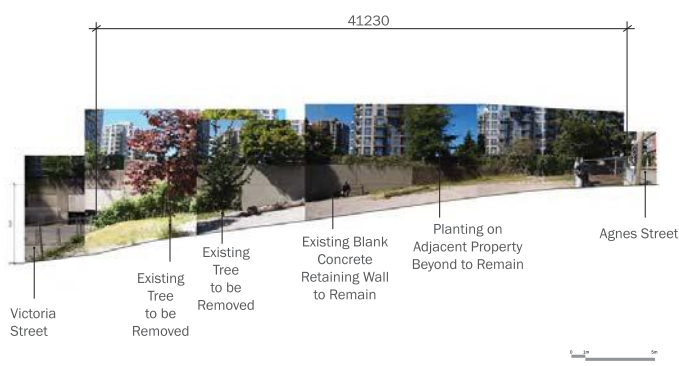
4 WHAT WE KNOW

EXISTING SITE CONDITIONS

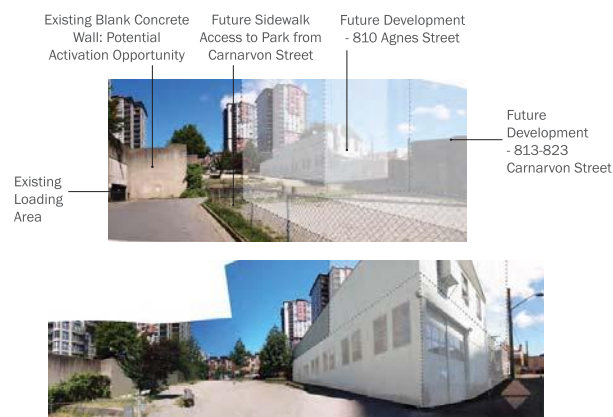
SECTION FACING EAST



SECTION FACING WEST



VIEWS APPROACHING SITE FROM SOUTH (CARNARVON AND VICTORIA STREETS)

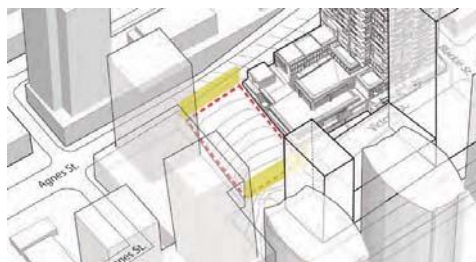


VIEWS APPROACHING SITE FROM NORTH (AGNES STREET)

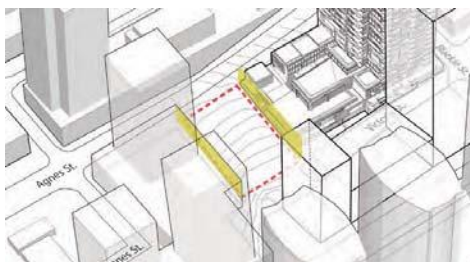


SITE ANALYSIS AND DESIGN IDEAS

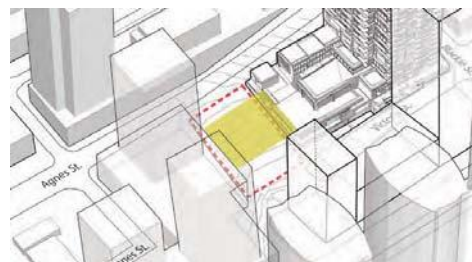
EDGE TREATMENTS



1. The park will have two prominent outside facing edges/threshold.

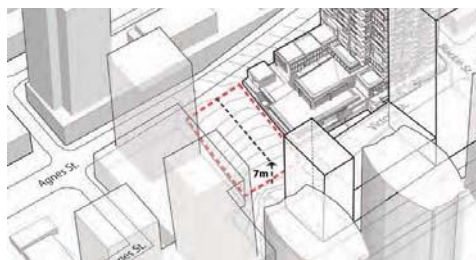


2. And two inside facing edges.

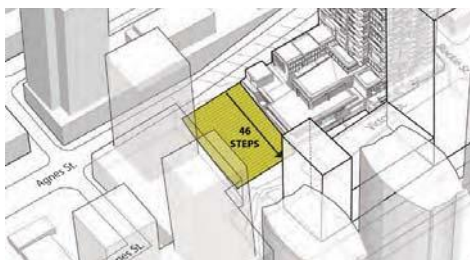


3. Along with overhang opportunities above.

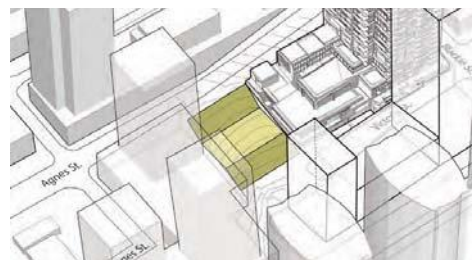
GRADING



1. The park takes up 7m of grade change from bottom to top.



2. Grade change of 7m on site equals to approximately 46 steps.



3. If we bunch the slope at the top and bottom of the site, we can get a flat space in front of the community amenity building.

5 WHAT WE KNOW

THE CHINESE BENEVOLENT ASSOCIATION (CBA) OF NEW WESTMINSTER

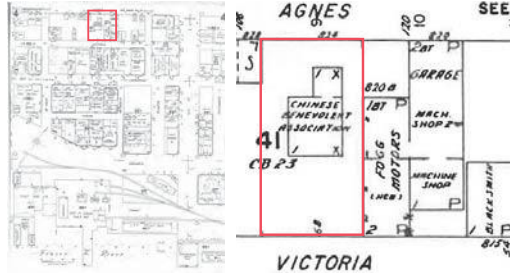
THE CBA SITE

The site at 824 Agnes Street (also known as 825 Victoria Street) was formerly owned by the Chinese Benevolent Association (CBA). This site was the focal point of the Chinese community in New Westminster and was the location of the Chinese 'Old Man's Home', built in 1905.

The site and building served for generations as an informal civic centre for the Chinese community in New Westminster and was used as a school, a hospital, a residential care facility for the elderly, and was also the home of the CBA.



South Elevation of former Chinese Benevolent Association building (Courtesy New Westminster Archives)



1957 Fire Insurance Map (Courtesy Westminster Archives)



The Chinese Benevolent Society drill team (year unknown, Courtesy of New Westminster Archives)

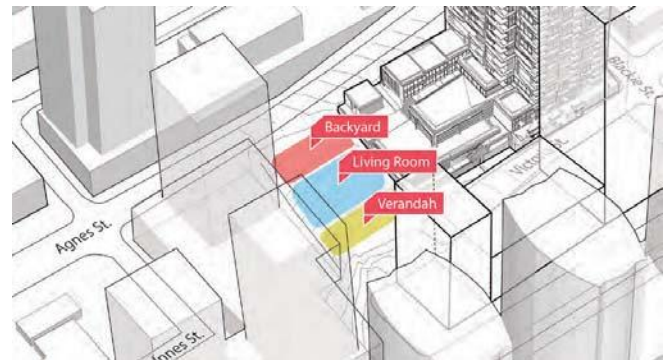
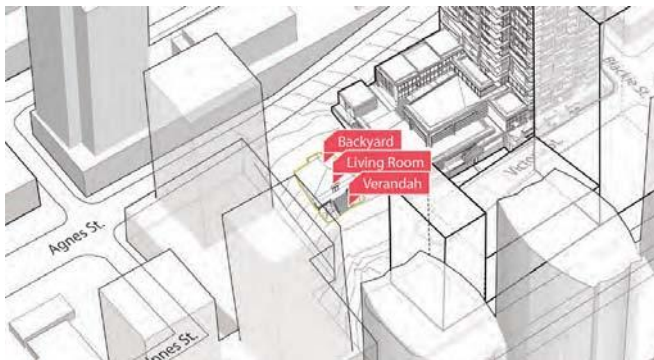


824 Agnes Street Address plate, (Courtesy of New Westminster Museum)

PROGRAMS

1. The site was used as a school, a hospital, a residential care facility for the elderly, and was also the home of the CBA. It served as an extremely important part for the Chinese community.

2. The park design expand the program of the old CBA building and metaphorically across the site to tell the story of the old CBA site and the history of Chinese community in New Westminster.



SIZE COMPARISON OF URBAN PARKS IN A SIMILAR SCALE: THIS PARK IS APPROXIMATELY THE SIZE OF A STANDARD TENNIS COURT

All parks drawn to same scale.

824 Agnes Street Park

800 m²
New Westminster, BC



Tennis Court

668 m²
Standard Tennis Court Layout



Paley Park

390 m²
New York, NY



SUN STUDY

The park site will be surrounded by high-rise residential buildings on all sides. In recognition of proposed tower developments to the east and south of the site, sun exposure has been considered in the park design process. From this sun/shade analysis, we can anticipate that the site will receive partial sunlight throughout the day in Spring and Fall. The site will be shaded in the winter months and exposed to full sun throughout the Summer.

March/September 21 (spring/fall equinox)

June 21 (summer solstice)

December 21 (winter solstice)



10:00am
The site is partially shaded in mornings in Spring and Fall.



10:00am
The site receives full sun in the mornings in summer months.



10:00am
The site is partially shaded in the mornings of Winter.



14:00pm
The site is heavily shaded in the afternoon in Spring and Fall.



14:00pm
The site is partially shaded in the afternoon of summer months.



14:00pm
The site doesn't receive sun light in winter afternoons.

6 WHAT WE KNOW

CLASSICAL CHINESE GARDEN DESIGN PRINCIPLES

The park will be a contemporary urban space with elements, materials and plants, which take inspiration from traditional Chinese garden design. The Hapa design team has studied the principles of traditional Chinese garden design; this rich tradition in garden design can help bring meaning and depth to the park design, as well as connecting it to its history.



CREATING CONTRASTS

- Frequent **transitions** between opening and shrinking in space, bright and dim in light, and large and small in size;
- **White walls** in classical Chinese garden functions as a good background to other elements such as bamboos, flowers, and rocks.

FRAMING/BORROWING

- **Borrowing views** from the larger landscape setting and frame them with windows and gates to extend the feeling of space;
- **Moon-gates** and **lattice windows** on a corridor-wall in various shapes are designed for the purpose.

SEQUENCING VIEWS

- **Partitioning the space** into smaller segments, each of which holds an relatively independent scenic views so that the visitors cannot see the garden at a single glance;
- A magnificent view is often **partly concealed** and suddenly unfolds as the visitor moves.

PLANTING AS SYMBOLISM

- Plants in Chinese garden are not only for physical beauty but also for **historic, literary and symbolic motifs**. For instance, pine tree, bamboo and winter plums are associated with the theme as the 'three friends of winter' (岁寒三友).

FENG SHUI (风水)

- The ancient Chinese believed that everything in the universe was composed of **five elements**: Metal (金), Wood (木), Water (水), Fire (火), and Earth (土). Balance of the five elements can create abundance of **beneficial energies (Chi 气)**.

7 WHAT WE HEARD

SEPTEMBER, 2017



- Stakeholder Attendees:**
- Canadians for Reconciliation Society
 - Chinese Benevolent Association of Vancouver
 - New Westminster Chinese Society
 - Multiculturalism Advisory Committee
 - Downtown Resident's Association
 - Parks and Recreation Committee
 - New Westminster Heritage Preservation Society
 - Community Heritage Commission

STAKEHOLDER WORKSHOP #1 VISIONING SESSION

This is what we heard:

- Ensure that the interpretation is authentic or real – i.e., 'the Chinese pioneers were practical people';
- Ensure that the interpretation tells the story of the Chinese pioneers, including their struggles and the injustices that they endured;
- Recreate a portion of the former CBA building – e.g., the staircase and verandah were very prominent features;
- Use interpretative signage, listening posts and murals to help park users and visitors visualize the CBA building and former 'Westside' Chinatown;

- Capitalize on the sloped topography of the site by incorporating viewpoints, water courses and winding pathways;
- Create a reflective and relaxing green space in the 'heart' of the city;
- Ensure access through the site, as it is frequented by SkyTrain users;
- Ensure the park is usable (not just commemorative) and employ a creative design (both function and form);
- Incorporate landscape features and plantings that reference traditional Chinese gardens, including bamboo, pine and willow trees;
- Partner with Lijiang, New Westminster's sister city, which could provide expertise in the design of the park and strengthen socio-economic ties; and
- Resolve issues related to the dog off leash enclosure by developing an alternative site or sites.

JANUARY, 2018



PUBLIC OPEN HOUSE #1 RECEIVING INPUT ON THREE OPTIONS

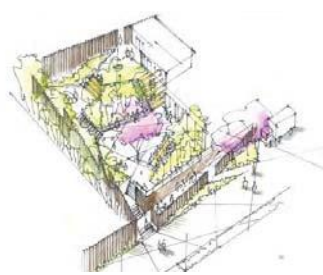
This is what we heard:

- "I like the feeling of relaxation and serenity that the curved path provides in Option 1."
- "I like the frequent flights with fewer steps and the screens with interpretive elements."
- "The water feature, bamboo, and the overhead lighting above the central space are my favorites."
- "The design should consider lighting and space and how they relate to feeling of security; consider drop-in dancing class at the central space."

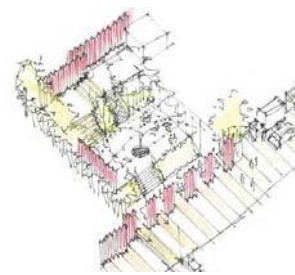
- "I'd like to see creative/artistic oriented and cultural diversity services oriented programs at the adjacent amenity spaces."
- "I highly agree with the design to be a pedestrian-friendly place. An artistic paving treatment and overhead feature lighting elements can be integrated into the design."



OPTION1: THE GARDEN PATH



OPTION2: THE VERANDAH



OPTION3: LIFTED VEILS

PREFERRED OPTION

APRIL, 2018



- Stakeholder Attendees:**
- Canadians for Reconciliation Society
 - Multiculturalism Advisory Committee
 - Chinese Benevolent Association of Vancouver

STAKEHOLDER WORKSHOP #2: RECEIVING FEEDBACK ON THE PREFERRED DESIGN AND HOW WE TELL THE STORY OF THE SITE

This is what we heard:

- The site is a GIFT from Chinese Canadian in NW. The design should add layers of meanings through the names, the elements, the spaces, the programs to tell a comprehensive story;
- The design could consider showing the original footprint of the CBA building in a contemporary design language;
- The park design could integrate public art to tell the story;
- The programmable spaces should be versatile to be able to accommodate daily uses and events;
- The park should provide hangout/ gather spaces for seniors.

- The park should provide education opportunities, for example, tours, outdoor classroom, crafts workshop, to bring back the history of the CBA and the journey of Chinese Canadian in NW, potentially in collaboration with NW Museum/ Archives and local cultural organizations; The adjacent amenity space can also be part of the education program;
- Food is an important topic to bring back the memory and authenticity, and to tie the community together, for instance, making steamed buns together;
- The park should provide spaces for people to cook, eat and gather;
- The park design should provide various play opportunities for children;

APRIL, 2018

- The Parks and Recreation Committee
- The Accessibility Committee
- The Downtown Residents Association
- The Public Art Advisory Committee
- The Multiculturalism Advisory Committee

MEETING WITH CITY COMMITTEES: RECEIVING FEEDBACK ON THE PREFERRED DESIGN

This is what we heard:

- Making sure the park tells the story of the site in a meaningful way;
- Making the space as inclusive as possible;
- Designing a safe and comfortable place;
- Connecting the park into the urban fabric as a key pedestrian route;
- Public Washrooms should be included within the community amenity space;
- Screens at the egress points need to draw people in, the park must feel very public and inviting;
- Rainwater activated water feature is a great idea;

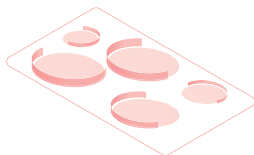
- Symbolism is very important- the elements discussed are symbolic and representative of Chinese Culture;
- The history of Chinese community is not all rosy, there was discrimination and xenophobia. Be thoughtful and honest in the telling the story. Education includes the good, the bad and the ugly;
- Public art wall should be integrated into the site design to help tell the story;
- Consider closing the space to the public at 10pm to keep noise levels down for residents
- Consider engaging multiple artists that work with various mediums
- Using the amenity space as a community asset which also helps to activate the park

8 WHAT WE THINK

PHYSICAL DESIGN PRINCIPLES

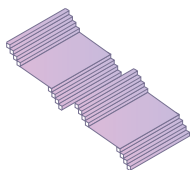
MAKE THE SPACE FEEL LARGER

- Create **smaller, distinct** outdoor rooms;
- Provide a **hierarchy** of spaces;
- **Sequence** the experience of outdoor rooms;
- Design the park to **reveal views** as the one **moves through** the park.



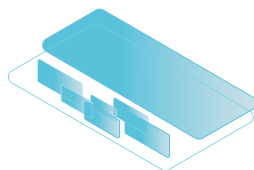
MAXIMIZE USE OF SPACE

- Design steps to **double** as inhabitable space (i.e. seating);
- Create a **large central space** that is flexible and adaptable for everyday use as well as events.



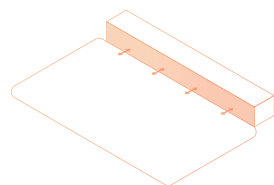
DEFINE THE SPACE

- Implement **vertical screens** (visually permeable structures) as a design feature to screen or reveal views and to create an inward focus;
- Use overhead lighting and/ or trees to create a **"ceiling"** and help define outdoor rooms.



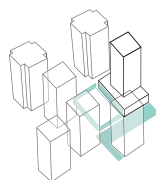
CREATE A STRONG INDOOR/ OUTDOOR CONNECTION

- Create a **strong indoor/ outdoor relationship** between the park and public community building.



REACH OUT TO THE SURROUNDING PUBLIC REALM

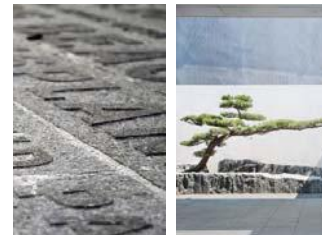
- **Activate** the surrounding existing and proposed **walls** adjacent to the site, to feel as part of the park.



CONCEPTUAL DESIGN PRINCIPLES

TELL THE STORY OF THE SITE

- Creatively **integrate text and images** to tell the story of the **sites history** as the location of the CBA meeting hall, and its importance to the Chinese community in New Westminster;
- Reference this history through the design itself using **principles of Chinese garden design and culture**.



MAKE THE STORY UNIVERSAL

- Integrate elements that are **multi-cultural** in significance;
- Employ **metaphor** to connect the site's history to the universal struggles of discrimination and reconciliation;



CREATE A RICH 'SENSE OF PLACE'

- Use **tangible** and **high quality** materials and **plantings** which have **subtle references** to the site's cultural history;
- Develop **memorable features** to distinguish the park from any other parks in the city.



MAKE THE SITE ACCESSIBLE TO ALL

- Use the **interior access** through the public amenity building **elevator** to make the central space of the park **accessible**;
- Create an accessible route from **Victoria Street** to the central space of the park.



DESIGN THE PARK SO THAT IT CAN BE BOTH 'OPEN' OR 'CLOSED'

- Use specially designed **screens** (usually permeable walls/edges) and **gates** to open and close access points;
- The park should emphasize **permeability** and **openness** to allow for **various pass-through** routes for neighbors;
- The park should **be able to be closed** for events or at night time, as needed.



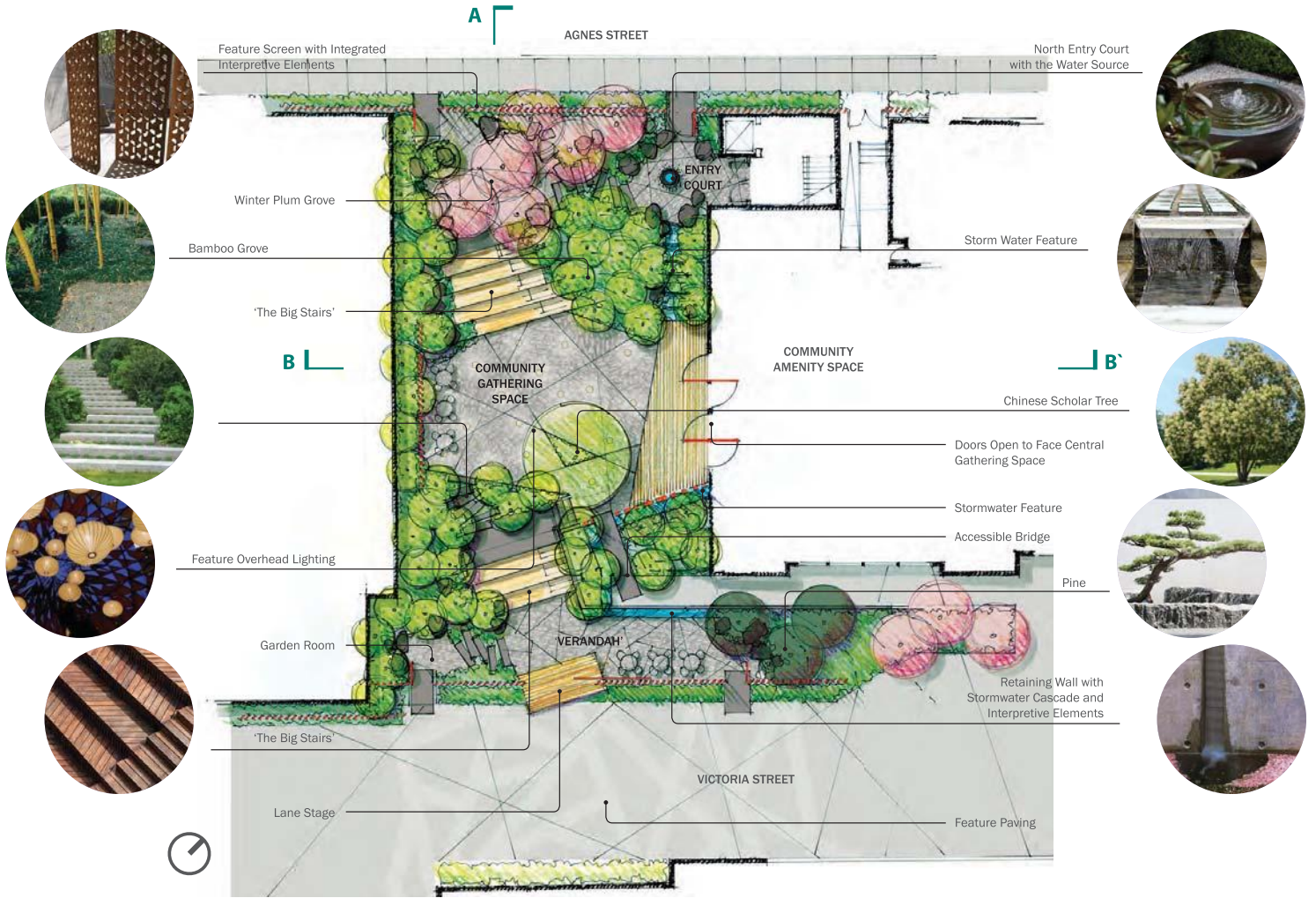
9

PREFERRED PLAN

SECTION A-A' (1:100)



PLAN (1:100)



SECTION B-B' (1:100)

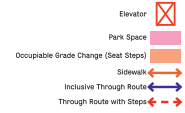
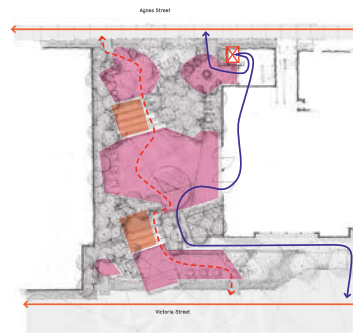


10 PREFERRED PLAN

GRADING

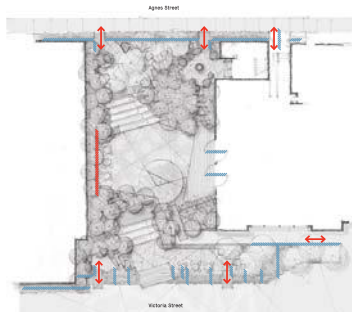


The park is composed of six levels, climbing up the hill

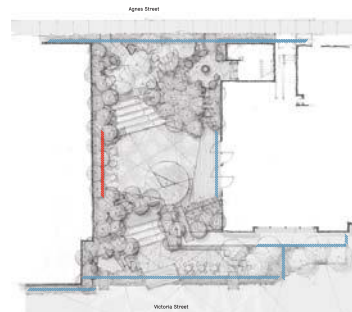
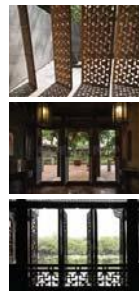


The park can be traversed via steps, or through an accessible route which makes use of the elevator within the amenity building

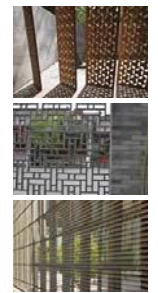
SCREENS



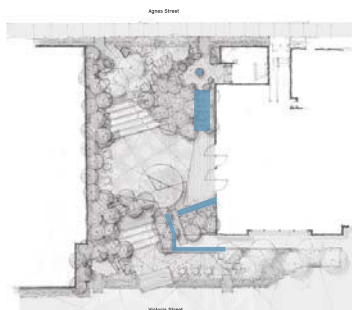
The park will be framed by distinctive, visually permeable, screens at both street frontages. The design of these screens offers an opportunity for interpretive imagery or text. When open, the entrances through the screens will be inviting and clear



When closed, the screens will create a continuous edge, while still allowing views into the park.



WATER & PLANTING



A stormwater feature is proposed to start in the north entry court, descend the bamboo grove hillside, and then continue past the amenity space doors, under a small bridge, and finally fall down a wall in a dramatic channel

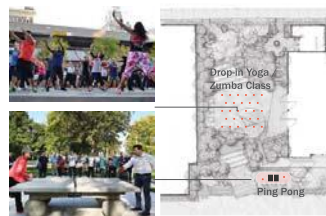


The planting has been inspired by the traditional Chinese garden plants, the 'three friends of winter': bamboo, plum trees, and pine trees



ACTIVITIES

These six diagrams show possible activities which could happen in the park.



36" Dia. Table

11 TELL THE STORY



Bamboo is viewed as a symbol of traditional Chinese values. It is an example of the harmony between nature and human beings.



You are looking here

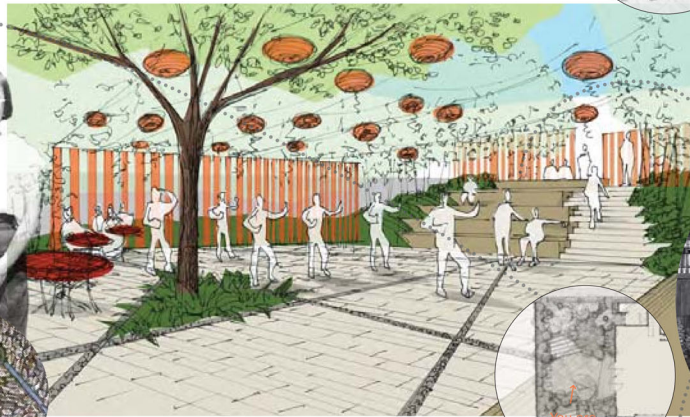
The (Chinese Centre) used to be for special Chinese commemorative occasions. That's where the elder Chinese people would go and give speeches about whatever the occasion (was), and when we were little we used to go to these. They were boring as heck, but we used to go because the food was good! **The food was so good!** Charlie Wing - we used to call him Charlie Wing Bahk - owned a restaurant called the Chung King. He made the best sandwiches! Cha-siu sandwiches. They were so good.
Barbara Tsui



Fannie Lee remembers that in the early 1900s, the CBA was a meeting place where men could gather and discuss the various issues of the day. Later, during the 1940s, it opened up, becoming a social spot where men and women both could meet and share their ideas and stories.

Yi Fao: Speaking Through Memory

It was a good place (the CBA). It was wood. It was warm. It was a place you sat down; once you settled down you did respect (it). **You had respect in there.** There were pictures on the wall of senior gentlemen and Chiang Kai-shek. Along the walls there were also Chinese works of art, imaged tapestries and different things like that. I'm sure it was dirt (floor) downstairs. Barbara Tsui



You are looking here



The CBA building played a large role in the biannual ancestor worship ritual, whereby families went to the cemetery to offer gifts and prayers to the dead. Those who took part in the ceremonies came back to the building to enjoy a feast.
Yi Fao, Speaking Through Memory



You are looking here

I remember I used to go down there (to the CBA). Apparently, we have an old picture of it somewhere. All the Chinese people were **standing on the big stairs going up to the top.** They took a photo of all of us. everybody was in there, all of my family, all my brothers, all the other people. **I remember the smell of it, old and musty... but it was a good smell.** It's a smell I recognize in certain places in Chinatown if I go there.
Joshua Chu



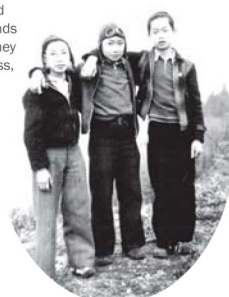
Sweet peas were planted at either side of the Big Stairs. The sign post welcomes and brings good wishes.

Water is an indispensable element in traditional Chinese Garden. It symbolizes nourishing, pure and the feminine principle of the universe (yin 阴)



Ancient Chinese people designated the pine, bamboo and plum as the "three friends in winter (岁寒三友)". They symbolize steadfastness, perseverance, and resilience.

For those who lived in Chinatown, it was a place of community, where people banded together to support one another in the new country they had adopted. It was a place of familiar sounds and smells, where the Chinese felt at home.
Yi Fao, Speaking Through Memory



The Chinese Benevolent Association provided a safe haven in the face of racism, ignorance and mistreatment ... The building on Victoria Street was used not only as a hospital, but also as a community meeting room, a place for ceremonial events, housing and the Chinese school. More importantly, it was a place that united the Chinese community.
Yi Fao: Speaking Through Memory



You are looking here

12 NEXT STEPS

Thank you for attending this Open House and providing your feedback on the preferred design concept!

After this open house, city staff will continue to work with the consultant team to engage with the various stakeholder groups, and solicit input from city committees where applicable, throughout the design development phase. Staff are currently developing a call for artists, to choose an artist collaborator to help integrate the history of the site into the park design. Working with an artist(s) and the stakeholder groups to further develop the details and materials of the design, will ensure that the history of the site is told in a meaningful, respectful and universal way.

感谢您今天来到我们的公众开放活动。我们真诚地希望听到您对公园设计的想法。请您在以下留下您的意见和建议！

在这次公众开放活动之后，市府工作人员和设计团队会继续向公众征求反馈来完善公园的设计。市府工作人员还计划在将来开展艺术家征集活动，以求和艺术家（们）合作来完善对于场地历史的展现。我们将尽全力和艺术家（们）合作以确保我们以一种具有意义的，充满敬意的，被大众广泛接受的方式展现这个重要场地的历史故事。



Attachment 2:
Open House 1 and 2
Summary of Survey Results

824 AGNES STREET PARK DESIGN

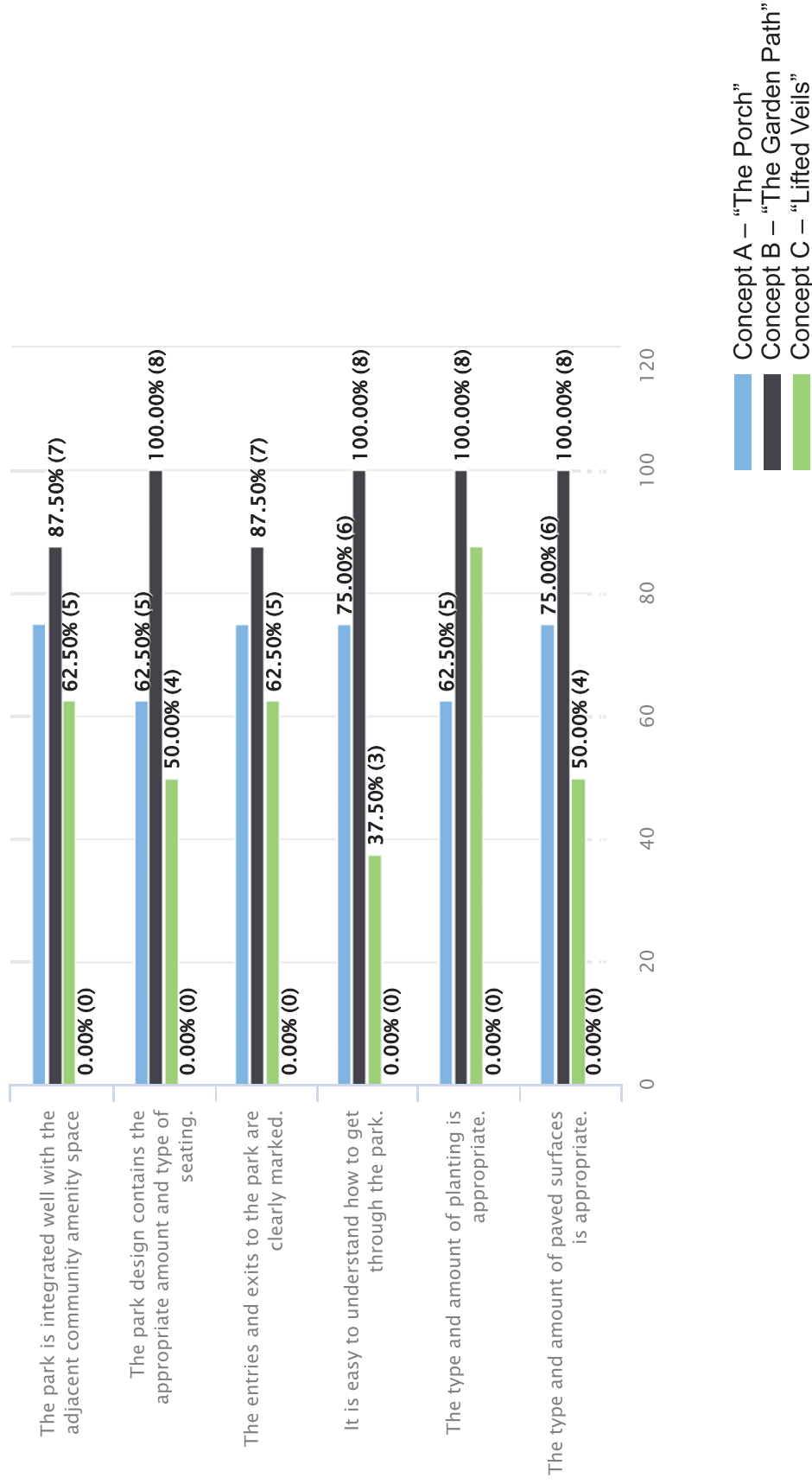
PHASE 1&2 CONSULTATION

Online Survey Report

AUGUST, 2018

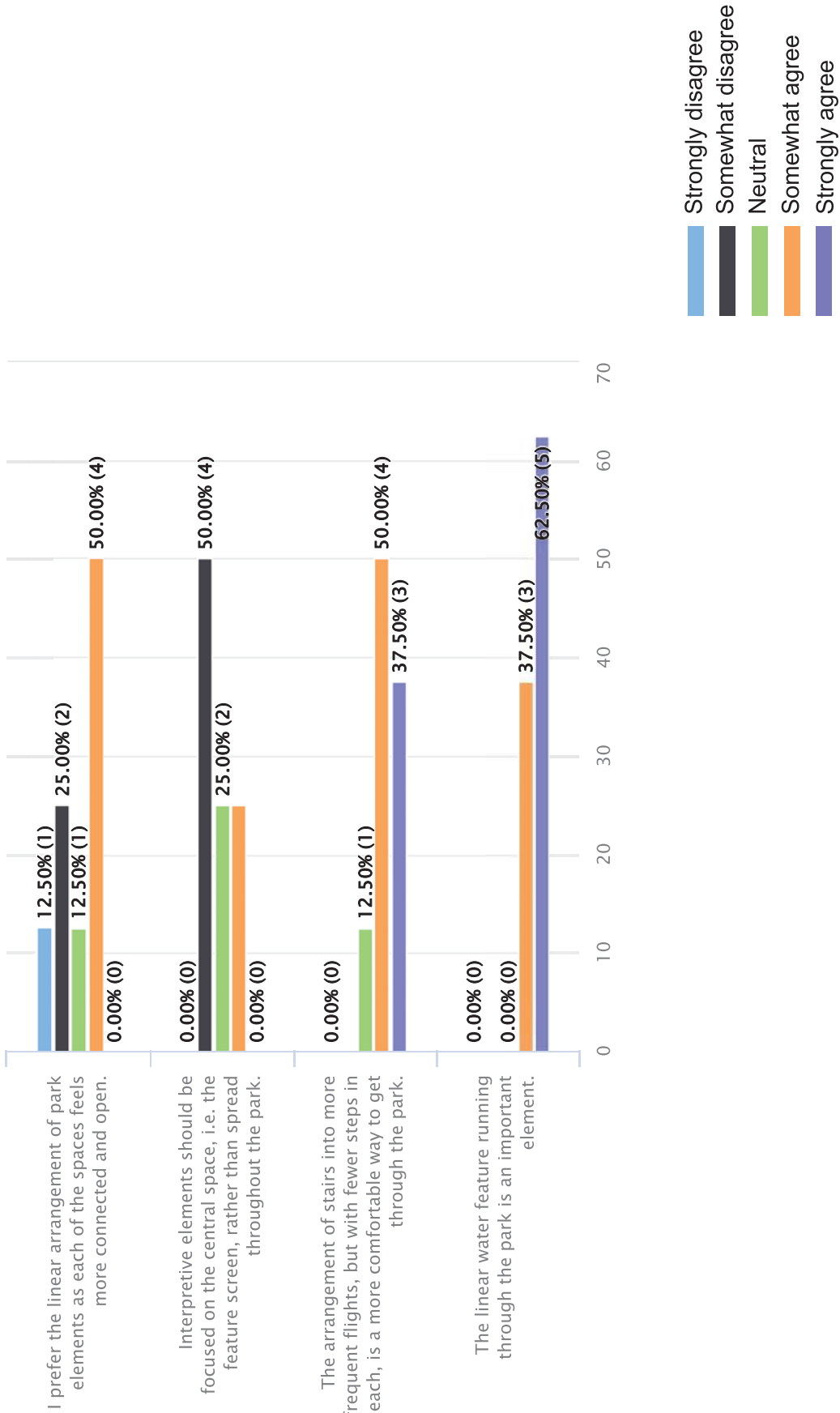
Online Survey #1

1) Using the Park Concept Plans found here (Board #11-13), please select indicate which plans match the following statements. Select all that apply: [8 Respondents](#)

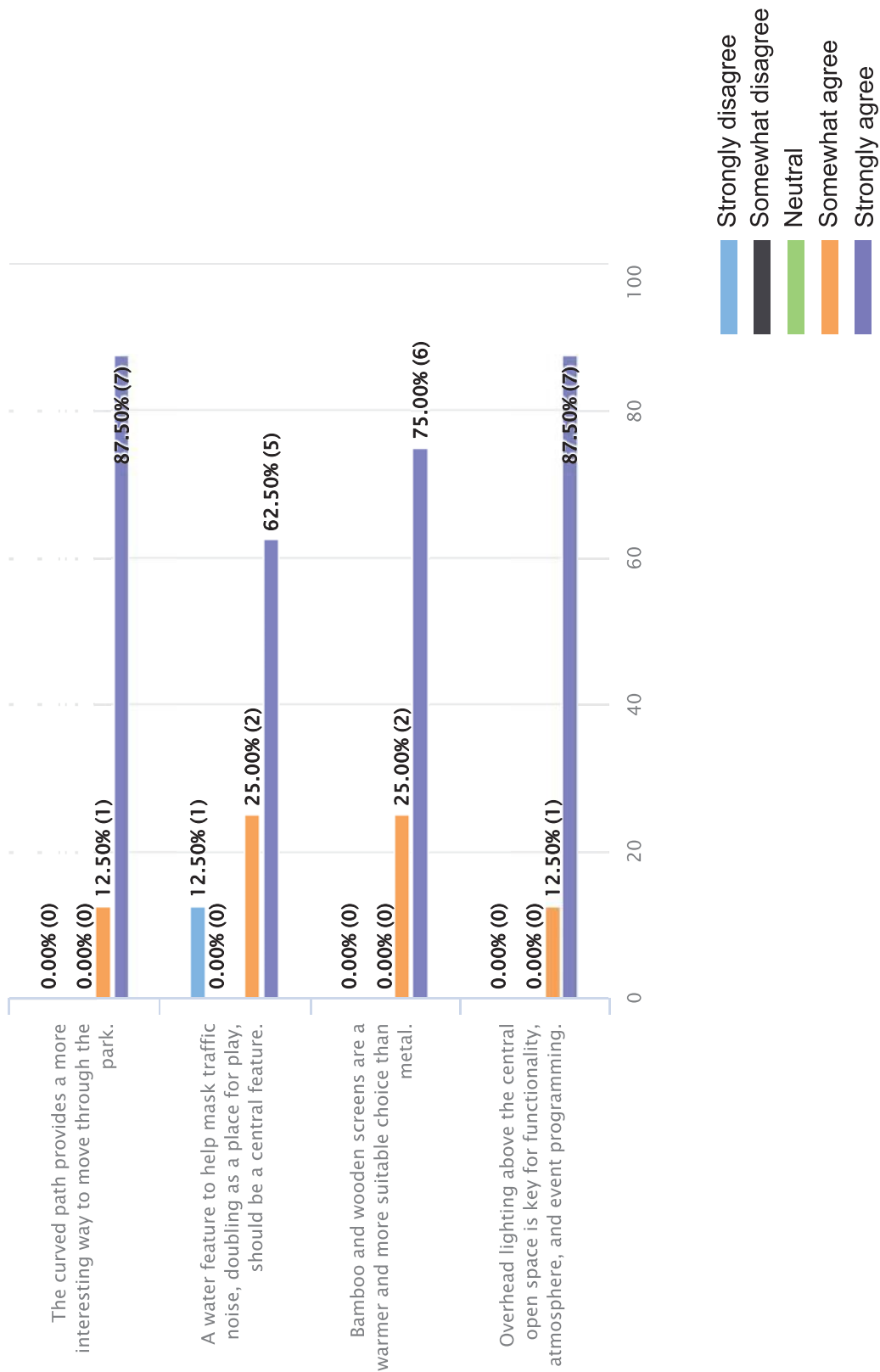


2) How much do you agree or disagree with the following for Concept A - “The Porch”?

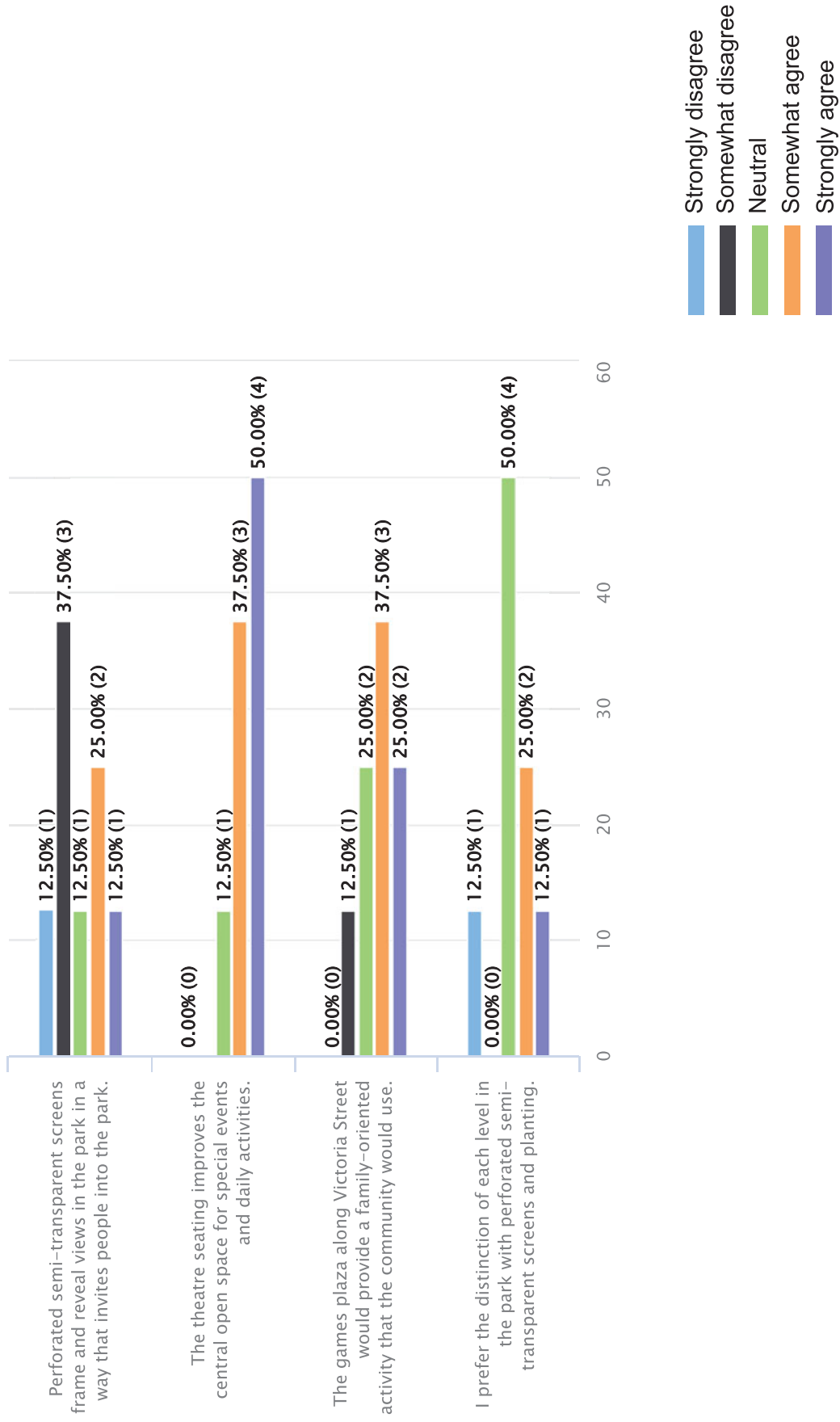
8 Respondents



3) How much do you agree or disagree with the following for Concept B - “The Garden Path”? *8 Respondents*



4) How much do you agree or disagree with the following for Concept C - “Lifted Veils”? 8 Respondents



5) Please describe what you like most about the various park designs: **5 Respondents**

- Water feature, bamboo, screens with interpretive elements, central gathering place
- The Graden Path design gives a feeling of relaxation and serenity compared to the other designs - the central water feature and a separate section of "tea room" stands out to me - the longer community table compared to the Porch design is also stands out ; in general the Garden Path feels more open and circular and integrates the entrance to the community centre better compared to the other designs
- Good flows through the area
- Remoteness + Seclusion from city
- They all seem very tranquil. They remind me of the Dr. Sun Yat-Sen Classical Chinese Garden in Vancouver

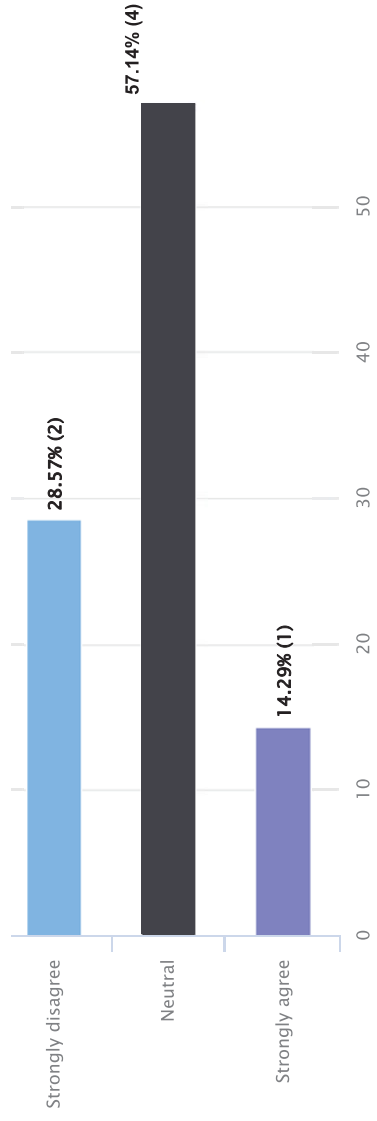
6) Please describe what do you like the least about the various park: **3 Respondents**

- Still a lots of stairs to counter the elevation
- Not big enough. expand lot size by limiting vehicle traffic and giving to park or pedestrian
- I'm concerned that the space might be too "busy" if you implement all the ideas shown in the presentation

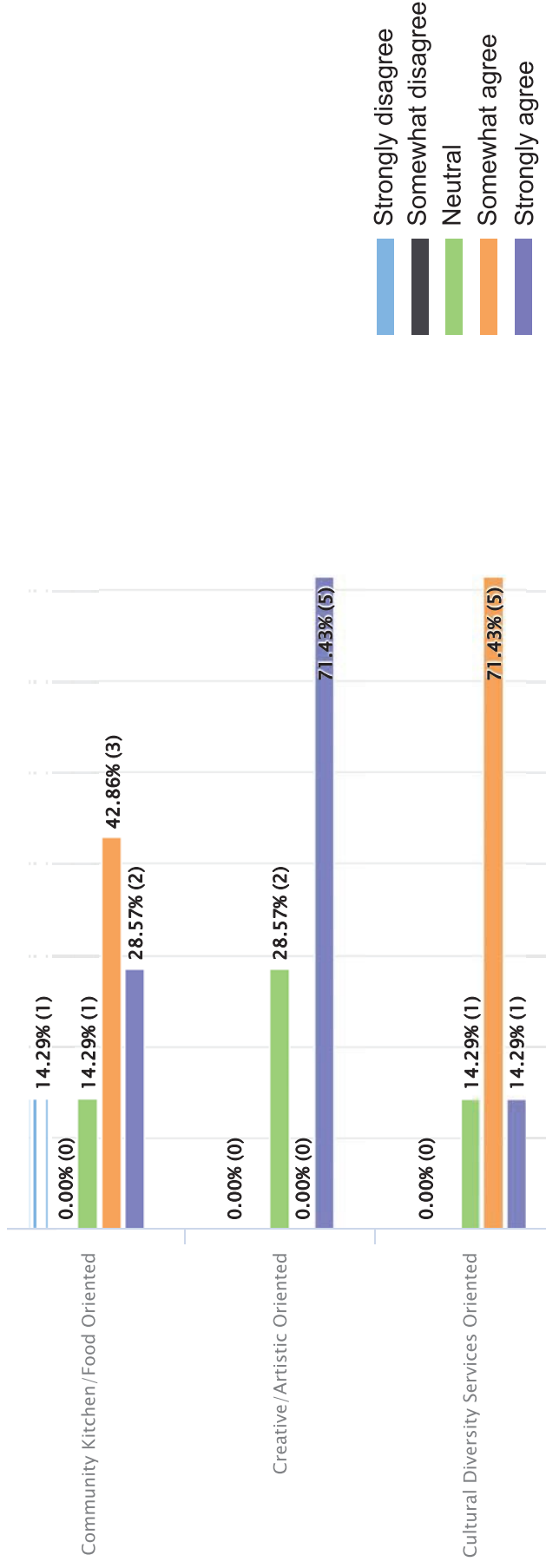
7) Please share any additional comments you have on the park designs: **2 Respondents**

- Please consider lighting and space and how they relate to feeling of security, would be a shame for such a nice area/design to be underutilized because people don't feel safe.
- The Garden Path is my favorite

8) An elevator is important for accessibility to the amenity building and central park space and as a way to get between Agnes Street and Victoria Street. **7 Respondents**



9) As part of the redevelopment of 824 Agnes Street beside the park, a new community amenity space will be built adjacent to and fronting onto the park, approximately 4,000ft². The following questions address this space, as shown on Board #3. Do you support the use of the space as: **7 Respondents**

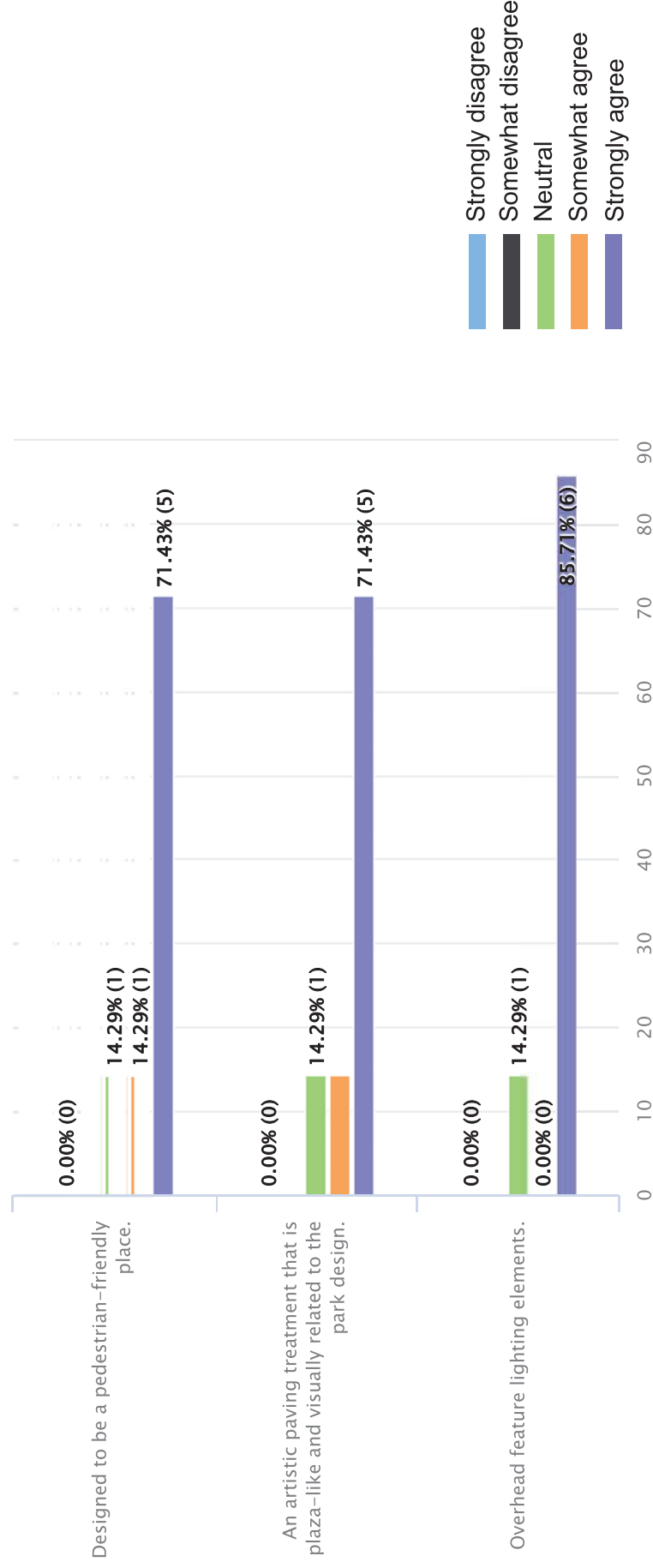


10) Please tell us if there are any other uses you would like to see in this space?

5 Respondents

- Day care, gym
- Recreational programs geared towards families/young children.
- Noon hour concerts available
- A recreation area for youths
- N/A

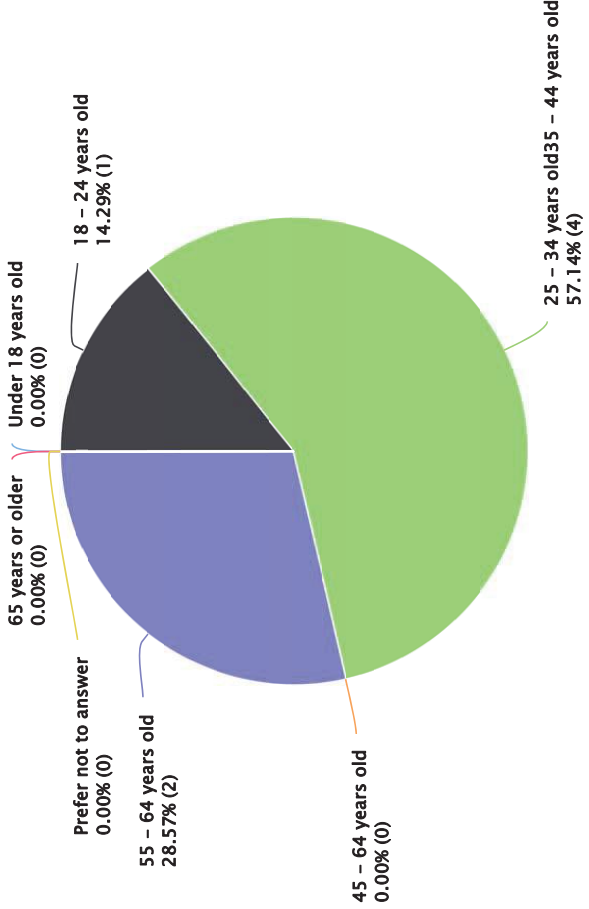
11) As part of the development of the park and surrounding towers, Victoria Street will be redesigned as a traffic-calmed street that balances the functions of a lane street space shared by cars and pedestrians. Do you support the following treatments for Victoria Street: **7 Respondents**



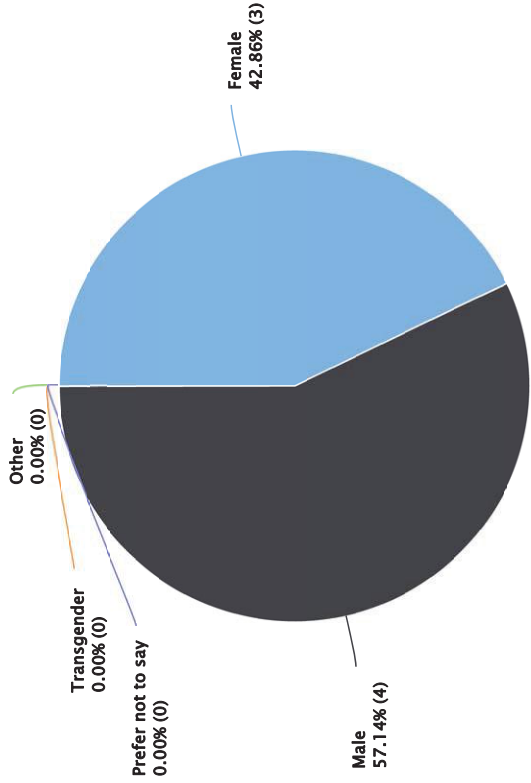
12) Are there any other features you would like to see in this space? *7 Respondents*

- Koi would be awesome

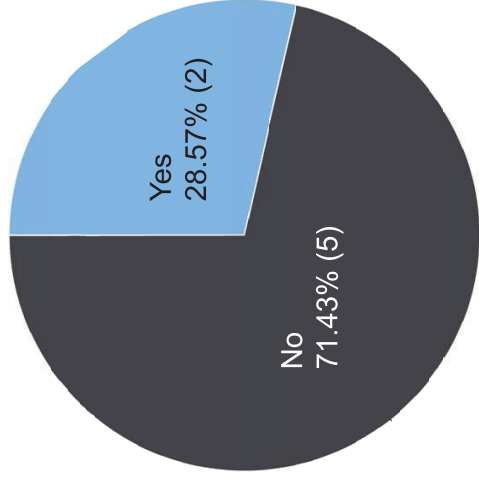
13) What is your age? *7 Respondents*



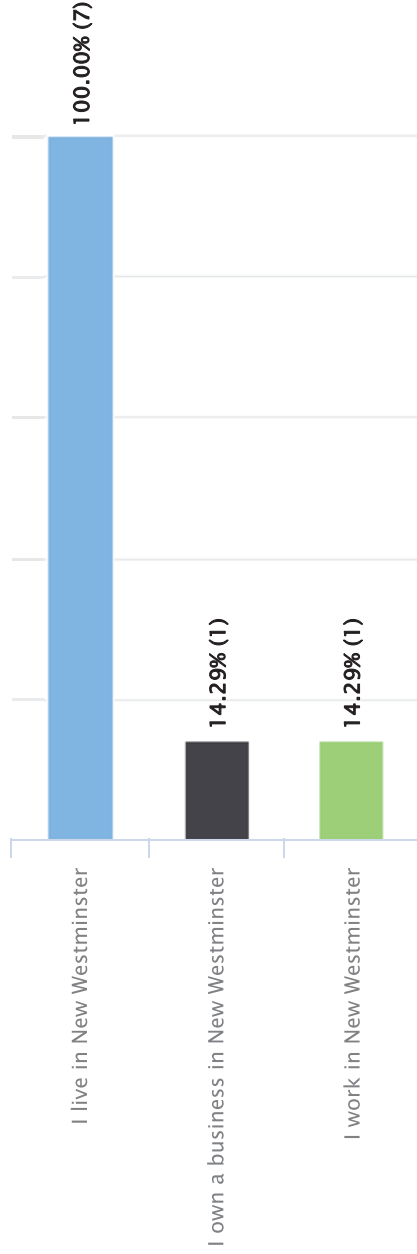
14) Do you primarily identify as: *7 Respondents*



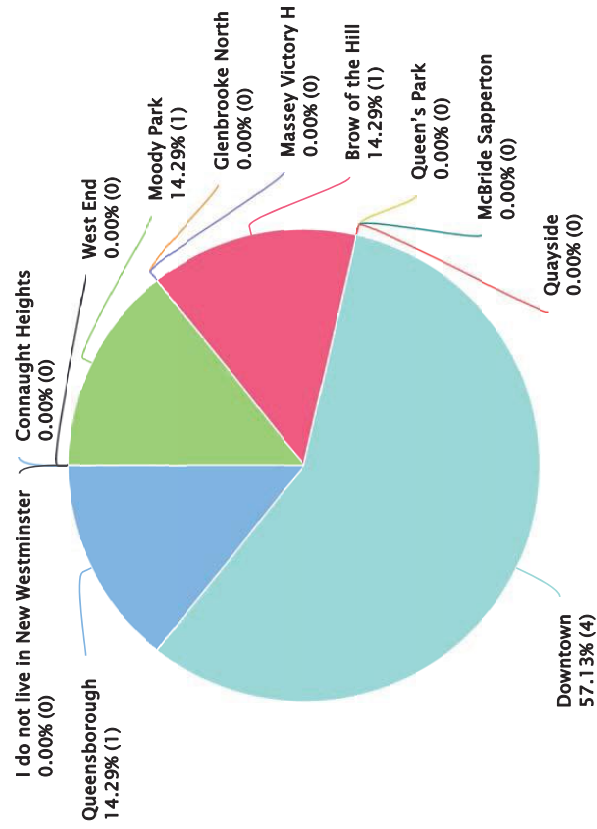
15) Are you a parent or guardian? 7 Respondents



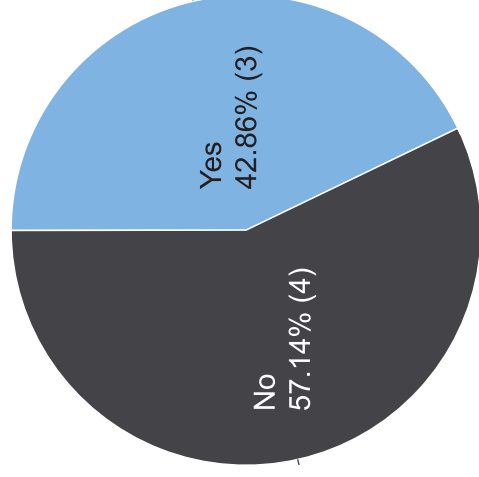
16) Which of the following describes you (select all that apply): 7 Respondents



17) In which neighbourhood in New Westminster do you live? 7 Respondents

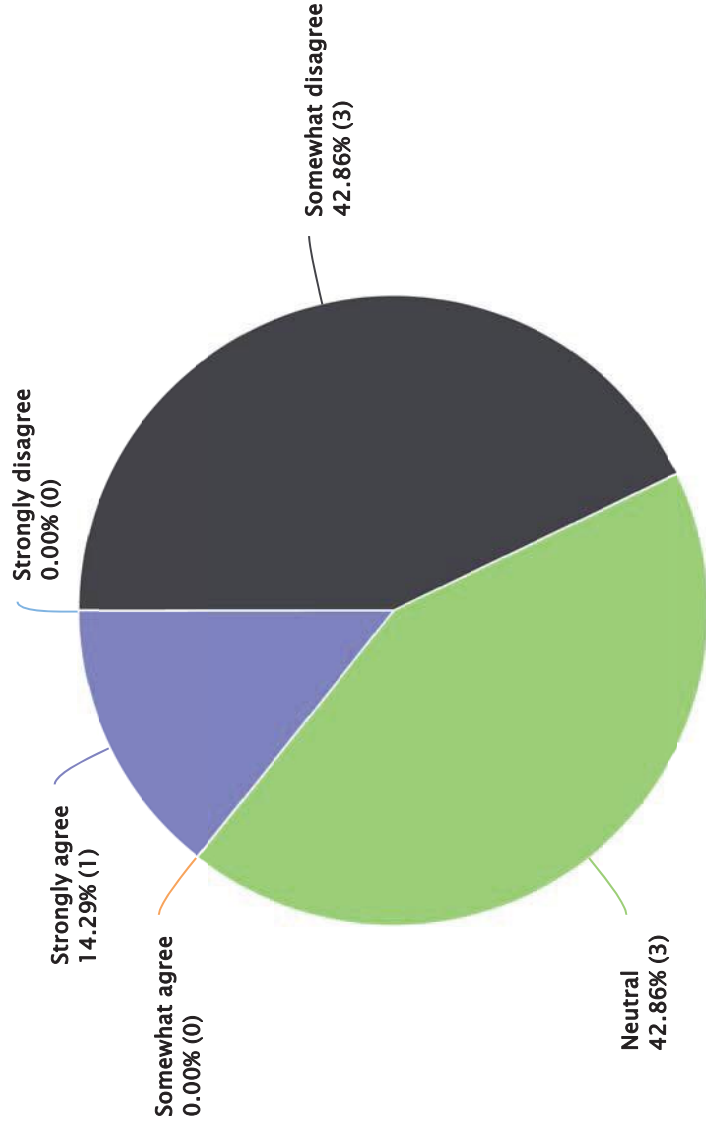


18) Do you identify as part of the Chinese Canadian Community? 7 Respondents



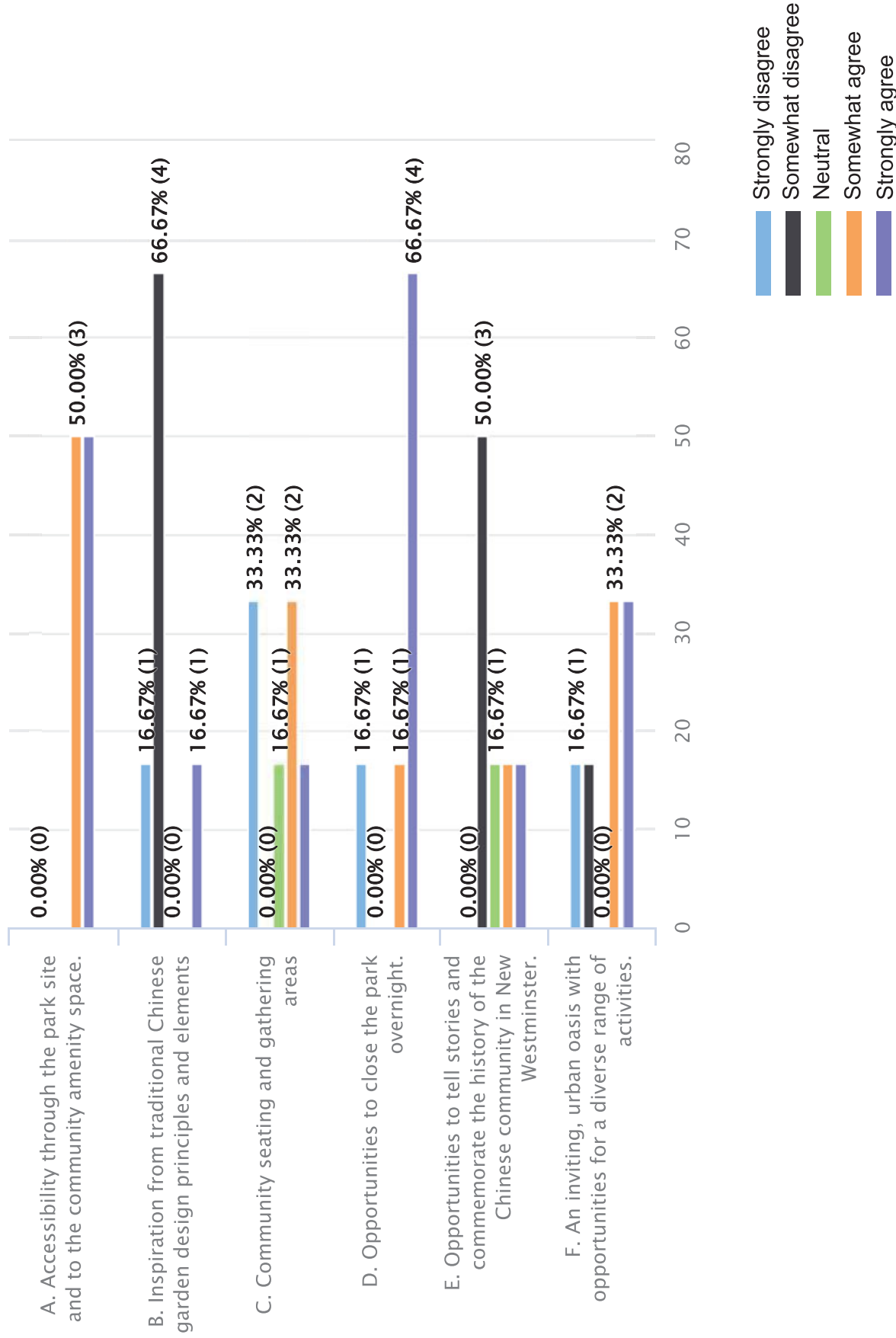
Online Survey # 2

1) Does the Preferred Design reflect the input provided by the various stakeholders and the input from Open House #1? (See board #8 titled “What We Heard” for a summary of our work with the community) **7 Respondents**



2) Please rate how well the preferred option for the park provides the following:

6 Respondents



3) What is working well? Please identify the best features of the Preferred Design: **4 Respondents**

- It would definitely be better than what we have now for sure. The spiral stairs will work well.
- The plants (winter plum, bamboo grove and pine) -feature screen with interpretive elements.
- The traditional Chinese approach to landscaping. the is fantastic and love the pine tree, the waterfall and plum tree ideas.
- The screens, stairs, seating etc.
- Plant selection

4) What isn't working so well? Please identify how the Preferred Design might be improved: **5 Respondents**

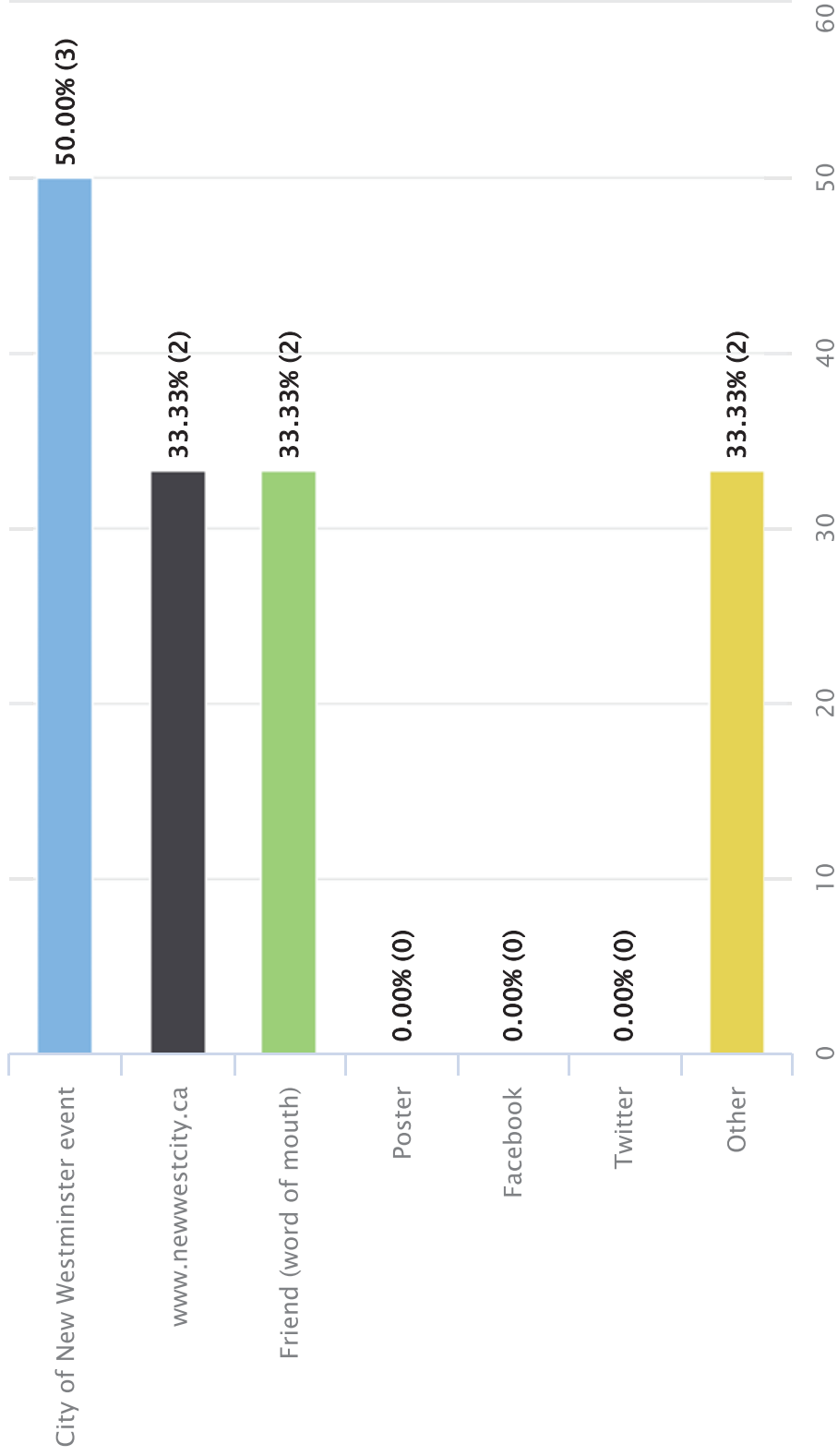
- The residential tall building might not work well. We would like to imagine the center to be flat (like central park in NY). We've always seen New Westminister as heritage-y, brick-ey and old school. It might not be bad to retain that look, having a touch of Chinese community as accents that tell stories. Maintaining the "character" we have would be awesome.
- The water feature - the meaning of the water is to convey a sense of flow and continuity, therefore it should be a continuous stream running through the park from top to bottom; right now the water is being broken in multiple places and starts/stops again, which runs counter to ideal feng shui. -in classical Chinese gardens, the use of stone and marble for walls, bridges, barriers is well established. Therefore, features such as the "Big Stairs" should be stone, not wood.
- Storm water feature should run along the other side of the park; not cut through entrance community amenity.
- Be careful on making it too multicultural. This should be as beautiful as the Dr. Sun Yat Sen Gardens. This can be a real attraction.
- Chinese elements in design.

5) Please share any additional comments here: **3 Respondents**

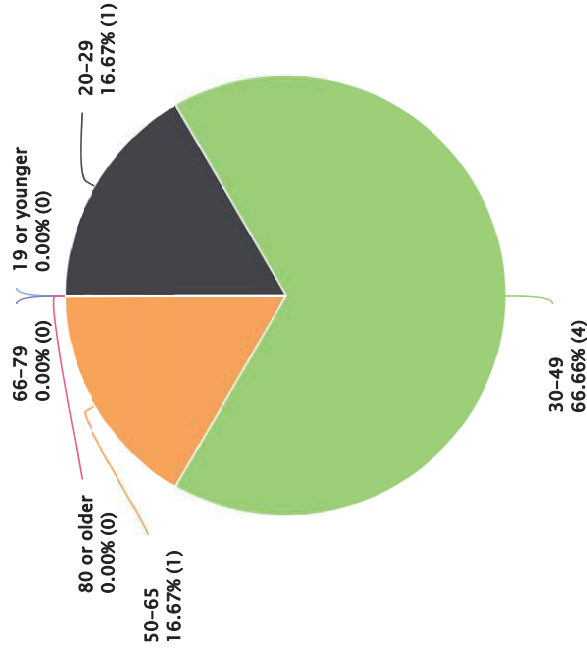
- Good to hear that there are plans to improve the site. We really hope it will come to fruition. More power and god bless!
- Given the location of the park (between various high rises), please ensure that lighting, whether natural or artificial, is emphasized in the design of the park. This will also greatly impact how safe people feel in the park. Plant selection
- I would like public amenity part of the new building to be part of it. Maybe night market idea. lots of Asian food choices, crafts,etc. make space for small kitchen facilities in the building next door. lots of food choices.

6) How did you hear about this Open House? Select all that apply

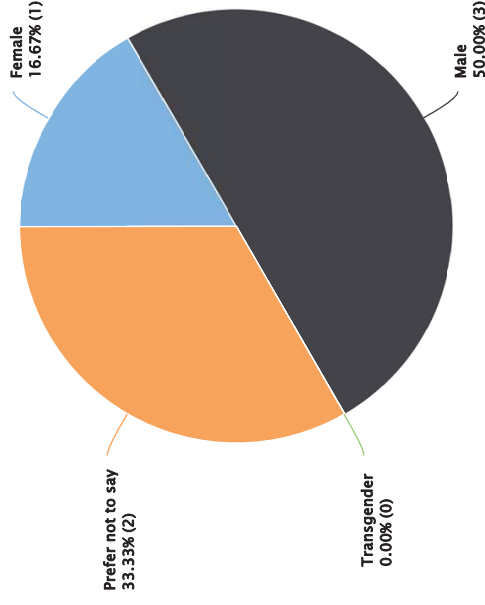
6 Respondents



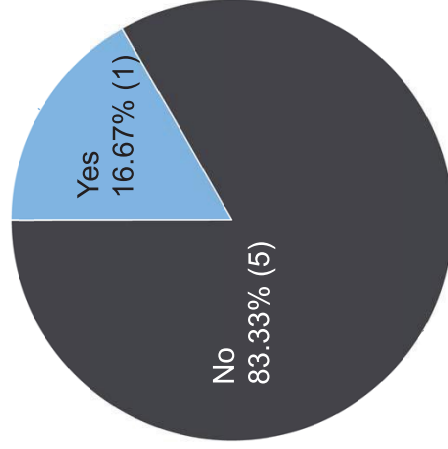
7) How old are you? **6 Respondents**



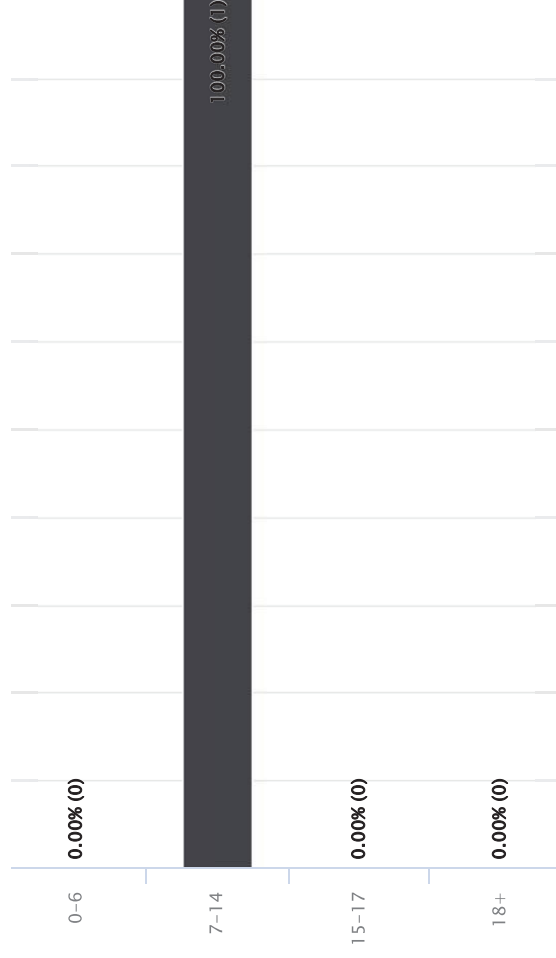
8) Do you primarily identify as: **6 Respondents**



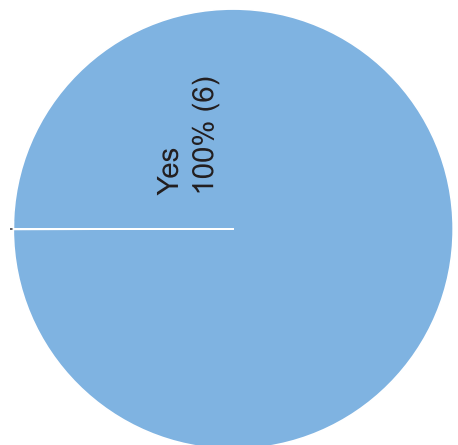
9) Are you a parent or guardian? **6 Respondents**



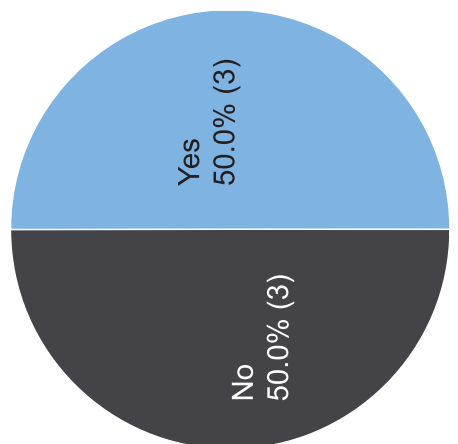
10) If yes, what are the ages of your children? **1 Respondents** Select all that apply



11) Are you a resident of Downtown New Westminster? **6 Respondents**



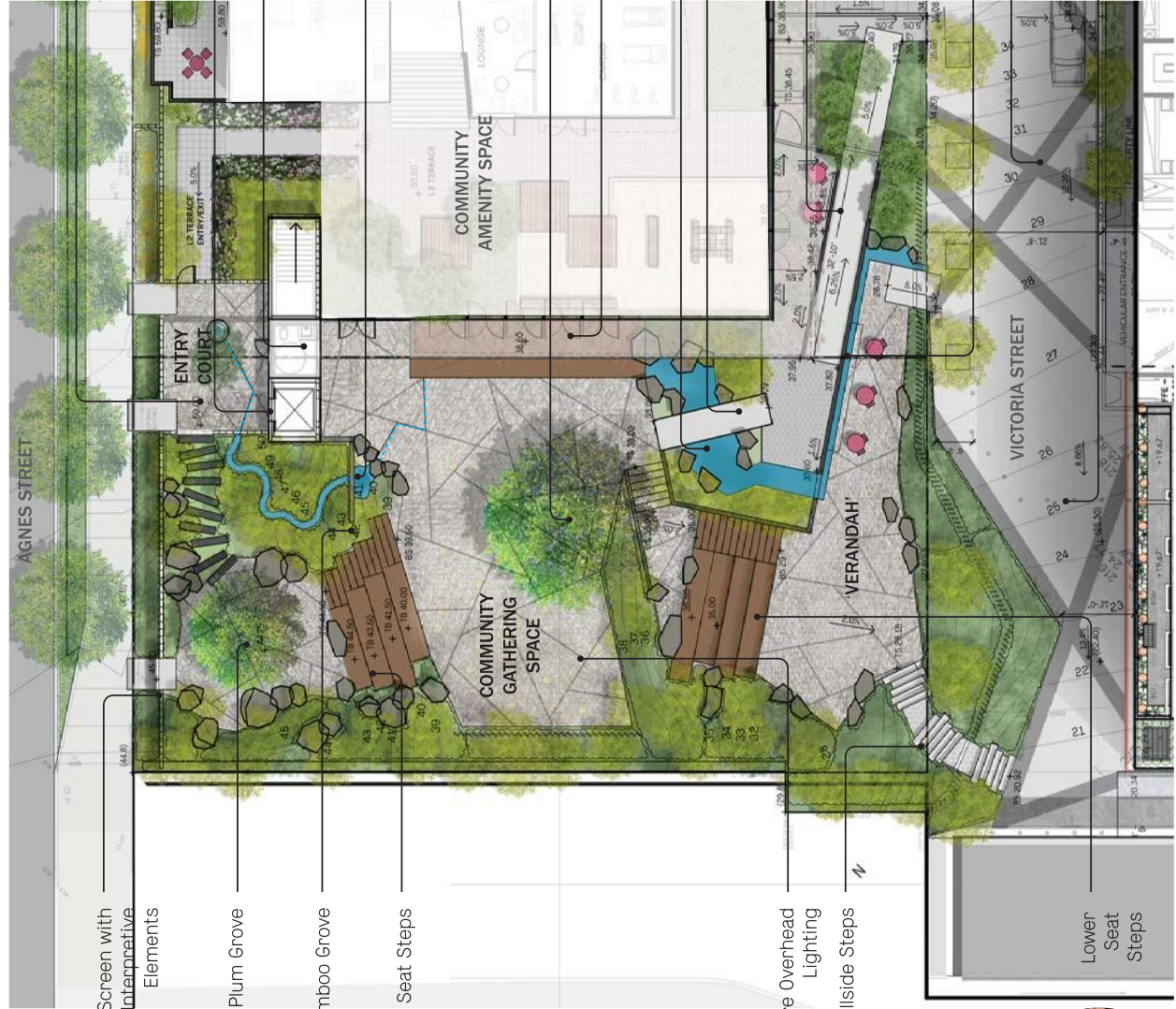
12) Do you identify as part of the Chinese Canadian Community? **6 Respondents**





Attachment 3:
Preferred Design Concept

REVISED PREFERRED DESIGN OPTION



North Entry Court with Water Source

Public Elevator

Public Washroom at Park Level, Entrance and Stair to Amenity Space at Street Level

Storm Water Feature



Chinese Scholar Tree

Doors Open to Face Central Gathering Space

Stormwater Feature Accessible Bridge

Feature Overhead Lighting

Hillside Steps

Victoria Street Overlook Amenity Patio and Accessible Entry Walkway

Retaining Wall with Stormwater Cascade and Interpretive Elements

Asphalt Roadway with Feature Markings

Bollards Close off Pedestrian Only Area, Maintenance Access Allowed Only



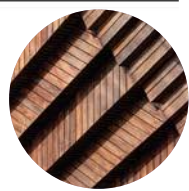
Feature Screen with Integrated Interactive Elements

Winter Plum Grove



Bamboo Grove

Upper Seat Steps



Lower Seat Steps