



MCKEE | NEIGHBOURHOOD PLAN

Concept Parks, Open Space & Views

Stage 2 Report | Excerpt

4.8 Parks, Open Space & Views

The McKee neighbourhood is currently a vast area of open space that is informally used as parkland by many residents. As these lands are privately owned, the Concept must consider how to maintain the park and open space use as the neighbourhood develops.

Parks

The Parks Master Plan (2018) provides standards for the distance to access parks (400m) and for the number of Neighbourhood, Community, and City-wide Parks needed as the City grows. The Master Plan lists the preferred Neighbourhood Park size as 2-4 ha, Community Park size between 4-8 ha, and lists no size requirement for City-wide parks. Despite these standards, there will not be sufficient developable land within the McKee NP area to accommodate parks of this size. Parks will be distributed across the neighbourhood for increased accessibility. Community engagement results showed an interest in exploring more creative park sizes and solutions to adapt to the mountainous topography.

Residents envision the neighbourhood as a recreation hub with wildlife corridors and protection for species at risk. Priority will be given to trails and natural spaces. While playgrounds, sports fields and other park amenities will still be included and distributed across the neighbourhood, they may be smaller in size due to challenging topography. This creative approach to open space will also assist in addressing the limited amount of flat ground that sports fields and houses both need. Smaller parks could be the innovative solution that works with the land and helps to increase housing supply in the City.

The exact sizes and the total amount of parkland available in the plan area is dependent on the amount of geotechnical risk area that can be developed. If more geotechnical risk areas are supported for development by geotechnical report, developers will provide more parkland, as they are required to dedicate 5% of developable land to the City for parkland. If less land is proven to be developable, there will be less land dedicated to the City for the creation of parks.



Map 18 demonstrates the general locations of future parks. These locations were determined based on the Parks Master Plan and the Stage 2 community engagement results. Location preference was given to the following factors:

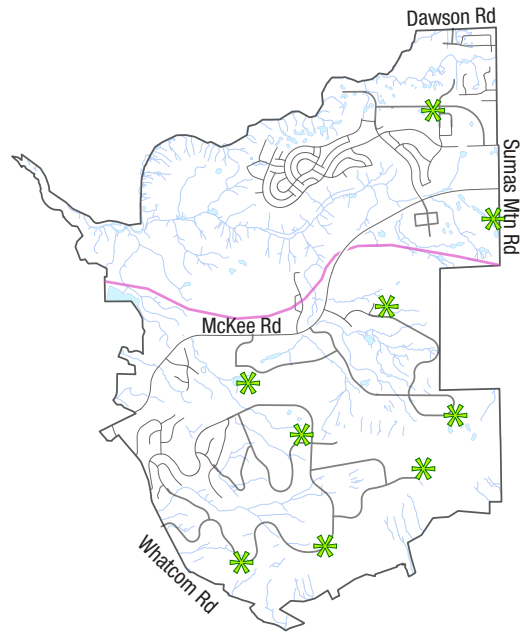
- Proximity to higher density residential (Urban 2 townhouses)
- Flatter sites to minimize grading required for sports fields and play equipment
- Proximity to collector roads for access and parking
- Distribution throughout the neighbourhood
- Pedestrian accessibility
- Ability for site to be serviced with utilities

Open Space

In conjunction with the approach to the trail network, the Concept envisions a green network running through the McKee NP area with trail connections to key neighbourhood locations such as schools, parks, and the Neighbourhood Centre. Lands within the plan area that cannot be developed will be transferred to the City as Open Space at the time of development, and used to build this green network.

Views

There are viewpoints of the surrounding prairies, valley, mountain ranges, and Metro Vancouver from multiple locations within the plan area. To protect these views, the plan will contain policies to ensure that development locations consider the impacts on views. This may include height restrictions, integrating priority viewing locations into the park network, or creating publicly accessible viewing areas within the neighbourhood. Stage 3 will further consider how to best protect public views in the plan area.



Map 18. Proposed Park Locations

