

Thank you for joining us!

The District will be revitalizing Seylynn and Bridgman parks and we are preparing a conceptual master plan to guide us through that process. The plan will recommend improvements to the natural environment, recreational activities, and park amenities. You can help!

The Process

The conceptual master planning process includes three stages of public engagement. We are currently at stage #2.

- #1 - visioning stage - public and stakeholder sessions (October 2013)
- #2 - review of plan options (Now)
- #3 - review of draft conceptual master plan (Fall 2014)

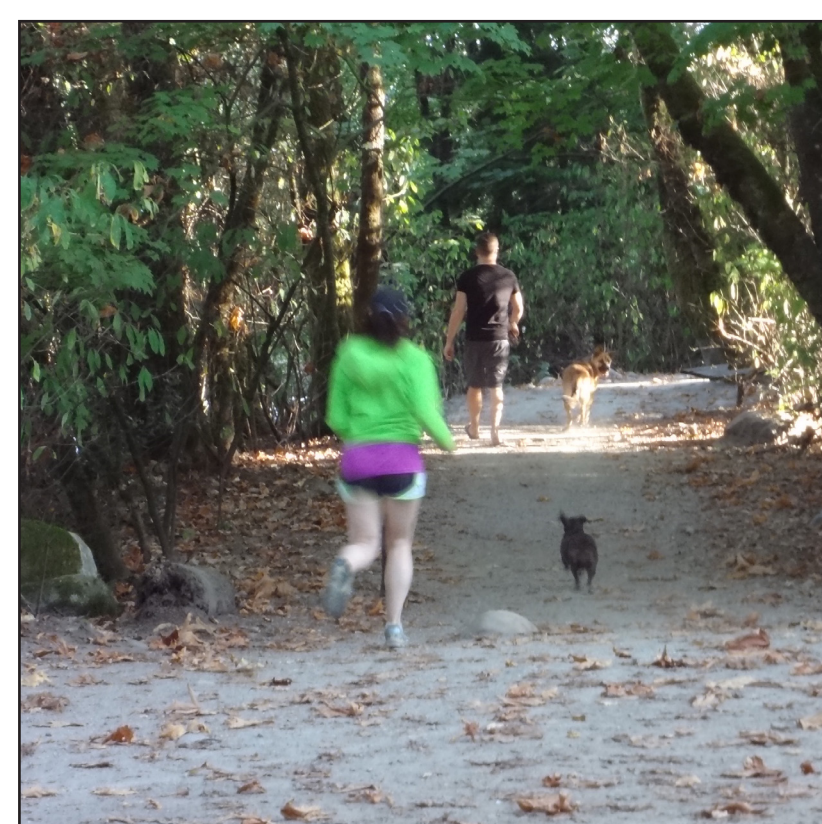
How you can help

Tonight we will provide you with information and request your input on the following:

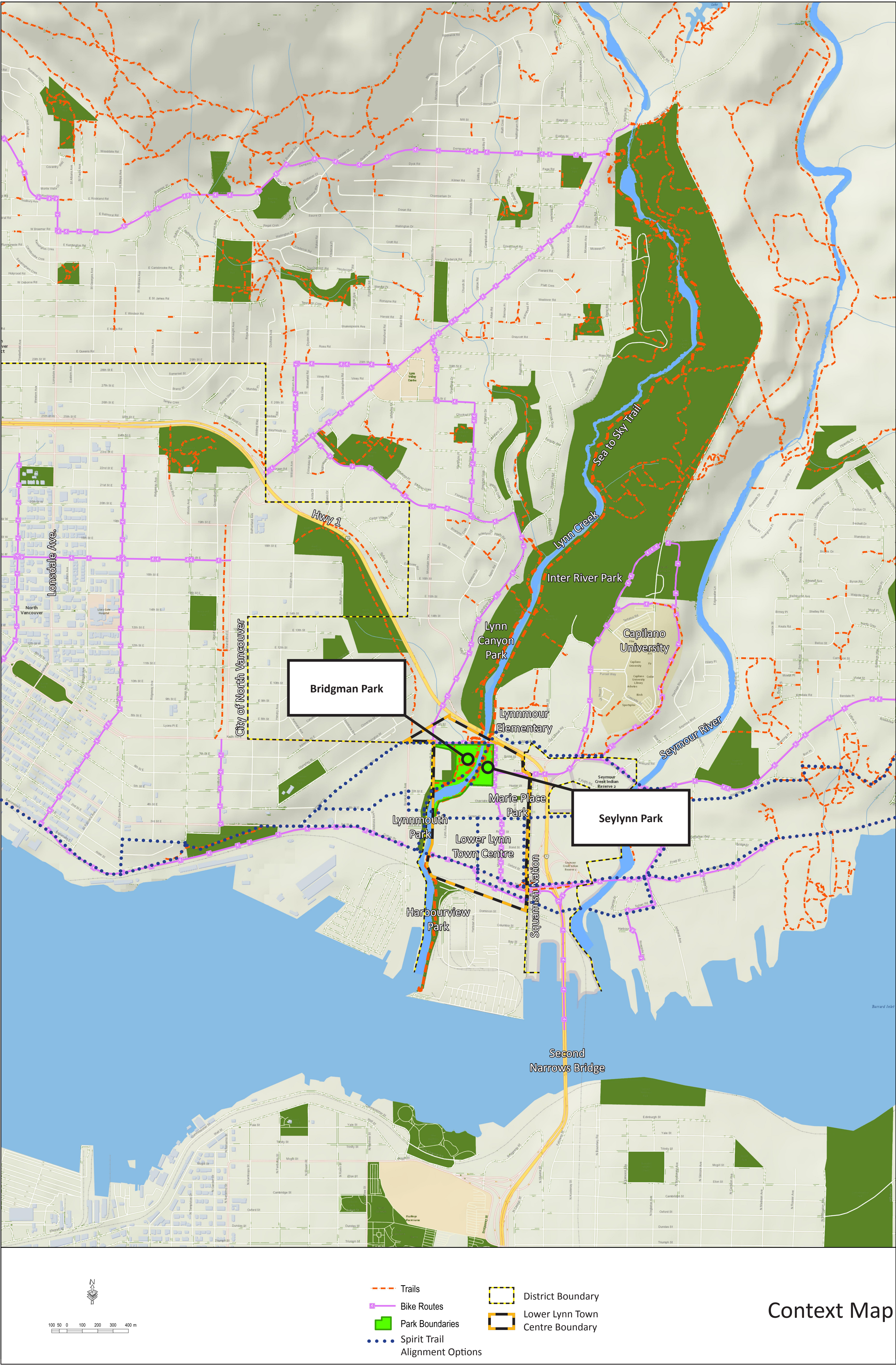
- Master plan vision and objectives
- Concept plan options

At the end of tonight's open house, please fill out a comment form. The comment form is also available at dnv.org/sbparks

Thank you for taking part!



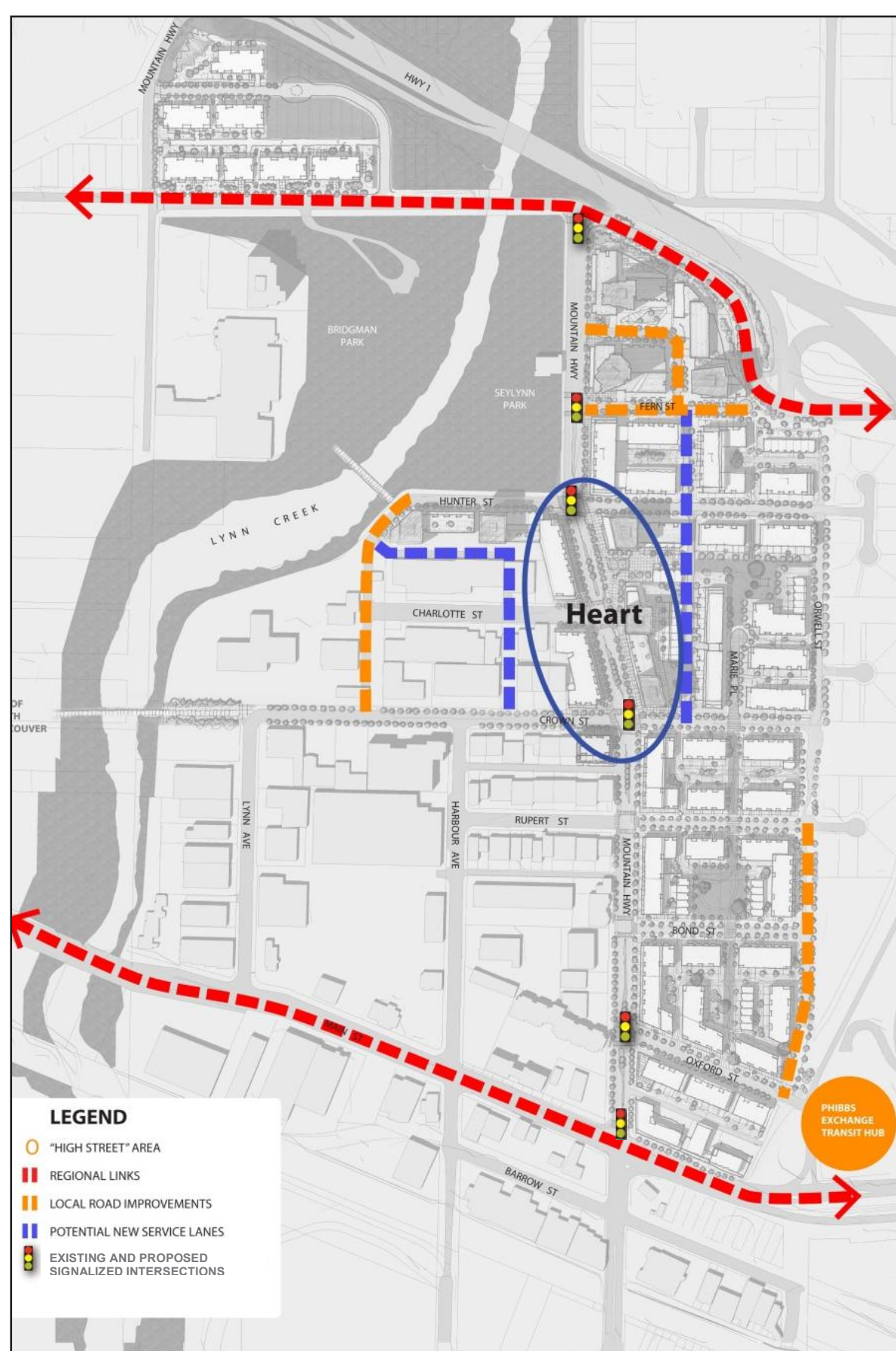
Site Context - DNV



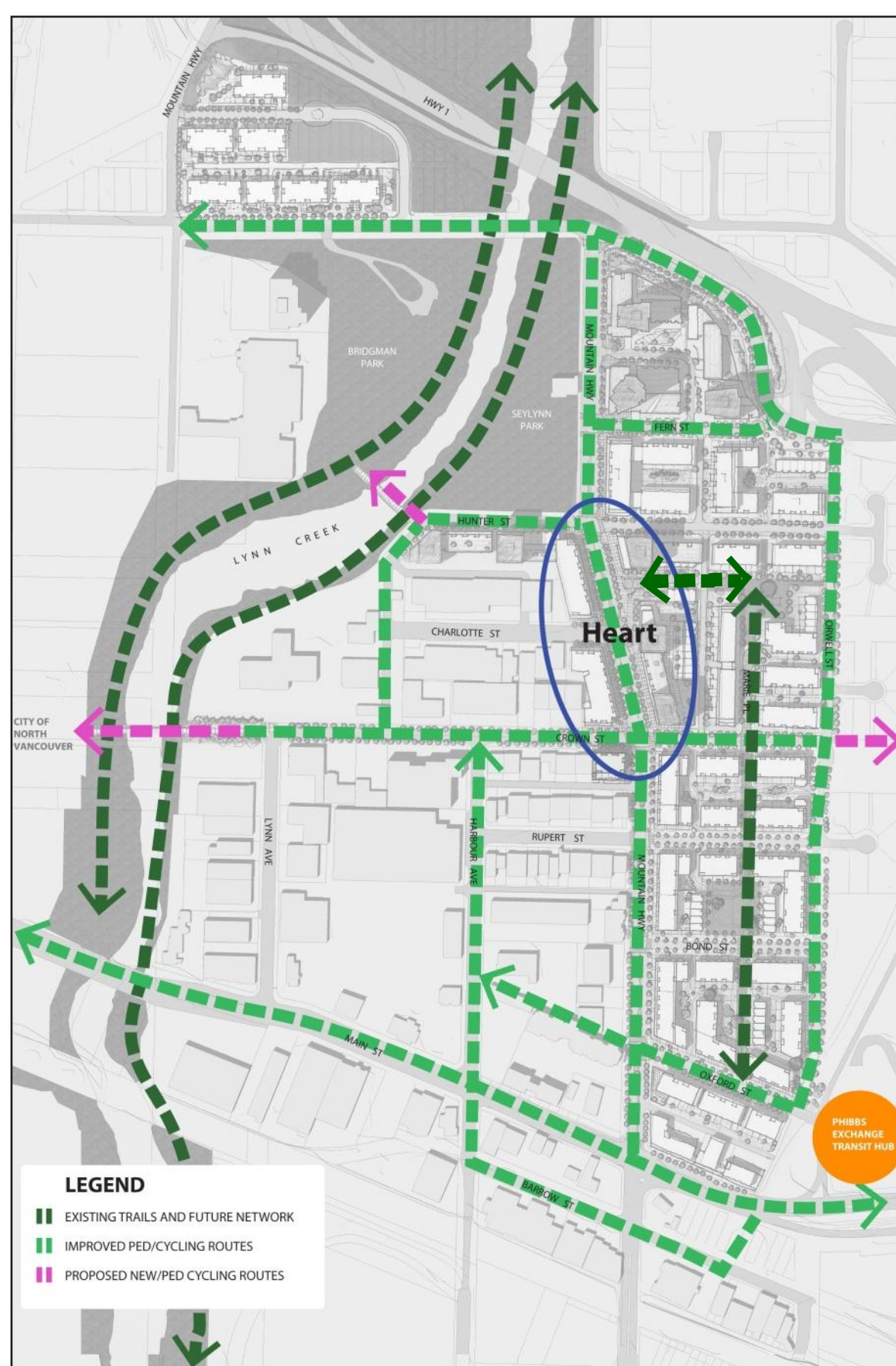
Site Context - Lower Lynn



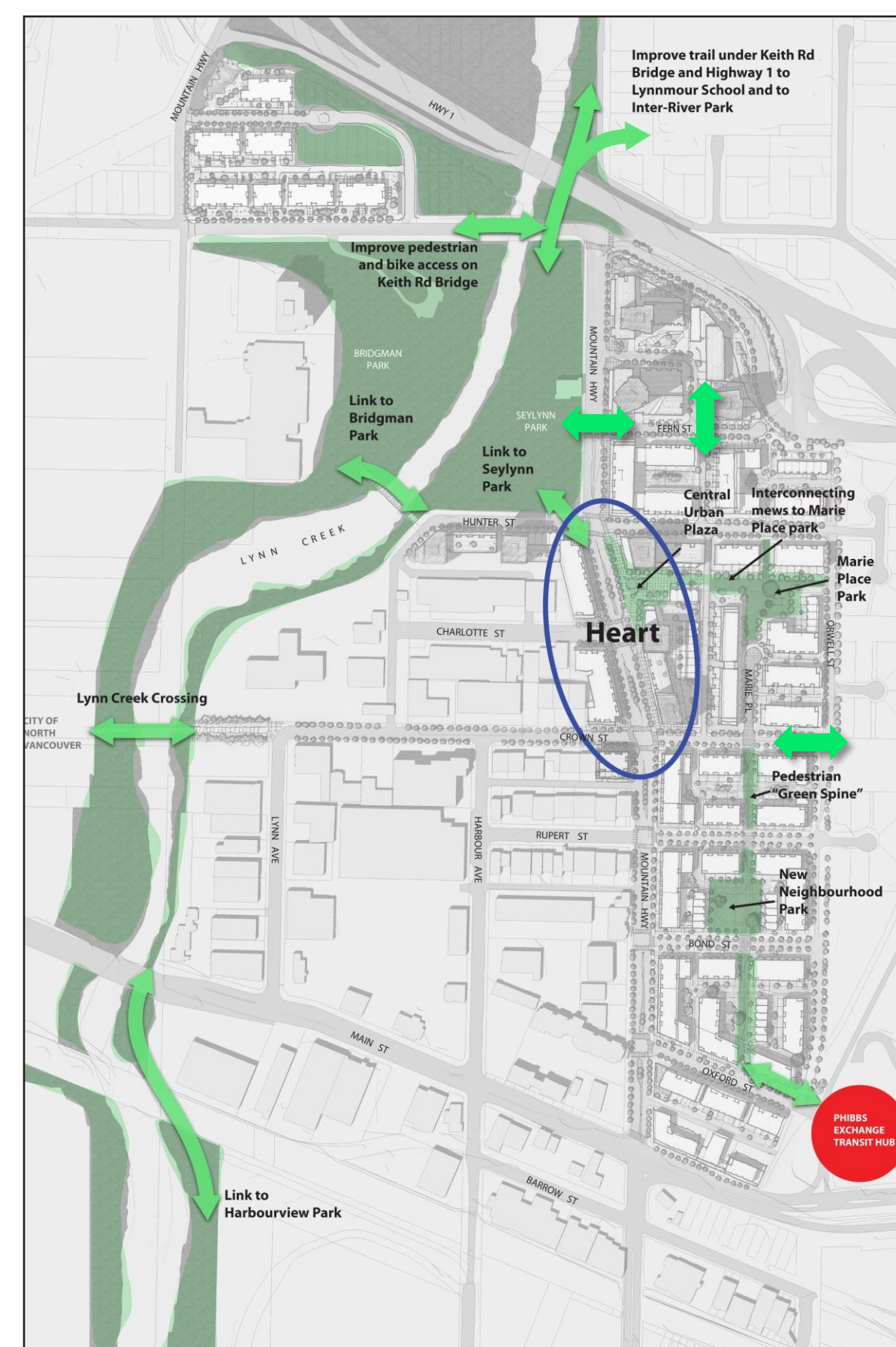
Lower Lynn Town Centre Concept Plan
(From Lower Lynn Town Centre Implementation Plan)



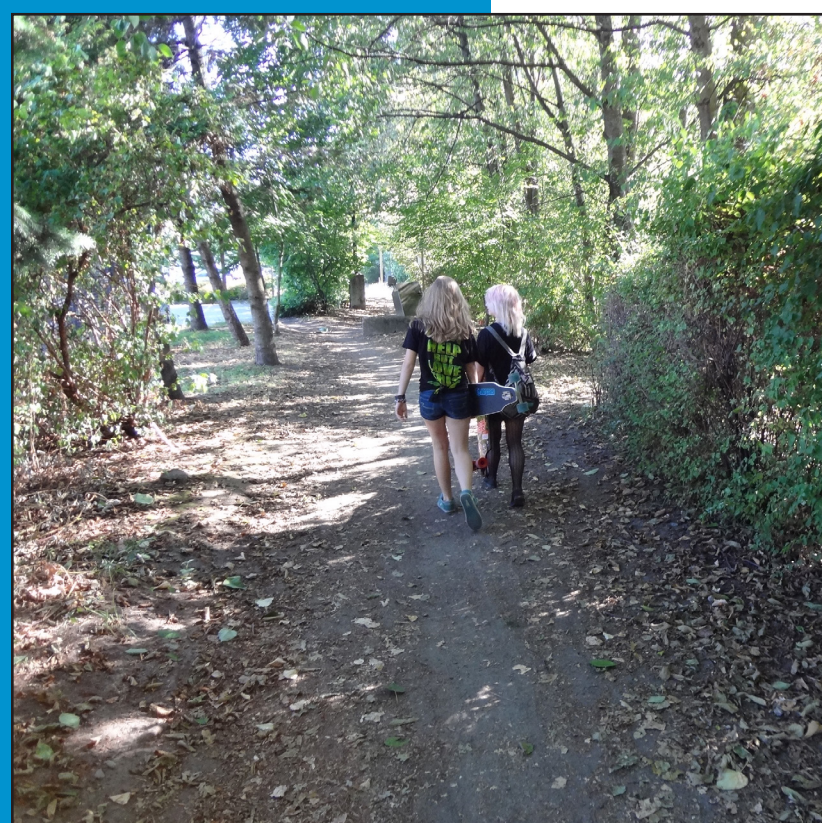
Proposed Road Network
(From Lower Lynn Town Centre Implementation Plan)



Proposed Pedestrian and Cycling Network
(From Lower Lynn Town Centre Implementation Plan)

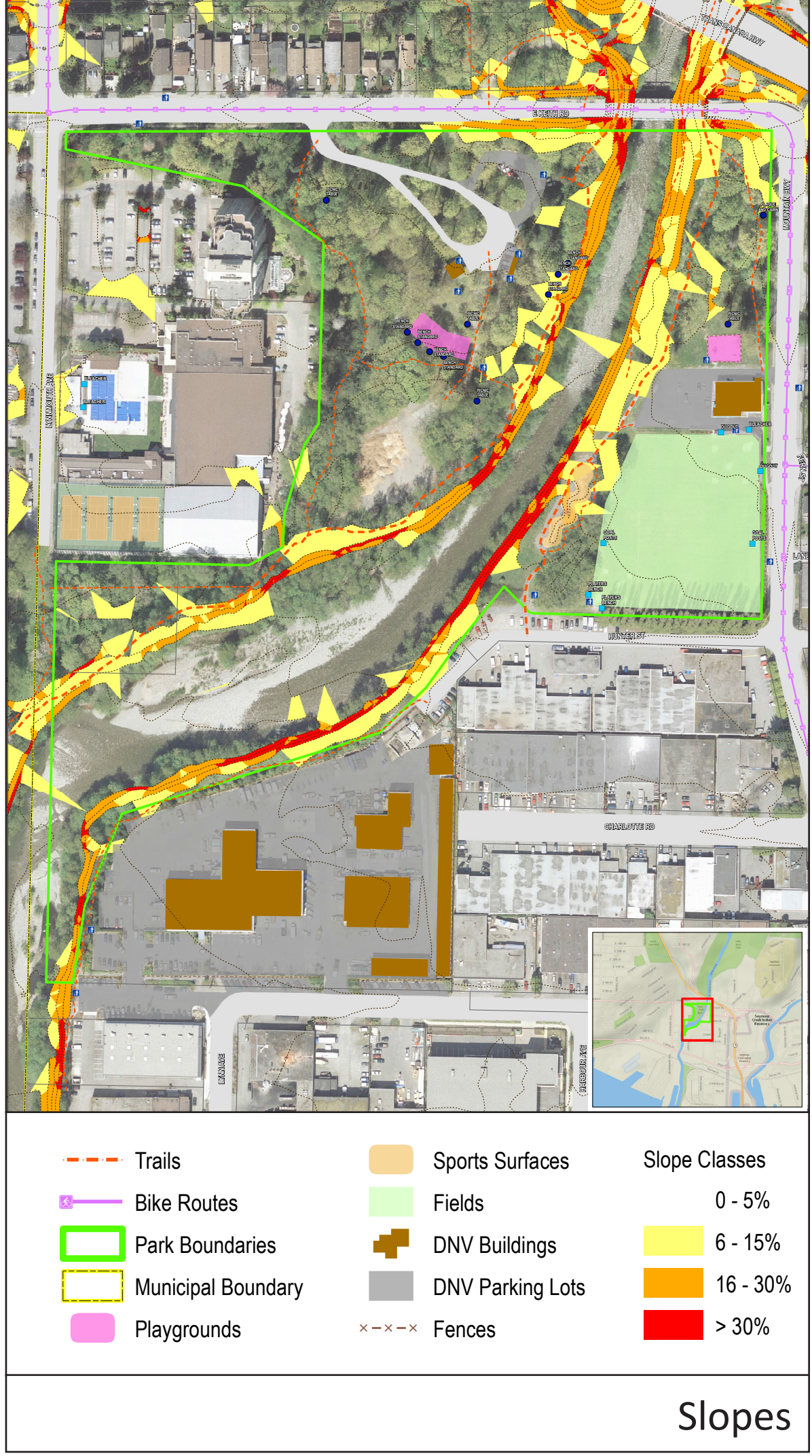
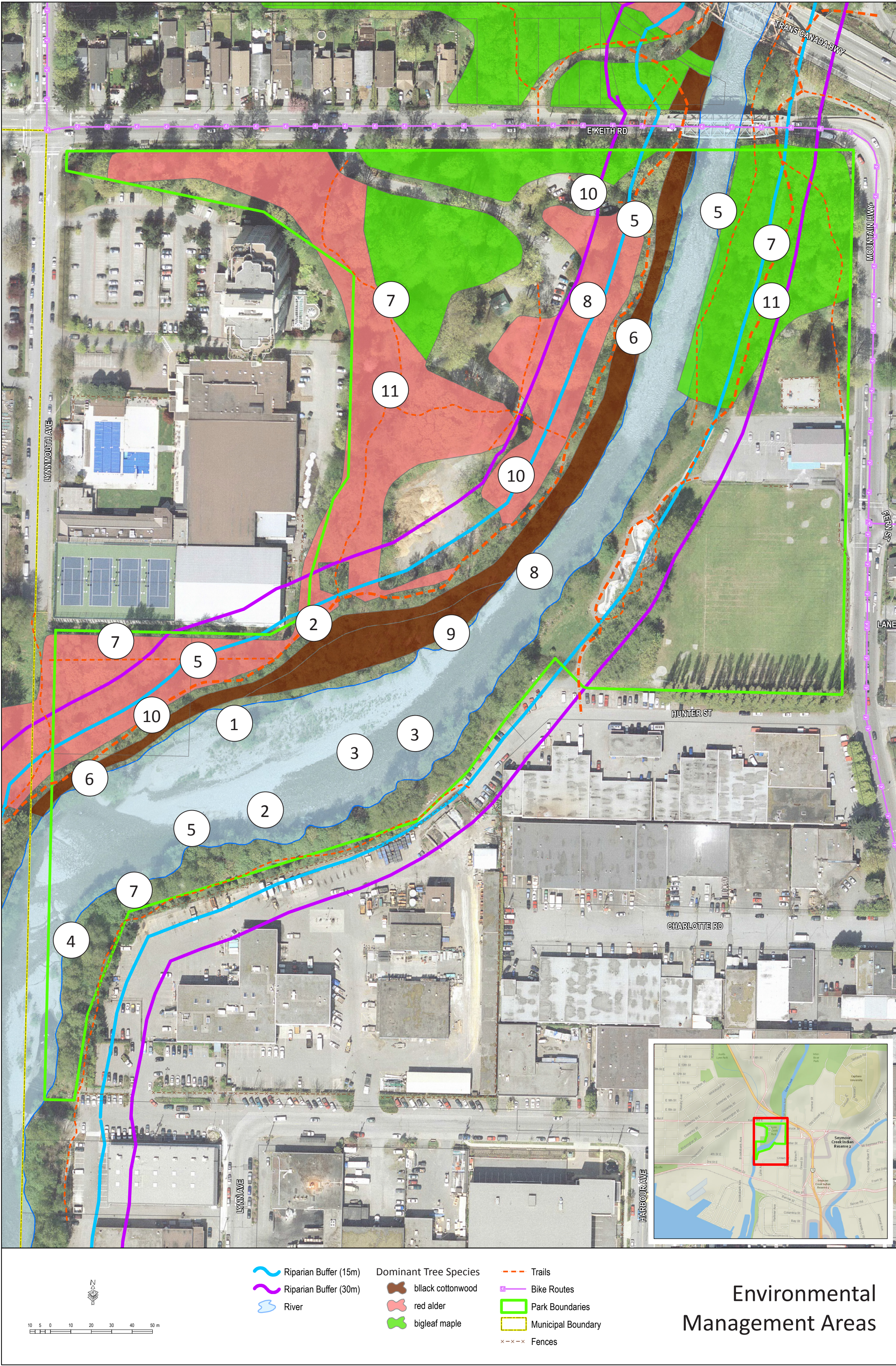


Proposed Parks and Open Space Network
(From Lower Lynn Town Centre Implementation Plan)

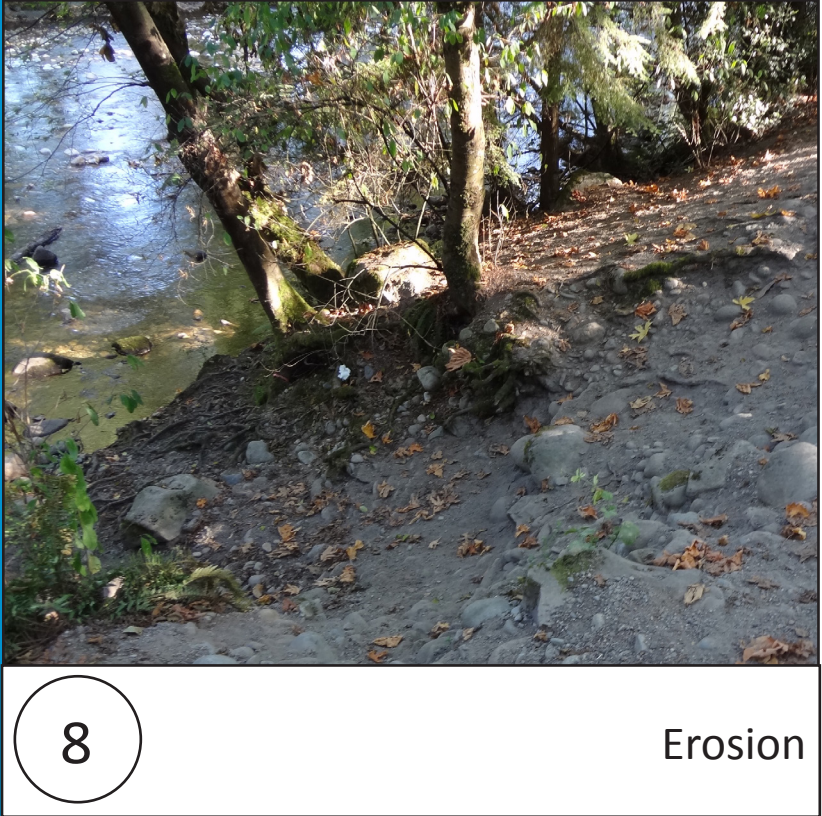
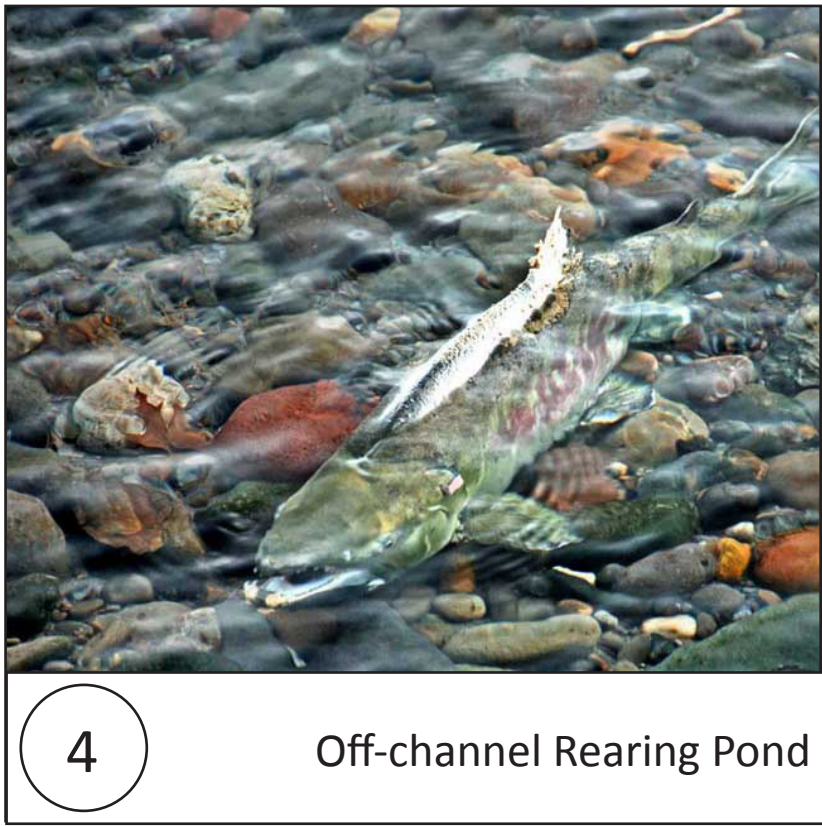
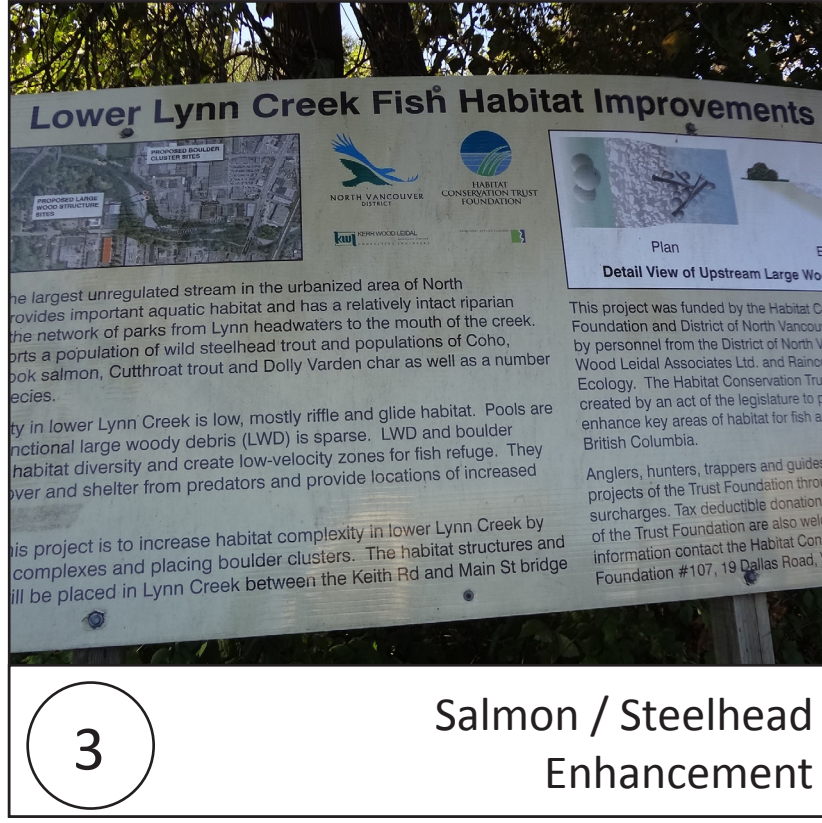




Site Inventory - Environmental



Environmental Management Considerations



Site Inventory - Photos



1

Bridgman Park Driveway



2

Access to Bridgman Park
Under Keith Rd. Bridge



3

Bridgman Park Washrooms



4

Bridgman Park Picnic Shelter



5

Bridgman Park Play Area



6

Access to Lynn Creek from
Bridgman Park



7

Bridgman Park Wood Chip
and Gravel Storage Area



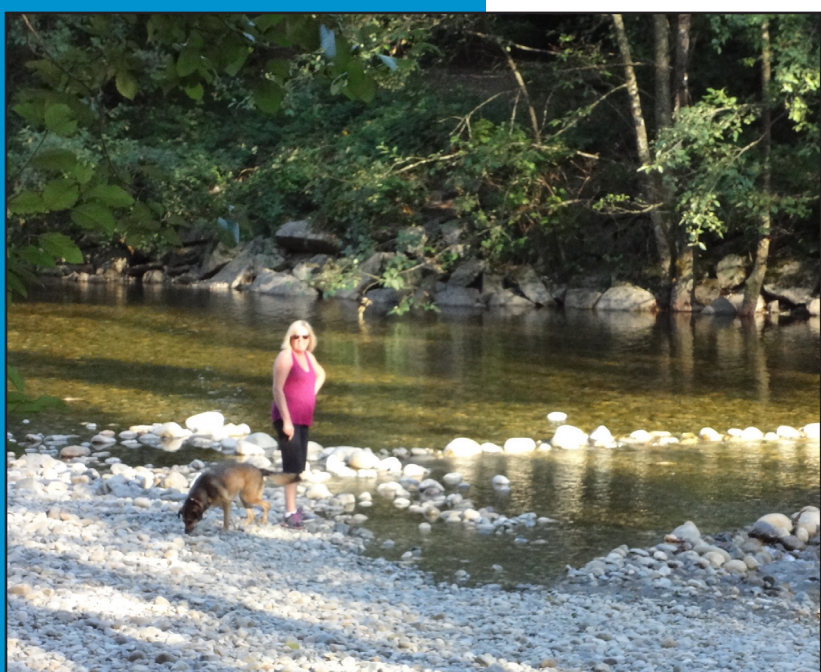
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Bridgman Park
Outdoor Exercise Equipment



9

Bridgman Park Path



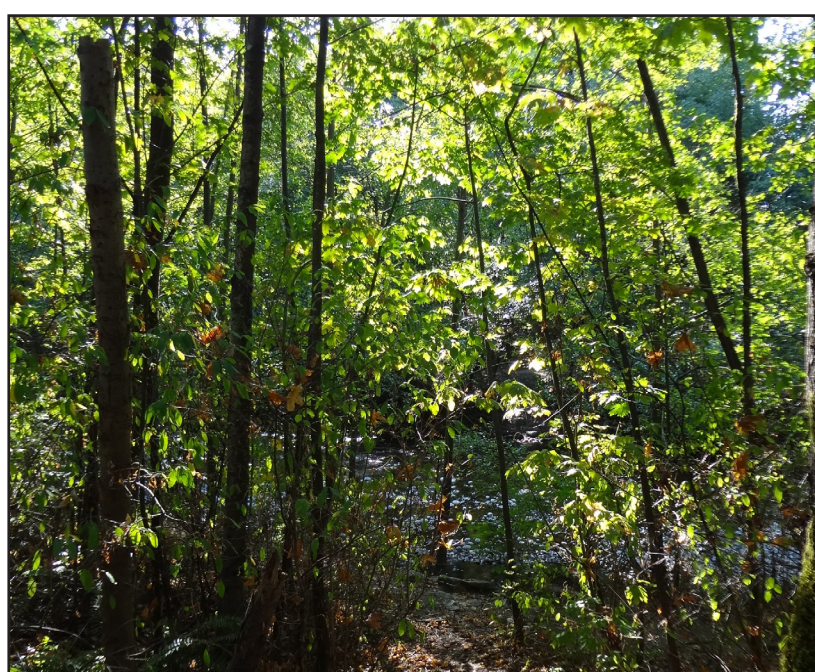
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Lynn Creek



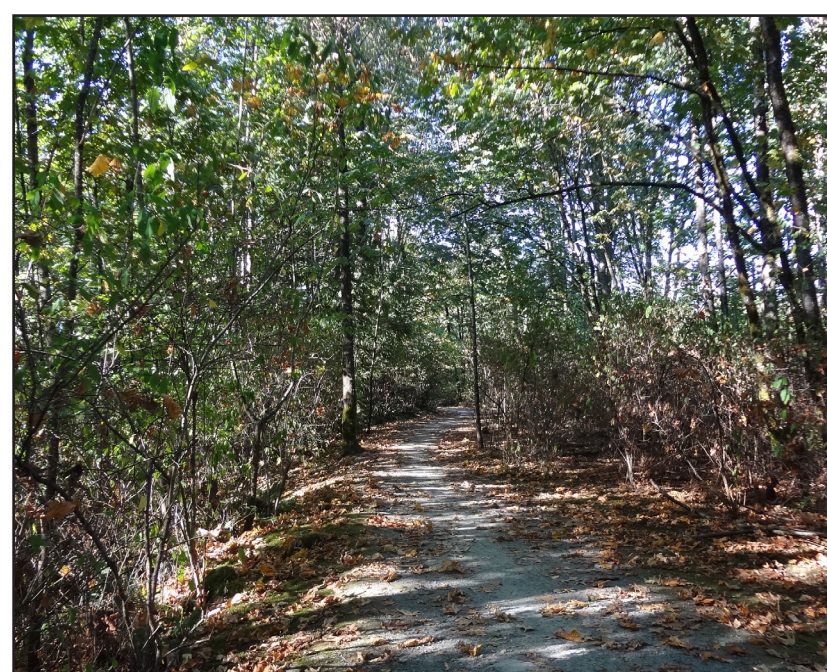
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Access to Seylynn Park
Under Keith Rd. Bridge



12

Seylynn Park Riparian Vegetation



13

Seylynn Park Path



14

Seylynn Park Tot-lot



15

Seylynn Hall and Parking Lot



16

Seylynn Park Skate Bowl



17

Seylynn Park Sports Field



18

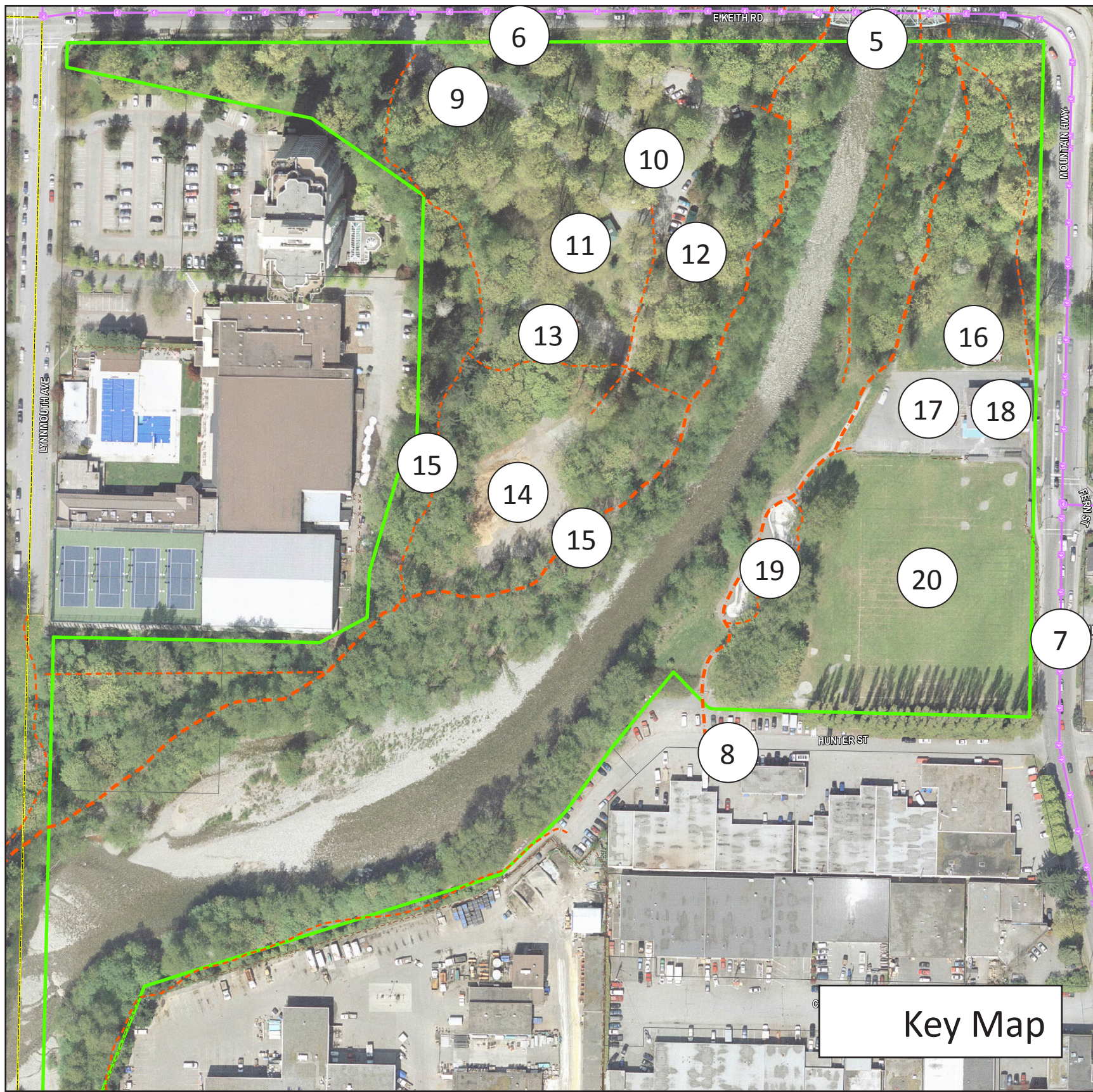
Access to Seylynn Park
from Hunter St.



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Park Path along Lynn Creek

Site Analysis



FEATURE ANALYSIS		
FEATURE	CHALLENGES	POTENTIAL OPPORTUNITIES
Overall		
1. Creek Flood Zone	Potential flooding of parks and beyond	Review flood protection options
2. Ecologically Sensitive Areas	Damage from dogs Unsanctioned paths down creek bank Invasive plants	Develop detailed environmental restoration and management strategy that considers elements such as restored habitat areas, fences along riparian area and viewing platforms
3. Adjacent residents and other uses	Some conflicting land uses	Consider park uses that are sensitive to neighbours concerns
Overall Transportation		
4. Trails	Limited capacity, accessibility and connectivity Poor lighting	Improve trail system and provide connections to Lynn Creek Sea to Sky trail and future Spirit Trail alignment Consider lighting main paths
5. Connections Across Creek	Difficult access to Keith Rd. Bridge	Consider pedestrian/bicycle bridge between the parks Incorporate park pedestrian/bicycle connections in Keith Road Bridge replacement
6. Keith Road Improvements	Changing traffic patterns at park boundary	Consider new sidewalk and reconfiguring vehicle entrance to Bridgman Park
7. Mountain Highway Improvements	Changing traffic patterns at park boundary	Consider new sidewalks and reconfiguring vehicle entrance to Seylynn Park
8. Hunter St. Parking	Limited parking Parking used by DNV staff and local businesses	Consider reconfiguring parking Use DNV Operations Yard parking during non-work hours
Bridgman Park		
9. Entrance Driveway	In high traffic area near bridge	Improve turn-off from Keith Rd.
10. Parking	Layout not efficient	Refine parking layout
11. Washrooms	Reaching end of life-cycle	Improve maintenance until replacement
12. Picnic Shelter	Poorly sited adjacent to parking	Move to a better location
13. Playground	Old swing set	Provide nature-play features
14. Operations Wood chip and Gravel Storage	Unsightly Operational use	Analyze park need and adjust storage and reforest or add new use
15. Outdoor Exercise Equipment	Old In disrepair	Replace with new equipment, remove, or seek alternate use
Seylynn Park		
16. Tot-lot	Old play equipment	Replace play equipment or redesign play area
17. Parking	Unsightly Close to riparian area	Analyze parking requirements and possibly relocate in park
18. Seylynn Hall	Old building - end of useful life	Analyze replacement options with Recreation Commission
19. Skate Bowl	Old surfacing Conflict with pedestrian path around edge of bowl	Resurface bowl Reconfigure paths Add new features
20. Sports Field	District-wide demand for fields	Analyze options with field users

