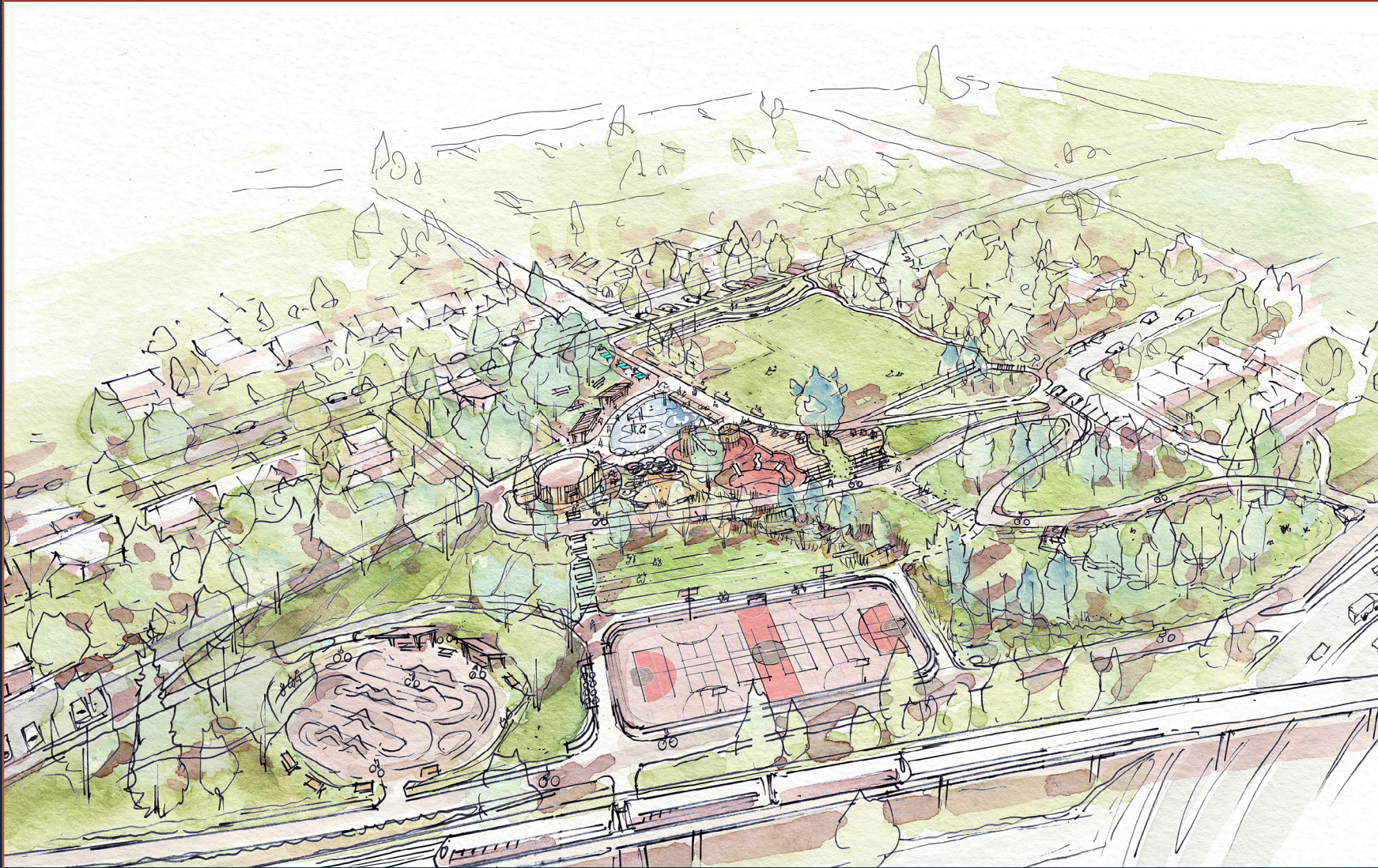


Grimston Park Master Plan



September 23rd, 2026



Land Acknowledgment

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

Acknowledgments

With sincere thanks to City of New Westminster Council, as well as the interest holders, user groups, and members of the public who generously contributed their time, insights, and participation to shape this project.

Project Leads:

Erika Mashig, Deputy Director, Parks, Planning and Policy

Kyoung Bae, Manager Parks and Open Space Planning, Design & Construction

Sheena Soon, Parks and Open Space Planner

Darren Miller, Parks and Open Space Planner

Interdepartmental Project Review Team:

This plan was made possible through the collaborative effort and technical expertise of staff across municipal departments, including Parks Operations and Environment, Urban Forestry, Transportation Engineering, Public Engagement, and Administration and Park Services.

Project Consultant Team:

MODUS Planning, Design and Engagement Inc.

Matthew Thomson Design Ltd.

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Introduction

1.0 Introduction

1.1 Executive Summary

The Grimston Park Master Plan establishes a 20-year strategic roadmap to optimize and renew the park while strengthening connections to the West End neighbourhood's active transportation network. Recognizing that local parkland provision falls below the City's target of 1.0 hectare of active parkland per 1,000 residents, the Plan shifts away from piecemeal upgrades to proactively address increased park demand driven by growth anticipated around the 22nd Street Station Area. Informed by extensive community input through Be Heard New West, the Plan balances neighbourhood priorities for enhanced accessibility, family-focused amenities, and environmental preservation with broader city-wide strategic goals.

Key recommendations balance active and passive recreation while expanding the park's internal and connecting trail network. Active improvements include a new pump track and dog off-leash-area, playground redevelopment, conversion of the lacrosse box into a multi-sport court, and replacement of the wading pool into a modern water play area. Passive improvements include enhanced biodiversity plantings, viewing areas and flexible gathering spaces.

Implementation will follow a phased, sustainable funding strategy leveraging Development Cost Charges (DCCs), and Amenity Cost Charges (ACCs), municipal capital reserves, and property tax funding, supplemented by senior government infrastructure grants and external partnership opportunities.

1.2 Site Overview

The City of New Westminster has developed the Grimston Park Master Plan to establish a 20-year strategic vision for the park. Situated within a designated Transit-Oriented Development Area, Grimston Park will serve a rapidly growing neighbourhood as residential density intensifies around the 22nd Street Station. In anticipation of this growth, the Master Plan adopts a proactive, long-range approach to optimize the park's potential and ensure it continues to meet the diverse recreational, social, and environmental needs of the community over the coming decades.

The purpose of this document is to guide the department in three key areas:

- **Park Improvements & Renewals** – Assessing existing assets—including the playground, wading pool, sport courts, and playing fields—to identify opportunities for renewal, reconfiguration, or replacement to better serve current and future user groups.
- **Future Amenities** – Identifying innovative opportunities for new recreational amenities, inclusive social spaces, and flexible community gathering spaces.
- **Long-term Management & Resilience** – Ensuring the park remains climate- resilient, well-maintained, and inviting as the community grows and neighbourhood usage intensifies.



Map 1: Grimston Park Today

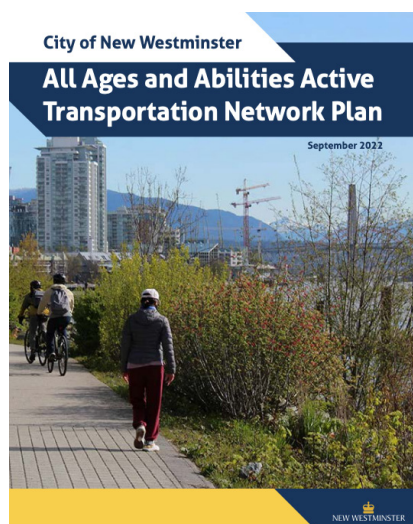
LEGEND

1. Baseball diamond
2. Soccer field
3. Tennis courts
4. Lacrosse box
5. Wading pool and picnic area
6. Playground and washroom
7. BC Parkway bike route
8. Urban forest and biodiversity planting
9. "New Westminister Welcomes You" sign

1.3 Purpose of the Master Plan

Urban land constraints significantly limit the City's ability to acquire new parkland, necessitating the strategic optimization of existing public parks and open spaces. With the adoption of this document, four of the city's eight community-scale parks will have dedicated master plans in place to guide phased, long-term strategic improvements.

Rather than implementing changes on an as-needed basis, this Master Plan establishes a proactive framework to guide capital investment and resource allocation, balancing the management of aging infrastructure with the needs of a growing population. Implemented incrementally as capital funding and development revenues become available, the Plan ensures Grimston Park continues to serve the evolving needs of the local neighbourhood, the broader city, and regional visitors.



1.4 Policy Context

To ensure Grimston Park advance broader City objectives, the Park Master Plan aligns with a comprehensive range of city-wide strategies, initiatives, and policies:

- [Official Community Plan \(2017, updated 2023 and 2026\)](#)
- [People, Parks and Play \(2026\)](#)
- [reGENERATE: A Long-Range Vision for the Neighbourhood Around 22nd Street SkyTrain Station \(2024\)](#)
- [Seven Bold Steps for Climate Action \(2020\)](#)
- [Climate Change Adaptation and Resilience Plan \(underway\)](#)
- [Urban Forest Management Strategy \(2016\)](#)
- [Natural Areas and Biodiversity Strategy \(2022\)](#)
- [People, Parks and Pups Strategy \(2022\)](#)
- [All Ages and Abilities Active Transportation Network Plan \(2022\)](#)
- [Master Transportation Plan \(2015\)](#)
- [Public Toilet Strategy \(2026\)](#)
- [Integrated Stormwater Management Plan \(2017\)](#)

1.5 Strategic Alignment: People Parks and Play

The Master Plan is anchored in [People, Parks and Play \(2026\)](#), the City’s overarching 10-Year Parks and Recreation Comprehensive Plan. This guiding framework outlines targeting actions to “catch up” with current parkland deficits while preparing to “keep up” with anticipated population growth. Developing this Plan fulfills a direct goal, objective and action within People, Parks and Play:

Focus Area: Park Amenities and Facilities

Goal: Expand, renew and optimize parks and park amenities.

Objective 6.1: Advance strategic park planning and development.

Action 6.1.1: Establish a master plan for each park classified as a city or community park to guide long-term growth and investment.

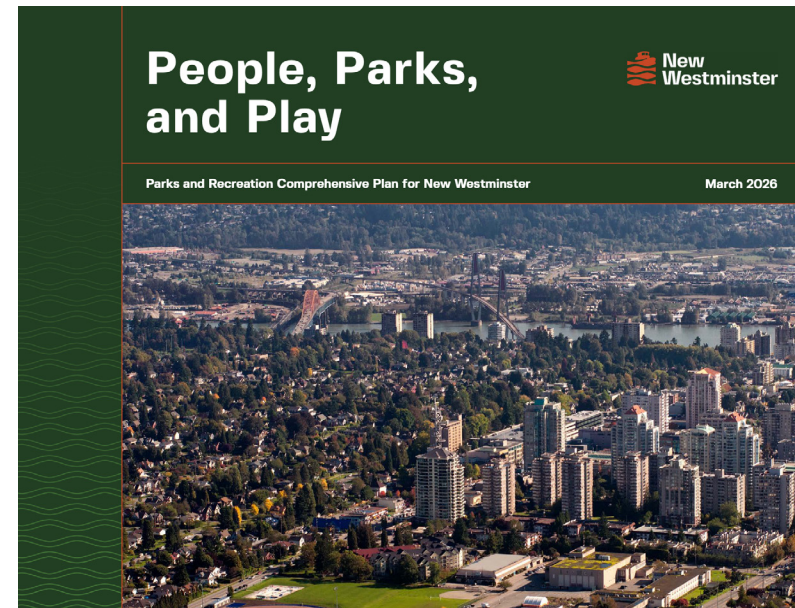
The City’s target supply for active parkland—spaces primarily dedicated to playgrounds, sports, and social gathering—is 1.0 hectare per 1,000 residents.

Currently, the neighborhoods (Connaught Heights, West End, Moody Park and Brow of the Hill) served by this park fall significantly below this benchmark: West District: Current active parkland supply for the West District is 0.59 hectares per 1,000 residents.

1.6 Core Lenses and Focus Areas

The three foundational lenses of People, Parks and Play—1) Reconciliation, 2) Equity, Inclusion & Accessibility, 3) Low-Carbon Resilience—are embedded directly into the final recommendations of this Master Plan.

Furthermore, the plan’s specific actions directly support five of the strategy’s core focus areas: Parks and Open Spaces; Connectivity; Park Amenities and Facilities; and Service Excellence and Sustainability.



1.7 Prioritizing Connectivity and Park Amenities

Connectivity

Parks play an important role in creating seamless transitions between city streets and the broader parks and open space system. Enhancing these connections supports individual and community well-being by encouraging active, healthy lifestyles and facilitating local commuting by non-motorized means. The Parks Department will be working closely with the Transportation Division to align and integrate active transportation routes leading to and through the parks and recreation system.

Multi-Use Pathways (MUPs) comprised of existing and proposed facilities within parks and open space, physically separated from motor vehicles. These provide sufficient width for people walking, cycling, or using other forms of active transportation such as in-line skating and jogging.

Pathways / Trails comprised of major paths through parks, intended mainly for walking and recreational wheels, that extend to other destinations.

On-Street Active Transportation comprised of protected bicycle lanes and local street bikeways in the All Ages and Abilities Active Transportation Network Plan.

Grimston Park is located between two major regional cycling and pedestrian routes: the Rotary Crosstown Greenway and the BC Parkway. To better integrate into this network, the Master Plan

Focus Area: Connectivity

Goal: Strengthen multi-modal connections to and within the parks and recreation system.

Action 5.1.2: Establish a service level standard and identify gaps in essential amenities — specifically lighting, seating, water stations, and wayfinding — across all park trails and the Citywide active transportation network to enhance user comfort and safety.

prioritizes a safe, accessible, non-vehicular connections throughout the site. Supporting amenities along these corridors include accessible seating, drinking fountains with bottle-fill stations, clear wayfinding signage, and targeted pathway lighting to enhance safety and comfort year-round.

Park Amenities

Outdoor recreation amenities are essential to community health and social connection. Compared with other similar communities across the region, New Westminster has a lower per capita supply of several key outdoor amenities. To address existing service gaps, maintain level of service standards and prepare for anticipated population growth—particularly around the 22nd Street Station Area—the Master Plan establishes a long-term vision for strategic, phased improvements. These investments are grounded in a comprehensive assessment of Grimston Park’s existing amenities and conditions, City policies, extensive community input, and the core goals, objectives and actions within People, Parks and Play.

Connectivity

For clarity of pathways, neighbourhood boundaries are not shown



Map 2: Overlay of Grimston Park on the People, Parks, Play, Connectivity Map

1.8 Guiding Principles

The Master Plan is guided by three objectives that were developed through an analysis of the City's strategic parks and recreation goals and an evaluation of the unique needs of this growing neighbourhood. The objectives include:



Make the most of the park space we have. As New Westminster continues to grow with limited land available, the Grimston Park Master Plan looks at how the existing park space can be optimized to support recreation, nature, and other community needs to maximize the park space that's available.



Create a balance of park uses. Parks serve many purposes. The Plan aims to balance quiet green spaces and ecological areas with places for recreation, activities, and social gathering.



Make the park welcoming and accessible for everyone. The Plan considers the diverse needs of our community so that Grimston Park is inclusive, accessible, and enjoyable for people of all ages, abilities, and backgrounds.



1.9 Master Plan Process

The Master Plan was developed in five phases:



SITE INVENTORY AND ANALYSIS

Fall 2025

The project team assessed the park's existing features, conditions, and constraints to understand how the park is currently being used and how it may better serve the community.



EXPLORATION OF PARK FEATURES AND AMENITIES

Winter 2026

The project team explored different design options for activities, gathering spaces, green areas, and recreation, evaluating how to balance diverse needs and uses across the site.



COMMUNITY ENGAGEMENT

Spring 2026

Through interactive pop-up events and online surveys, community members provided feedback on draft design options, sharing their preferences and priorities for Grimston Park.



ENGAGEMENT REPORT

Spring/Summer 2026

The project team analyzed the feedback to align the park's vision with community priorities while ensuring technical and financial feasibility. Key findings were compiled into the What We Heard report, which was shared publicly on the project webpage (see Appendix A – What We Heard Report)



FINAL REPORT AND ILLUSTRATIVE MASTER PLAN

Summer 2026

The process concludes with this final report and the illustrative master plan—a conceptual drawing showing the proposed locations for future amenities, pathways, and landscaping, paired with capital project recommendations for phased implementation. This master plan will serve as the long-term roadmap for Grimston Park. The key recommendations will be integrated into the City's financial plan and rolled out in phases over the next 20 years as funding becomes available.



1.10 Park History

This section describes the history of the area occupied by Grimston Park as well as the neighbourhoods of the West End and Connaught Heights, who's residences are the primary users of the park. The history of the park provides insights into the history of the land and park uses over time.

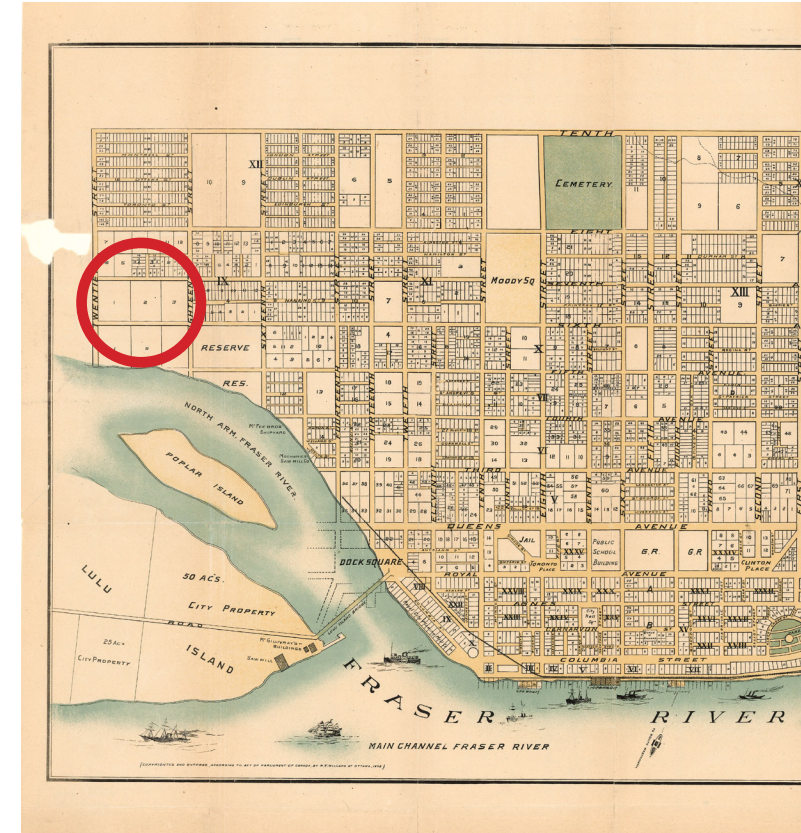
Indigenous History

The area now known as New Westminster is situated on the unceded and unsurrendered lands of the Halkomelem-speaking peoples, whose relationship with these lands and waters extend back since time immemorial. Halkomelem is a language family comprised of three dialects - Halqeméylem (Upriver), hənqəmiñəm (Downriver), and Hulqumínum (Island)—spoken by many First Nations whose territories and connections intersect throughout this region. The City's use of the term Halkomelem is intended to respectfully acknowledge the shared linguistic heritage of these Nations while recognizing the distinct histories, cultures, and rights of each.

Long before the establishment of the City, this area was shaped by Indigenous peoples through deep cultural, social, economic, and spiritual connections to the land and water. Colonial settlement transformed the landscape and disrupted Indigenous communities, contributing to the marginalization of Indigenous knowledge, languages, cultural practices, and histories. As a result, the City's understanding of the Indigenous history of this place remains incomplete and is often limited by the perspectives preserved within colonial records and institutions.

The City recognizes that Indigenous Nations and communities continue to hold and steward knowledge, histories, teachings, and relationships that are essential to understanding this place. The City is seeking to develop and strengthen relationships with local First Nations and to learn from Indigenous perspectives about the histories, significance, and ongoing connections that shape the landscape today. In doing so, the City acknowledges that the story of this place extends far beyond its municipal history and continues to be written through the enduring presence and stewardship of Indigenous peoples.

(newwestcity.ca/indigenous_reconciliation/land-acknowledgement).



Map 3: Overlay of Grimston Park on the Map of New Westminster, 1892. Source: <https://searcharchives.vancouver.ca/city-of-new-westminster-british-columbia>

 **Location of Grimston Park**



Colonial History

Grimston Park sits just west of four historic reserves. The creation of the reserves was an act of colonial control that displaced Indigenous peoples, including local First Nations, from traditional lands. Over time, the reserves were used and eventually sold for industrial and residential development, resulting in economic benefit to the City rather than to any Indigenous community.

The development of Grimston Park is tied to the rapid expansion of the West End neighbourhood in the 1920s and 1930s.

The West End was primarily a working-class neighbourhood, with residents employed at the nearby factories and warehouses. The neighbourhood is located between 6th and 10th Avenues on the southern and northern sides, and 12th and 20th Streets on the eastern and western sides. The largely agricultural nature of the early neighbourhood began to shift towards residential with the arrival of the streetcar service along 12th Street.

The two most prominent architectural features of the West End were the Providence St. Genevieve Orphanage and School, opened in 1901, and Melrose Estate, a palatial home that would later become a private hospital. By the 1980s, both of these significant local buildings had been demolished.

As the population grew in the interwar period, so too did the need for a recreation area, particularly after the construction of the new Lord Tweedsmuir Elementary School. The residents approached the Parks Commission to request a playground in 1929, however, the Great Depression put a stop to any building plans. After a period of financial recovery, the park was established in 1937, and named "Westside Park". The name was changed to Grimston Park in 1955 in honor of Douglas G. Grimston, longtime Park Commission chair.

Grimston Park also borders Connaught Heights, New Westminster's newest neighbourhood.

Long before the formal establishment of Connaught Heights, the provincially administered area was known as District Lot 172, and had a distinctive rural character apart from the rest of New Westminster. Institutional land use primarily consisted of the right-of-way for the British Columbia Electric Railway and the Schara Tzedek Jewish Cemetery, which opened in 1929.

Administration of DL 172 passed from the province to the city in 1938. The status of the neighbourhood was left undetermined until 1948 when it became the Connaught Heights Regulated Area. The new name brought with it a number of other changes, including a zoning plan, street lights, and stricter building regulations.

After several failed attempts, Connaught Heights was annexed by New Westminster on January 1st, 1965, after a petition passed with 90% in favour of amalgamation. Within the decade, the City initiated a large scale capital works project to bring Connaught Heights up to City standards.

In 1985 the 22nd Street SkyTrain station opened at the southern edge of Connaught Heights, providing easier access to nearby Grimston Park for visitors from outside of the neighbourhood.

Since its founding in 1937, Grimston Park has gone through a series of changes to better suit the needs of the surrounding community:

- **1950:** The wading pool and washrooms were constructed. The wading pool is one of the last remaining facilities of its kind in the Lower Mainland.
- **1954:** Tennis courts were added.
- **1969:** The lacrosse box was built, along with a filling and enlargement of the existing playground.
- **1977-1984:** A new Adventure Playground was constructed with funds donated by the New Westminster Rotary Club. Two 32-foot slides were also added to the playground during this time period.
- **2010:** The playground was rebuilt.



Lacrosse game at Grimston Park, 1984. Photographer: Gilbert E. Bettles. Source: New Westminster Archives



Context and Analysis

2.0 Context and Analysis

2.1 Overview

This section establishes the baseline context for Grimston Park., analyzing how existing site conditions, user patterns, and physical constraints inform the future design and layout opportunities. Grimston Park is 2.6-hectare in size and is the only city-owned park within the West End neighbourhood, in the West District of the City, and serves as an important park with access to nature as well as providing passive and active recreation opportunities. While functioning seamlessly as a single public park, a portion of the site is not owned by the City; the properties at 1811, 1817, and 1819 Sixth Avenue are owned by the BC Transportation Financing Authority (BCTFA), which the City utilizes for park purposes through a long-term licence agreement. The site benefits from strong regional and local connectivity: it is situated directly along the BC Parkway and the Rotary Crosstown Greenway and sits within convenient walking distance of the 22nd Street SkyTrain Station and transit loop. The nearest complementary open space is Lord Tweedsmuir Elementary School, owned by School District 40.

Parkland Classification

The City's parkland network is guided by People, Parks and Play, which classifies parks according to size, amenities and service focus. Under this framework, Grimston Park is designated as a City Park.



Map 4: Overlay of Grimston Park on the Park Typologies in New Westminster, People Parks Play

Parkland Classification Criteria:

City Park: Generally varying in size, they are typically at least 1.0 hectare. They are destinations that serve residents from the entire city and regional visitors. Is ideally adjacent or connected to bike routes, greenways, and/or public transit stops. Park attractions include natural features and/or major built facilities.

Land Ownership & Licensing

The Ministry of Transportation and Transit (MoTT), through the BC Transportation Financing Authority (BCTFA), owns three parcels at the southeast corner of the park (1811, 1817, and 1819 Sixth Avenue). These lands are licensed to the City for public park purposes and function seamlessly as part of the contiguous park landscape.

Parkland Protections

Grimston Park is formally dedicated as municipal parkland by bylaw. Under Section 30 of the Community Charter, a municipal council may dedicate or reserve municipal land for park purposes by an affirmative vote of at least two-thirds of all council members. Once dedicated, this status provides robust statutory protection: council cannot cancel a park dedication without adopting a dedicated bylaw that has first received elector approval (assent of the electors), pursuant to Section 30(3) of the Community Charter and Section 278 of the Local Government Act.

Existing Amenities

Grimston Park features a wide range of recreational amenities including a baseball diamond, basketball court, drinking fountain, lacrosse box, outdoor wading pool, picnic tables, playground, public washroom, sports field, tennis courts, and trails. The park's natural assets include mature trees and pollinator meadow. Additionally, the hillside features a prominent "New Westminster Welcomes You" community gateway sign visible from the Skytrain corridor.



View of the baseball diamond looking east.



View of the picnic area and wading pool, looking south.



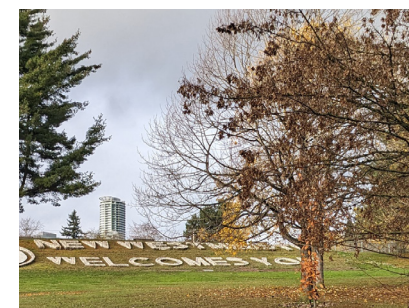
One of several large specimen trees, located along the edge of the upper terrace.



View of the washroom building looking south east.



View of the water feature (no longer functional), looking east.



View of the welcome sign from the BC Parkway.

2.2 Parkland Supply and Equity

Parkland in New Westminster is not distributed equitably across the city. A comparison parkland distribution between the four City districts (East, West, Downtown, and Queensborough) reveals that Downtown and the West District (west of Sixth Street) have the greatest deficiencies in active and overall parkland supply.

The neighbourhoods served by Grimston Park fall well below the city-wide provision targets of 1.0 hectare of active parkland per 1,000 residents and 2.0 hectares of total parkland per 1,000 residents. As a destination along the area's open space network and the only City Park near Connaught Heights and within the West End, Grimston Park plays an important role in linking and meeting multiple recreational and social needs of several neighbourhoods in the City. Given these supply constraints and projected population growth, the primary objective of the Grimston Park Master Plan is to optimize the site's capacity, functionality, and community value through high-efficiency spatial design and strategic amenity renewal.

Map 5. illustrates the relative parkland supply across all districts, comparing current (2024) supply against future (2034) supply projections based on anticipated population growth.

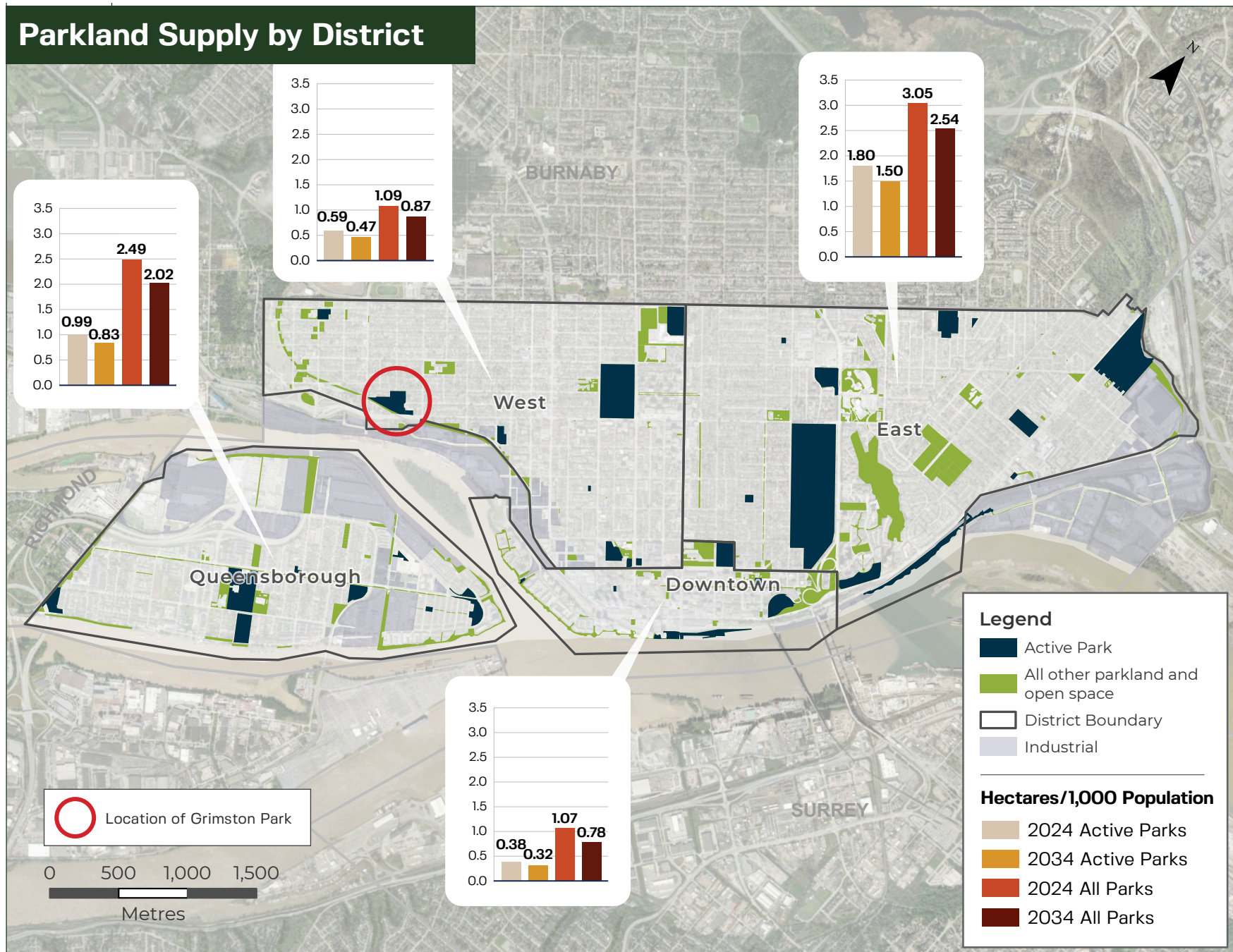
2.3 Neighbourhood Demographics and Population Growth

The information in this section relies on data from the 2021 National Census and the City of New Westminster Population and Housing Forecast 2024 – 2049 (Coriolis, 2025). While the statistical districts used by the Census and the Housing forecast vary in size, they are, nevertheless, useful to describe the high-level demographics and population trends in the neighbourhoods that are served by Grimston Park.

The most recent demographic data available about the West End Neighbourhoods is from the 2021 National Census. This data indicate several demographic characteristics about these neighbourhoods:

1. **Low Urban Density:** Lower population density, with a much higher percentage of house residents and lower percentage of apartment residents than New Westminster as a whole. Urban density in the West End and Connaught Heights are anticipated to increase as the 22nd Street Skytrain Station plans are implemented.
2. **Lower rates of poverty:** There are lower rates of poverty in West End and Connaught Heights compared to New Westminster as a whole.
3. **Low Rates of Single Person Households:** There are fewer singles living alone in West End and Connaught Heights compared to New Westminster as a whole.
4. **Low Rates of Mobility:** Fewer people in West End and Connaught Heights moved in the past 5 years than New Westminster as a whole.

Combined, these factors indicate that local parks and amenities serve as essential social and recreational infrastructure for families, functioning as the primary 'backyards' and community gathering hubs for growing neighbourhood.



Map 5. Overlay of the Location of Grimston Park on the Parkland Supply Map from People Parks Play



2.4 Growth Projections

The population of New Westminster grew by 20% over the last decade, a trajectory that may accelerate as growth is further enabled by recent provincial housing legislation, which mandates increased density near transit stations and permits small-scale, multi-unit infill housing across traditionally single-family neighborhoods.

Map 7. presents the provincially-legislated Transit-Oriented Areas and the higher density growth areas identified in the City's Official Community Plan.

The City's current high-growth projections see the neighbourhoods in the West District growing by up to 25.5%.

District	2024 Population Estimate	2034 Population Estimate	Percentage Growth
West (including Connaught Heights and West End)	30,427	38,177	25.5%

Source: City of New Westminster Population and Housing Forecast 2024 – 2049 (Coriolis, 2025)

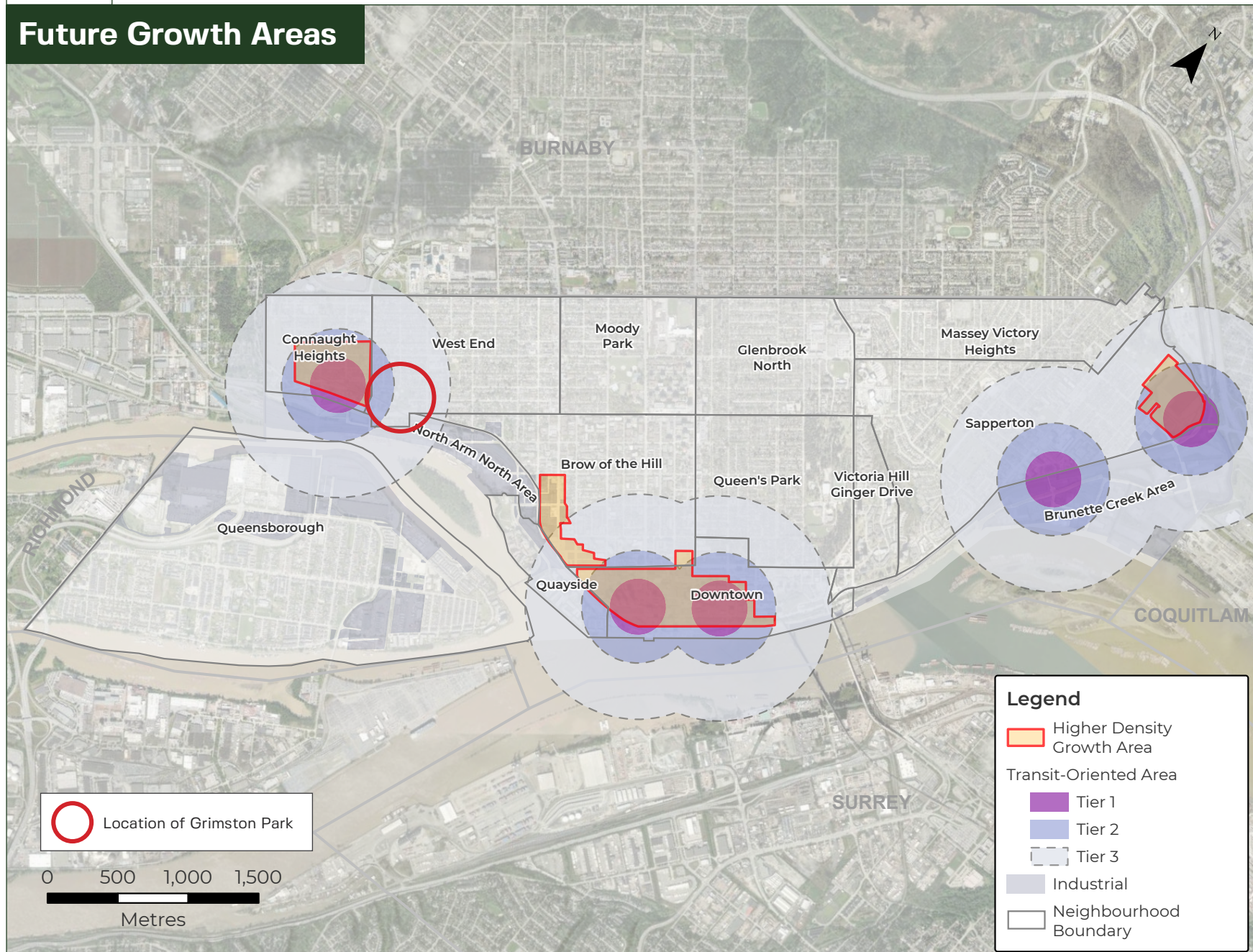
New Westminster's population growth has historically exceeded that of the Metro Vancouver region, expanding by 20% over the last 10 years, while regional growth was 14%. This trend accelerated between 2021 and 2024, with annual growth averaging 3.8%. Under provincial housing legislation (Bills 44 and 47), which enables significant new transit-oriented density, the City is planning for the

high-growth scenario. In the West District, this legislation provides the regulatory capacity for the population to potentially grow by more than 25% over the next decade, rising from 30,427 in 2024 up to 38,177 by 2034.

Grimston Park is situated within this high-growth corridor, directly serving the transit-oriented area around the 22nd Street SkyTrain Station. Future redevelopment enabled by provincial housing legislation is expected to support mid-rise residential and mixed-use development, including buildings of up to 12 storeys, in the area surrounding the park.

In 2024, Council endorsed reGENERATE: A Long-Range Vision for the Neighbourhood Around the 22nd Street SkyTrain Station. This long-range vision provides a framework for transforming the predominantly single-detached neighbourhood around the SkyTrain Station, including the area surrounding Grimston Park, into a more compact, mixed-use, climate-friendly community centred around the station and connected by a network of pedestrian-oriented greenways. Over the coming decades, the Vision will help guide land use and development decisions, as well as opportunities for civic infrastructure and public investment. As this transformation occurs, Grimston Park will play an increasingly important role as a key public open space serving a growing and more diverse community.

Because higher-density multi-family developments offer limited private outdoor space, public parks function as essential community backyards. Proactively planning for Grimston Park's capacity, accessibility, and recreational diversity ensures the City is prepared to support community well-being and livability should this enabled growth fully materialize.



Map 6. Overlay of the Location of Grimston Park on the Future Growth Areas Map from People Parks Play



Site Analysis

3.0 Site Analysis

3.1 Overview

This section outlines the baseline information gathered for Grimston Park. It evaluates how existing physical constraints, circulation patterns, and asset conditions directly inform the overall master plan design and spatial layout options.

3.2 Circulation and Wayfinding

While relatively generous in total area, Grimston Park currently functions as a collection of physically discontinuous park spaces and amenities.

Focus Area: Connectivity

Goal: Strengthen multi-modal connections to and within the parks and recreation system.

Objective 5.1: Conduct an analysis of the parks and recreation system to identify and address connection gaps in the city-wide active transportation network.

Action 5.1.3: Identify steep-slope barriers where topography limits access to parks and recreation facilities. Map out “gentle-grade” alternative routes to ensure a connected network for users of all abilities.

Action 5.1.4: Collaborate with Engineering and Public Works Department and TransLink to advocate for enhanced transit and active transportation links to major parks and recreation facilities.



Site Analysis (Opportunities and Constraints)	Proposed Design Response
- Internal Circulation & Wayfinding: The park lacks intuitive wayfinding and a clear pathway hierarchy. Only one primary pedestrian route traverses the site, connecting Seventh Avenue to the stairs at Nanaimo Street, leaving large areas inaccessible to people with diverse mobility needs. - Regional Active Transportation: The BC Parkway is part of a regionally important cycling trail which runs along the southern edge of the park. A strong cycling connection across 20th Street is lacking, and with this there is a desire to provide a better connection from the BC Parkway to the Seventh Avenue greenway. - Vehicular Access & Servicing: From a vehicular perspective, Grimston Park is wbound on the west and south by busy roads, including Twentieth Street and Stewardson Way. It is accessed by Seventh Avenue, Mead Street and Nanaimo Street, where parallel and bay parking is provided. There is limited access to the park for maintenance vehicles.	- Improve access to and around the park with a clear hierarchy of pathways including an accessible route. The system should include consideration for access by pedestrians, cyclists, and maintenance vehicles. - Work alongside the City's transportation planning team to improve bicycle connections across Twentieth Street.



Grimston Park Mobility Context

LEGEND

- Trails
- Greenways
- SkyTrain
- Bus Routes
- Local
- Collector
- Highways
- SkyTrain Station
- Desired Connection



Main Entry to Grimston Park from 7th Avenue



The BC Parkway



The western terminus of the BC Parkway at 20th Street



3.3 Park Amenities

Grimston Park accommodates a broad range of active and passive recreational amenities, many of which are approaching or past their operational lifecycle.

Site Analysis (Opportunities and Constraints)	Proposed Design Response
• Tennis Courts: The court surfacing needs repair. However, like-for-like replacement is challenged by the presence of tree roots of healthy, large trees that surround it. The tennis courts can only be relocated to a flat surface in the park, but all the flat surfaces are currently used by other sports activities. • Lacrosse Box: The box is at end of life, with the play surface, walls and fence needing replacement. The location of the lacrosse box away from residential uses (where noise would be a concern) and on a flat site, is well suited to renewal or replacement. • The existing wading pool infrastructure presents physical accessibility and inclusion barriers for users across a range of ages and abilities. The facility also requires significant ongoing operational and maintenance resources. The existing drainage system takes more than 90 minutes to fully drain and, when not regularly inspected and maintained, can contribute to flooding in the surrounding park and playground areas. The pool operates on a once-through potable water system, requiring daily draining and refilling during the summer season. This results in significant water consumption, increased chemical use and associated costs, and ongoing staff requirements for monitoring, chemical management, maintenance, draining, and refilling. The existing system will also require substantial future investment in the pool tank and drainage upgrades. • Hillside Welcome Sign: The “New Westminster Welcomes You” sign on the hillside is at the end of its structural life. Community engagement (summarized later in this document) was conducted to assess whether the sign is valued as an essential landmark of New Westminster’s identity or if alternative placemaking and public art concepts should be explored for the hillside.	• Explore lower impact uses where the tennis courts are located that can be flexibly designed around root zones (e.g. pump track, picnicking, passive uses, dog-off-leash area, etc.). Explore opportunities for adaptable, multi-sport courts on the site of the existing lacrosse box to provide for active uses while protecting healthy, large trees. • Transition from the traditional wading pool to a modern, universally accessible water play area. This shift eliminates once-through potable water waste, significantly reduces daily maintenance and staffing demands, and provides an inclusive, barrier-free water play environment for all ages and abilities. • Use community feedback and engage with interest holders and the broader community to further discuss the potential for a new placemaking installation that celebrates neighborhood identity.

Site Analysis (Opportunities and Constraints)	Proposed Design Response
• Playground: Centrally located, and well-used, the existing play equipment is at end of its serviceable life and in need of replacement. • Picnic Area: The picnic area is situated beneath large shade trees near the wading pool, creating a popular destination for visitors in the summer. New picnic tables were recently added to increase capacity. • Gathering Space: Gathering space in the park is informal (open lawn and picnic area). There are no picnic shelters available to support gathering and events. • Seating: There are several memorial benches along the pathway south of the baseball field. These provide a welcoming place to appreciate views towards the south. Seating in other areas of the park is lacking. • Baseball Diamond: The baseball diamond and amphitheatre are popular summer destinations for both booked and drop in field users. The amphitheatre is showing signs of age, while anticipated to be functional in the near-term, renewal is anticipated in the medium to long term.	• Renew the playground in its current location where it is centrally located and play can be integrated into the slope. • Supplement the Picnic Area with table games (e.g. ping-pong, checkers) and by integrating picnic shelters to support small group gathering and events (e.g. birthday parties). • Establish gathering and viewing areas in the park; and, provide seating along pathways and adjacent to amenity and use areas. • Monitor the amphitheatre and when redevelopment is needed, redevelop with a new amphitheatre.



Existing Amenities

LEGEND

Passive Amenities

- 1 Picnic Area
- 2 Memorial Benches and Viewing Areas

Active Amenities

- 1 Baseball/Soccer Field
- 2 Tennis Courts
- 3 Lacrosse Box
- 4 Wading Pool
- 5 Playground
- 6 BC Parkway

Passive amenities are designed for low-intensity, flexible or informal use.

Active amenities are designed for high-intensity, structured or organized recreation.



Basketball and Tennis Courts



Wading Pool



Playground

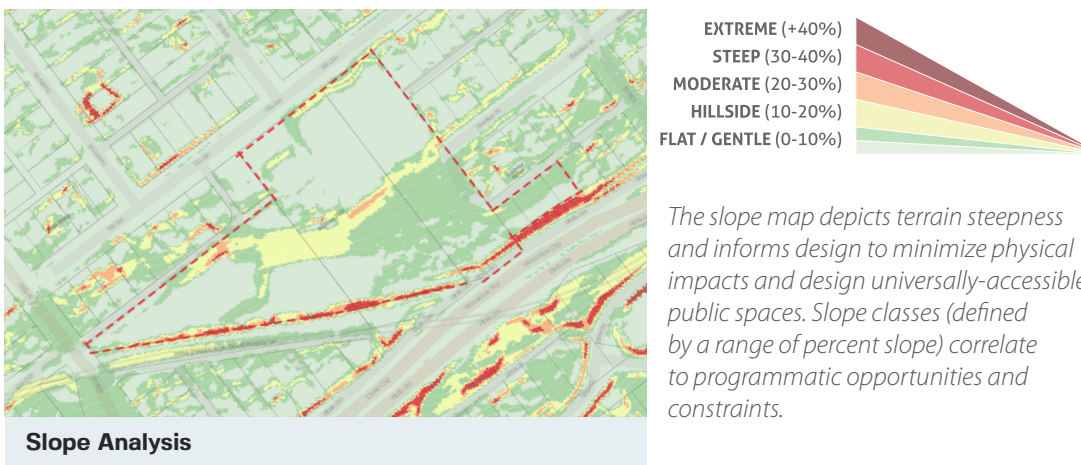
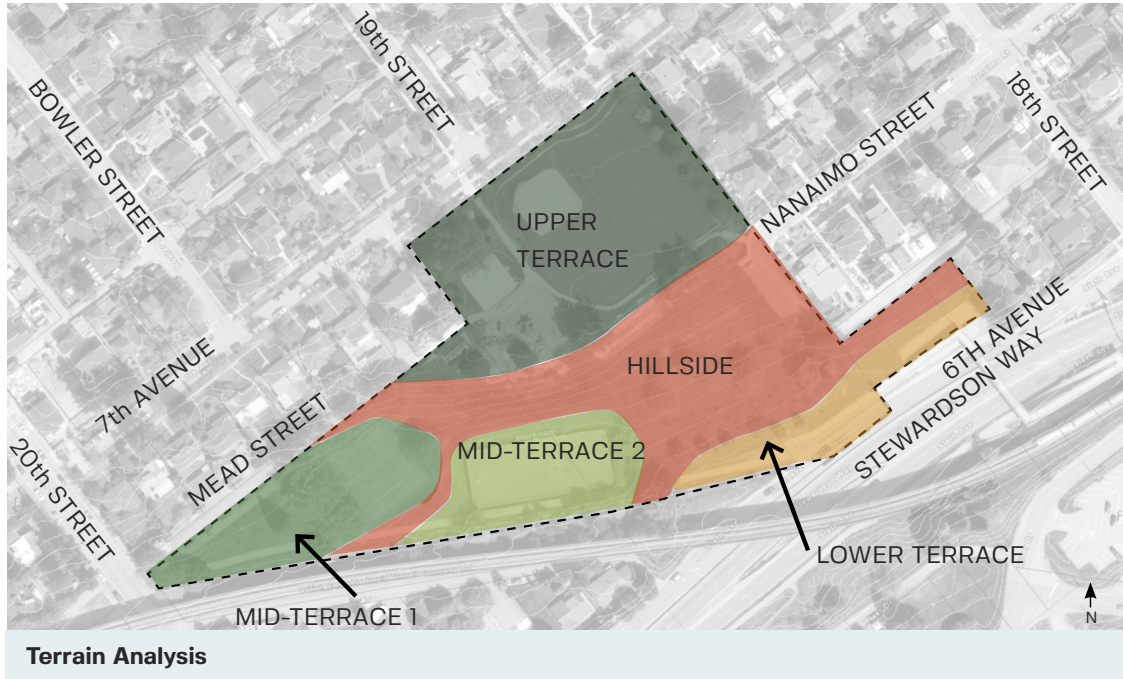
3.4 Topography and Vegetation

The master plan design must resolve steep grade transitions while preserving and enhancing the park’s mature urban forest and ecological assets.

Site Analysis (Opportunities and Constraints)	Proposed Design Response
- Topographic Constraints: Usable flat terrain is strictly limited to three distinct terraces (along 7th Avenue, the lacrosse box pad, and the tennis court pad). The remainder of the park consists of slopes ranging from 10% to 20%, constraining the placement of formal sports facilities. - View Corridors: The southern edge of the upper terrace offers spectacular views to the south from the playground area and benches today. - Urban Canopy and Biodiversity: Grimston Park is home to many significant mature trees. New trees and biodiversity planting has been recently added to Grimston Park in alignment with the City’s Biodiversity and Natural Areas Strategy.	- Optimize and reconfigure existing flat terraces for multi-use active recreation rather than undertaking major regrading of steep slopes. - Enhance viewing areas for people to appreciate the views to the Fraser River and beyond. - Prioritize the protection of existing trees and biodiversity planting.



View south from the playground towards the SkyTrain line and beyond.



Upper Terrace area of the playground



Hillside condition along the eastern property line



Stair access from the parking area on Nanaimo Street



Areas of Tree Canopy and Biodiversity Planting Areas in Grimston Park Today



View of newly planted and established trees, looking north west towards the lacrosse box.



Mature trees next to Mead Street.



Well established trees, adjacent to the tennis courts.



Community Engagement

4.0 Community Engagement

4.1 Overview

This section outlines the community engagement process and key findings from the public consultation conducted in spring 2026. For complete engagement data and methodology, refer to Appendix A: Grimston Park Master Plan - What We Heard Report.

Input was gathered from residents, park visitors, and local sports organizations to understand community needs, desired uses, and priorities for the future of Grimston Park. Community feedback directly informed three core planning areas:

- **Park Improvements** - Evaluating existing features - such as the playground, water play feature, and sport courts and playing fields - to identify opportunities to renew, remove or replace them to better meet current and future community needs.
- **Future Amenities** - Identifying new opportunities for recreational activities, ecological enhancements and social gathering spaces.
- **Long-term Management** - Ensuring the park's footprint is optimized to accommodate more people as the neighbourhood grows, while remaining safe, well-maintained and inviting.



Photos from the public open house.

4.2 Key Takeaways

The following key takeaways were gathered from in-person and online community engagement events and local sports organizations.

1. **Confirmed support for the proposed guiding principles.**

2. **Understanding how existing, aging amenities can be redeveloped to best support community needs and preferences.**

- Tennis courts and baseball diamond – A majority of respondents (54%) preferred the removal of the existing aging tennis courts and retaining the existing baseball diamond.
- Water play feature – 62% of respondents favored replacing the existing wading pool with a modern water play area. Those who preferred retaining the wading pool emphasized its uniqueness in New Westminster and the fond memories it holds for generations of users.
- “New Westminster Welcomes You” sign – While 54% of respondents favoured removing the sign without replacement, and returning the hillside to a natural state, approximately 26% of respondents preferred removing the sign and installing an alternative welcome feature elsewhere in the park. Parks & Recreation staff will further engage with interest holders and the broader community on the options as decommissioning approaches to finalize next steps.

3. **Preference on proposed new amenities options:**

- The top four preferred new amenities included a bike pump track, an expanded urban forest and biodiversity planting, small community gathering spaces, and lookout/viewing areas.

- Participants suggested adding lighting in the park and improvements to the washroom facility, including measures to enhance safety and cleanliness.
- Many participants suggested included a dog off-leash-area, while a few others suggested a fitness park and amphitheater for events.
- Suggestions on improved play areas included adding accessibility playground features, shade structures, safe places to play tag, and having a variety of large and small play structures.

4. **Preferred Park Layout Concept:**

When evaluating the two spatial concepts—Active Heart (consolidating active recreation in a vibrant central hub) versus Neighbourhood Commons (distributing active and passive uses across the park):

- A majority of respondents (51%) favored Concept B: Active Heart with Passive Edges, preferring to consolidate active sports in a central hub while keeping the perimeter green, quiet, and open for views
- The proposed Grimston Park Master Plan integrates the top 4 preferred amenities into Concept B: Active Heart with Passive Edges



Park Master Plan

5.0 Park Master Plan

5.1 Overview

The Grimston Park Master Plan establishes a long-term vision to optimize the park, for both community life and ecological health, as New Westminster continues to grow.

The objectives of the plan are to:

- Balance more places for recreation, activities and social gathering with quiet green spaces and ecological areas.
- Renew aging infrastructure (e.g. playground, lacrosse box), and introduce new amenities (e.g. dog-off-leash area, pump track, and water play area) to welcome a broader demographic of park users.
- Establish a hierarchy of pathways to better connect amenities that overcomes the site's steep topography, seamlessly connecting internal park destinations to surrounding active transportation networks for users of all ages and abilities.

5.2 Vision

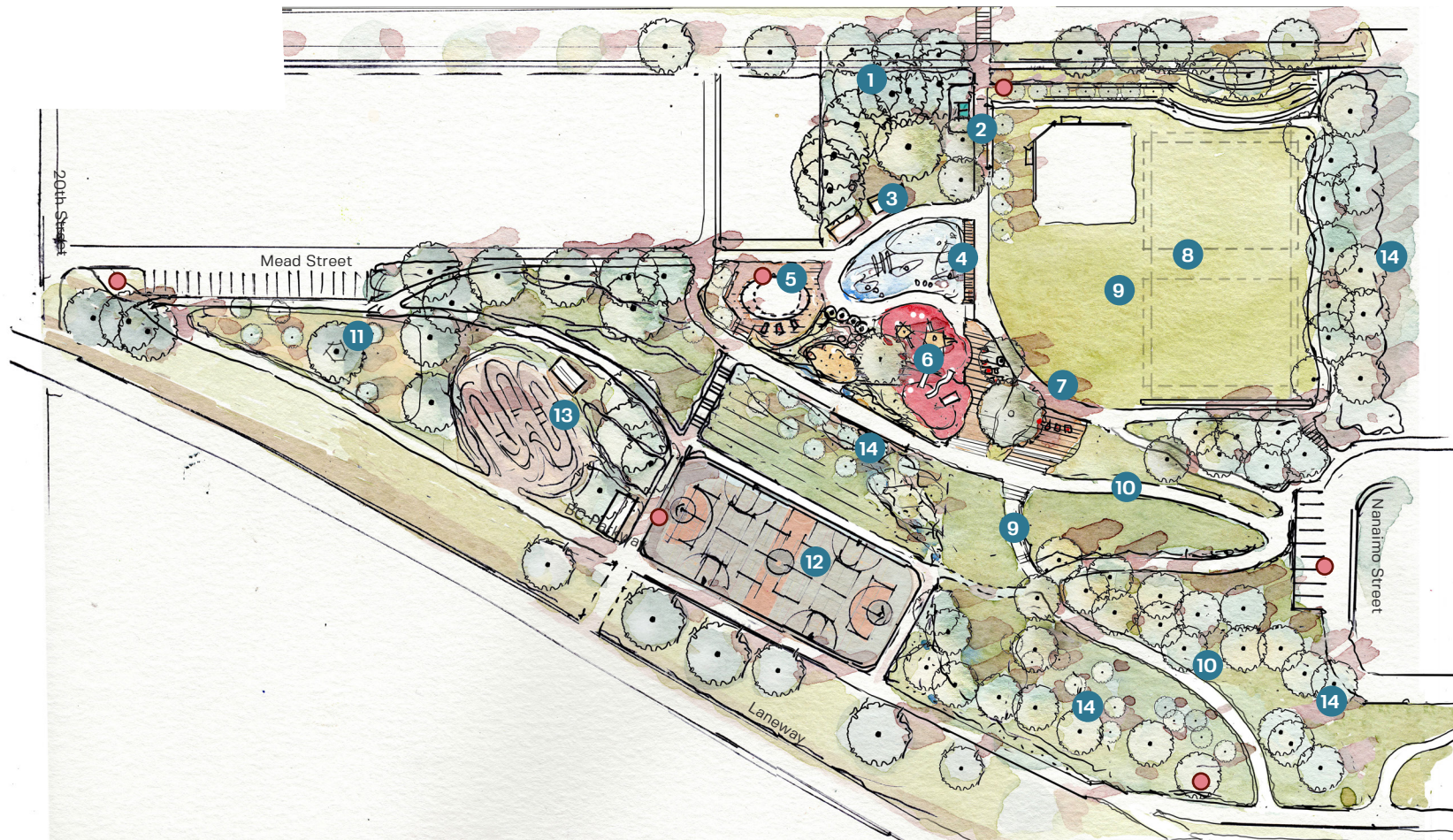
The vision synthesizes technical analysis, community priorities, and city-wide strategic goals into a long-term aspiration for the park:

By 2050, Grimston Park has evolved to meet the needs of the surrounding neighbourhood—it is a thriving park where New Westminster residents play sports, connect with nature, socialize, and build community.

Animated by a diversity mix of amenities, Grimston Park supports daily life across all seasons. On weekday afternoons, nearby residents gather in the picnic area and viewing areas taking a break for lunch; while regulars meet in the off-leash area. On weekends, the park buzzes with multi-generational activities, from youth at the pump track; to seniors playing pickle ball; and families cheering on young soccer players. In the summer months, the playground and inclusive water play area become a cool, bustling neighbourhood hub.

All of this life and activity takes place within a rich ecological landscape. Interwoven throughout the park, an expanding urban tree canopy and biodiversity plantings provide vital habitat for pollinators and songbirds, providing cooling shade, and frame scenic views toward the Fraser River—deepening the community's connection to the land and region.

5.3 Illustrative Plan



Illustrated Concept Plan

LEGEND

- | | | |
|------------------------------|--|---|
| 1. Existing Picnic Area | 6. Playground | 10. Accessible Multi-use Path |
| 2. Table Games | 7. Viewing Area | 11. Dog Off-Leash Area |
| 3. Picnic / Shade Shelters | 8. Baseball Diamond /
U6-8 Soccer Field | 12. Multi-sports Court |
| 4. Water Play Area | 9. Multi-use Open Lawn | 13. Pump track |
| 5. Washrooms | | 14. Tree Canopy / Biodiversity Planting |
| ● Wayfinding / Bicycle Racks | | |

5.4 Circulation

The Master Plan establishes a clear hierarchy of pathways to create a welcoming, connected, and universally accessible park experience across Grimston Park's challenging topography. A primary accessible spine anchors the site, connecting Sixth Avenue to Mead Street, with secondary pathways linking individual amenities and activity nodes. The park also maintains and continues to function as an important destination along the regionally significant BC Parkway.

1. Regional Multi-Use Pathway (BC Parkway):

- Retain and enhance the BC Parkway along the southern edge of Grimston Park.
- In collaboration with BC Hydro and TransLink, implement proactive vegetation management in alignment with TransLink's BC Parkway Corridor Design Guidelines. Focus on invasive species removal, sightline and CPTED enhancements, ecological restoration, and opening up high-value views to the south.
- Support ongoing coordination with the City's Transportation team to strengthen active transportation connections across 20th Street and bridge the gap between the BC Parkway and the 7th Avenue Greenway.

2. Primary Accessible Pathway (Central Spine):

- Establish a new central spine (minimum 3.0 metres wide) serving as the park's accessible pedestrian route and maintenance and operations access corridor.
- Design the pathway geometry and turning radii to accommodate maintenance vehicles without compromising pedestrian comfort.
- Integrate supportive public realm infrastructure along the spine, including rest nodes with seating, pedestrian-scale lighting, water bottle filling stations, and cooling features.

Focus Area: Connectivity

Goal: Strengthen multi-modal connections to and within the parks and recreation system.

Objective 5.3: Enhance user experience and wayfinding.

Action 5.3.2: Design multi-use paths through parks that minimize impact on active park uses (such as sports fields or playgrounds) and address potential conflicts, through both design and policy, between different types of users (e.g., pedestrians and cyclists).

Action 5.3.3: Ensure adequate bike and e-mobility parking is included within parks and at the entrances of recreation facilities.

3. Secondary Accessible Pathways:

- Construct secondary paved pathways (approximately 2.0 metres wide) branching from the primary spine to connect all key program areas, recreational amenities, and neighborhood access points.
- Align routes to adhere to universal accessibility standards wherever slopes permit.

4. Stair Connections:

- Install formal stair connections with robust handrails and slip-resistant materials along established desire lines on steep slopes where accessible ramp grading is not feasible.



Circulation Diagram

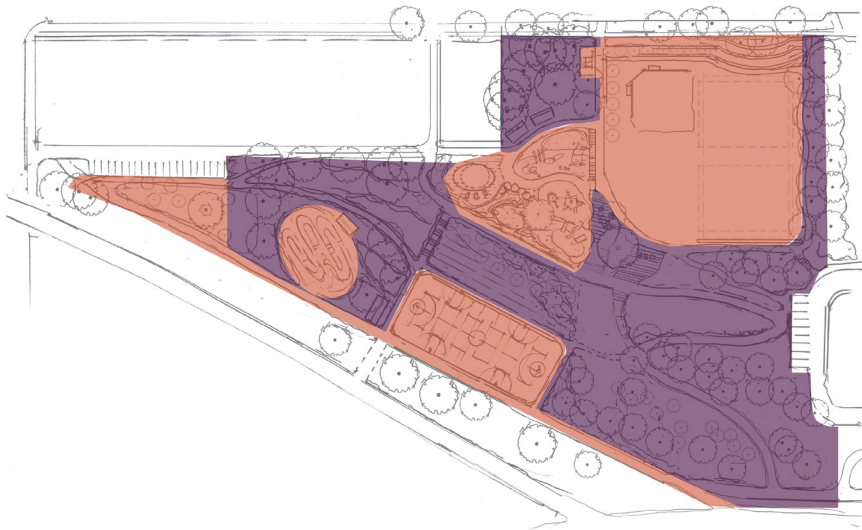
LEGEND

- Multi-Use Path (existing)
- Accessible Multi-use Path
- Secondary Accessible Pathways

- Stair Connections
- Bike Racks

5.5 Active and Passive Uses

The Master Plan establishes a balance between places for recreation, activities and social gathering with quiet green spaces and ecological areas. Spatial distribution follows a deliberate transition: active recreation is concentrated centrally in an energetic core, while passive green spaces, naturalized slopes, and landscape buffers form softer edges adjacent to neighboring residential streets and active transportation corridors.



Active and Passive Use Areas

LEGEND

- Active Uses
- Passive Uses

1. Active Uses

- Upper Terrace: Retain and enhance the existing baseball diamond and U6-8 soccer field with amphitheater on the upper terrace.
- Central and Mid-Terrace: Consolidate high-energy community amenities—including the renewed playground, accessible water play area, upgraded washroom building, modernized multi-sport court (on the renewed lacrosse box footprint), and a new bike pump track—into an accessible central hub.
- Lower Slope (Nanaimo Street): integrate a dedicated, fenced dog-off leash area into the slope off of Nanaimo Street to minimize conflicts with other park uses.

2. Passive Uses and Naturalized Areas

- Mead Street Interface: Locate passive uses adjacent to Mead Street to help provide a welcoming edge for people visiting the park, and to provide separation between active uses and the adjacent residents.
- Seventh Avenue Grove and Picnicking: Preserve the mature tree grove off Seventh Avenue as a shaded gathering destination for picnicking, casual seating, and quiet relaxation.
- Lookouts and Ecological: Introduce dedicated viewing platforms along the southern ridge overlooking the Fraser River. Passive use areas also provide space for biodiversity planting, retaining (e.g. planted areas, retaining walls), and privacy buffers.

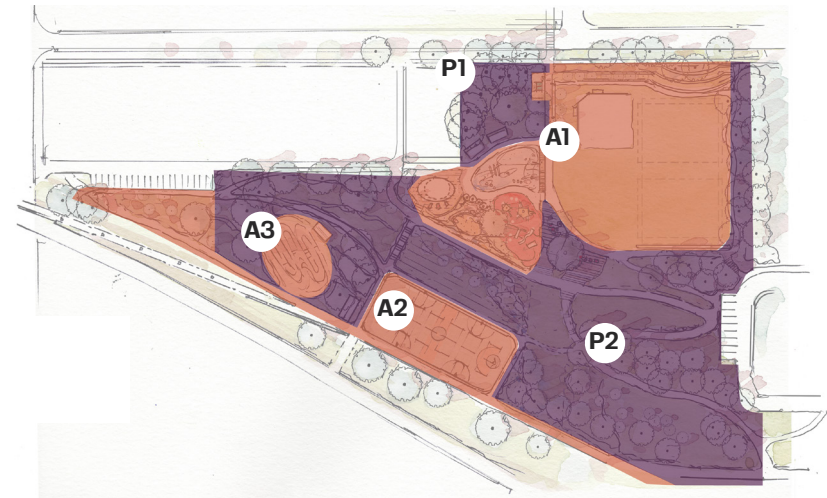
Active and Passive Use - Before and After Summary

The table and diagram below outlines the spatial distribution between active and passive uses across the park today versus the proposed Master Plan. The shift reflects an approximate 2% increase in active recreation area—primarily driven by the addition of the designated off-leash dog area—balanced against a minor reduction in unprogrammed turf.



Active and Passive Use Areas Today

- | | |
|---|--|
| ■ Active Uses | ■ Passive Uses |
| A1 Baseball/Water Play & Playground | P1 Picnic Area |
| A2 Lacrosse and BC Parkway | P2 Hillside / Trees & Biodiversity / Sign |
| A3 Tennis | |



Active and Passive Use Areas in the Master Plan

- | | |
|---|--|
| ■ Active Uses | ■ Passive Uses |
| A1 Baseball/Water Play & Playground | P1 Picnic Area |
| A2 Multi-Sport, BC Parkway, Dog Off Leash | P2 Hillside / Trees & Biodiversity / Paths |
| A3 Pump Track | |

		Existing Today	Master Plan Proposed	Percentage Change
Passive Areas				
P1	Picnic Area	4%	5%	1%
P2	Hillside / Trees / Biodiversity	52%	50%	-2%
Total Passive Area		57%	55%	-2%
Active Areas				
A1	Baseball / Water and Playground	29%	29%	0%
A2	Lacrosse / Multisport / BC Parkway and DOL	10%	13%	3%
A3	Pump Track/ Tennis	4%	3%	-1%
Total Active Area		43%	45%	2%

5.6 Programming

Grimston Park Master Plan envisions the renewal existing amenities (e.g. playground, lacrosse box), and introduces new amenities invite additional use (e.g. dog-off-leash area, pump track, and water play area) to make the most of the park for both people and nature.

Active Uses

1. **Pump Track:** The existing tennis courts are replaced with a new pump track. Engagement input shows strong interest in a pump track and given that the tennis court cannot be replaced in the same location due to the presence of tree roots, the pump track provides a good alternative use for this area. Located near the BC Parkway, the pump track becomes a cycling destination. Consider a design for multi-age groups to support progressive skill levels (beginner to intermediate).
2. **Playground Renewal:** The existing playground's central location in the park is well situated adjacent to the washroom, water play area and picnic areas. The Master Plan envisions that the playground remains in this location, integrated into the slope, using accessible pathways and universal design principles to make Grimston Park a welcoming, unique, and memorable place for all ages and abilities. Integrate opportunities for universally accessible surfacing, inclusive play equipment representing a diverse range of play types (e.g., jumping, running, climbing, spinning, sliding, and sensory play), and ample shade through tree canopy and built shade structures.
3. **Dog Off Leash Area:** A possible dog-off-leash area has been identified in Grimston Park, near Mead Street. This location provides ease of access from a range of transportation modes. In order to meet the requirements of the [People Park Pups Strategy](#), the off-leash area should include amenities such as waste receptacles, shade, and water and separation from other uses and pathways (e.g. fence and planting).

Focus Area: Equity, Inclusion, and Accessibility

Goal: Advance equity, inclusion, and accessibility by removing barriers, enhancing opportunities, and supporting community well-being.

Objective 2.1: Identify and reduce barriers to equitable access.

Action 2.1.6: Develop and renew outdoor play spaces to include diverse, accessible, and high-quality recreational opportunities for all ages.

Focus Area: Park Amenities and Facilities

Goal: Expand, renew and optimize parks and park amenities.

Objective 6.2: Respond to current and future community needs through proactive planning and design.

Action 6.2.1: Prioritize the comprehensive list of capital projects to address existing service gaps. Key capital projects include:

- Sport court upgrades at Westburnco, Simcoe Park, Grimston, and Moody Park to multi-sport courts
- Playground replacement at Grimston Park

4. **Multi-Sport Court:** The location of the existing lacrosse box—away from residential uses (where noise would be a concern) and on a flat site—is well-suited to renewal or replacement by a multi-sport court. Redevelopment is an opportunity to explore a mix of multiple court activity combinations, such as ball hockey, basketball, lacrosse, and pickleball. June 2026, City Council approved the use of the remaining provincial funding (Growing Communities Fund) toward this amenity. Sport court lighting will be evaluated to extend safe shoulder-season and evening use.

5. Baseball Field, Amphitheater and Multi-use

Lawn: The existing baseball diamond and informal hillside grass amphitheater will be preserved in their current location. The natural turf outfield continues to provide flexible space for seasonal community gatherings, youth soccer, and event tents.

- 6. Inclusive Water Play Area:** Replacing the aging wading pool offers an opportunity to introduce inclusive, universally accessible, and water-efficient aquatic play suited to a range of ages. The Master Plan supports exploring options to replace the pool with a modern water play environment featuring distinct, age-appropriate zones. This includes a dedicated toddler and family area that incorporates shallow, ankle-deep water features and sloped edges where young children and seated caregivers can comfortably splash, wade, and play together, alongside an active spray zone tailored to older school-aged children. To ensure environmental responsibility, public safety, and operational sustainability, design alternatives will emphasize zero-depth transitions, non-slip surfacing, and significantly reduced water consumption through automated demand-activated controls.

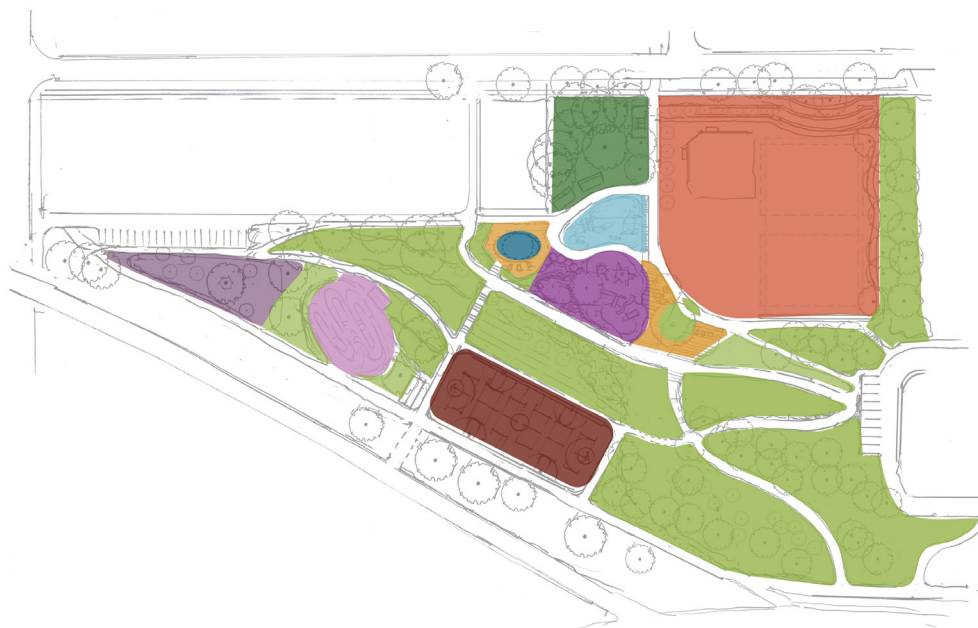


7. Washrooms, Change Rooms and Storage:

Review the existing washroom building and explore replacement with a new building to expand the capacity of the existing facility to meet the service standards of a city park, including applicable recommendations in the [City-wide Public Toilet Strategy](#). Given the presence of the water play area, consider one to two family sized change rooms to support this use. Incorporate a water bottle filling station, and dedicated storage for park operations and services.

Passive Uses

1. **Picnic & Table Games:** The existing picnic area is well used today, especially in the summer months. Along the entry pathway, table games, such as table tennis, chess, checkers, etc. are proposed to provide a supportive amenity in this space that complements the picnic use. Small picnic shelters along the southern edge of the picnic area provide space for shade, small gatherings and celebrations--or to set up for the day while enjoying the water play area.
2. **Viewing Areas:** Viewing areas are integrated along the edge of the upper terrace, including around the washroom building, where seating can be integrated overlooking the playground; and, at the south-western edge of the baseball field, overlooking both the playground and the planted areas to the south. Consider viewing areas that are integrated as open, deck features with a range of seating options.



Programming Areas

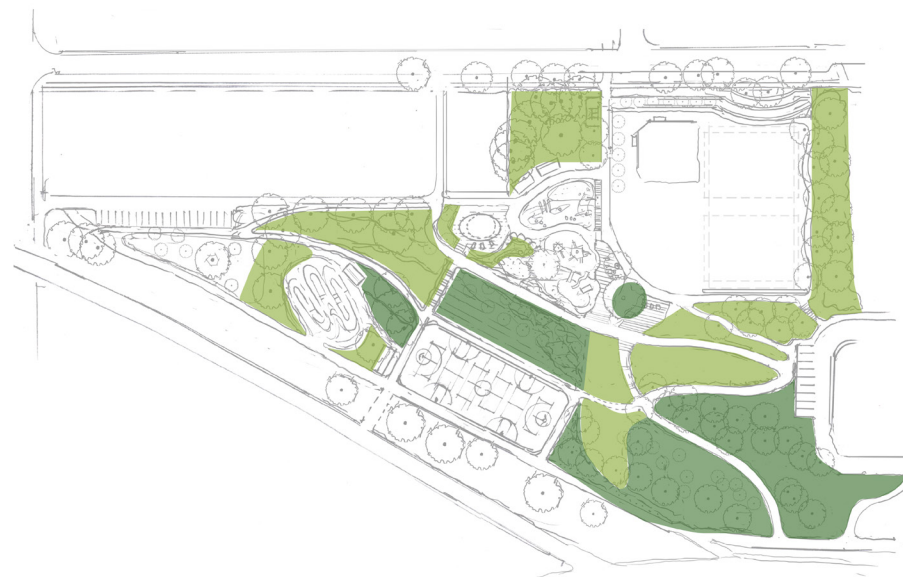
LEGEND

Pump Track	Water Play Area
Playground	Washrooms / Change Rooms
Dog Off Leash Areas	Picnic & Table Games
Multi-Sport Court	Planted Areas
Baseball Field, Amphitheater, Events	Viewing Areas

5.7 Planting Zones

The Master Plan balances active recreational zones with robust ecological plantings, advancing the City's [Biodiversity and Natural Areas Strategy](#), urban canopy goals, and climate resilience targets.

1. **Lawn and Planting Beds:** A mixture of low-maintenance woody shrubs, perennials and ornamental grasses are adjacent to high-use areas, near park frontages, and integrated into stepped retaining walls to maintain open views. The lawn adjacent to the trails provides a clean edge for planting beds to be established and maintain an intentional appearance of adjacent ecological landscapes. The open field / lawn south of the viewing area is adjacent to the baseball field to keep open views to the south.
2. **Biodiversity Planting:** Several pollinator pastures have been established in Grimston Park already to improve biodiversity in the park and support a range City strategies related to climate change and resilience. The master plan retains and builds upon the existing biodiversity plantings.
3. **Urban Forest Canopy:** Mature trees will be strictly protected through designated critical root zones. New native canopy trees will be planted strategically to provide summer cooling, break wind corridors, and expand total tree canopy coverage across the park.



Planting Zones

LEGEND

- Biodiversity Planting
- Lawn and Garden

Focus Area: Low Carbon Resilience

Goal: Integrate low carbon resilience into design, planning, operations, and support responses to climate emergencies.

Objective 3.2: Protect and enhance natural assets and natural areas.

Action 3.2.2: Actively implement the goals and targets of the Biodiversity Strategy to enhance local ecosystem health.

5.8 Wayfinding and Lighting

In addition to providing a clear hierarchy of pathways in the park, lighting and signage further supplement wayfinding in the park.

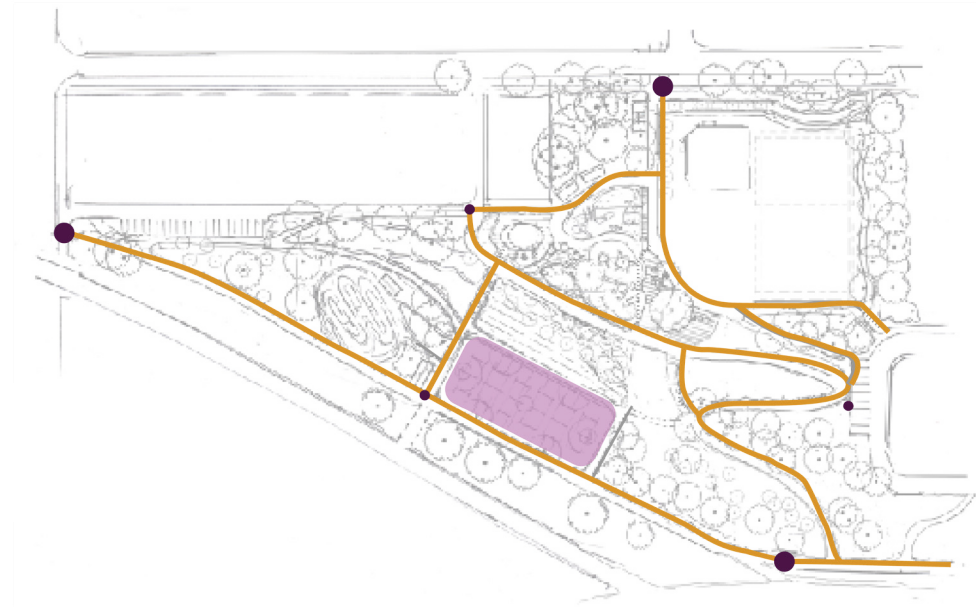
1. **Entry Signage:** Six locations are identified as 'entrances' where entry signage would benefit visitors who are not familiar with the park. This includes three primary locations, where a larger sign with the park name and directional information could be located, and three locations for smaller, secondary signs to help with navigation.
2. **Lighting:** Pedestrian lighting is proposed along pathways to support wayfinding and navigation at night. The City could optionally consider lighting as a part of the multi-sport court to extend its use hours. When selecting light fixtures, consider fixtures that are dark-sky to avoid light pollution, with particular attention paid towards adjacent residents.

Focus Area: Connectivity

Goal: Strengthen multi-modal connections to and within the parks and recreation system.

Objective 5.3: Enhance user experience and wayfinding.

Action 5.3.1: Actions Implement clear and consistent park name identification and wayfinding signage throughout the parks system that links internal pathways to the broader city-wide wayfinding network.



Wayfinding and Lighting

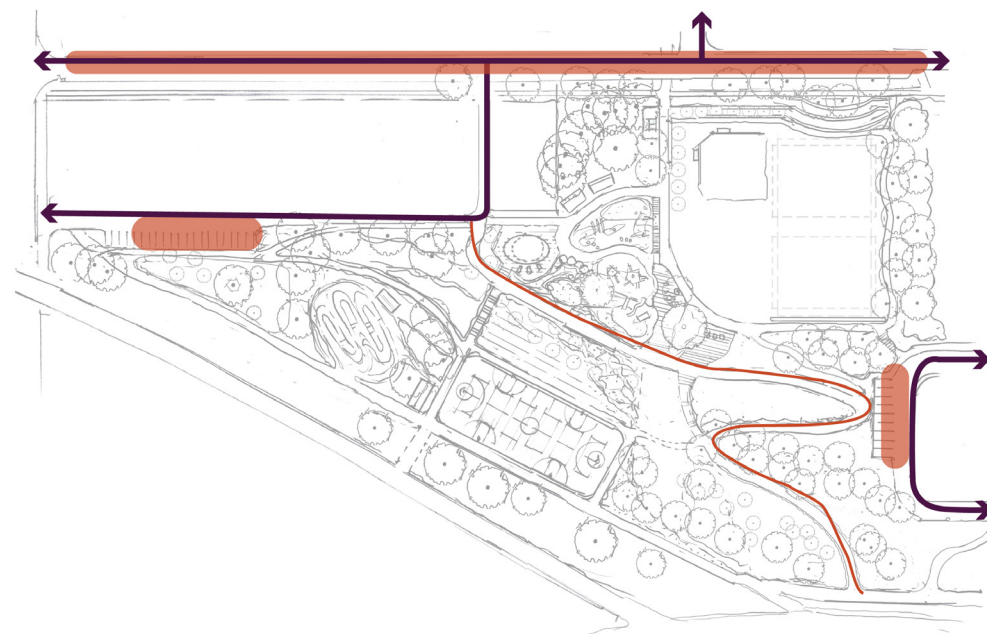
LEGEND

- Primary Entry Signage
- Secondary Entry Signage
- Pedestrian Lighting
- Optional Lit Area

5.9 Vehicle Access, Parking and Bicycle Parking

Grimston Park is well-connected to the surrounding street grid and cycling network.

1. **Vehicle Access and Parking:** Primary vehicular access remains unchanged via 7th Avenue, Nanaimo Street, and Mead Street. Existing curbside and bay parking along these perimeter streets will be retained. Standard private vehicle traffic will continue to be restricted to the perimeter, preserving the park interior for park use.
2. **Bicycle Parking:** To support the park's role as a cycling destination along the BC Parkway and Seventh Avenue Greenway—and to serve users visiting the new pump track and active amenities—secure bike parking will be expanded. Short-term bicycle racks will be installed at high-traffic activity nodes.



Vehicle Access and Parking Areas

LEGEND

- Vehicle Route
- Parking

A large, mature pine tree with a thick, gnarled trunk and dense, dark green needles dominates the foreground. The tree's branches spread out, casting shadows on the ground. In the background, a paved tennis court is visible, surrounded by a chain-link fence. To the right of the court, there is a wooden bench. Further back, there are other trees with yellow and orange autumn foliage, and a small white building. The sky is overcast. The bottom of the image has a dark blue gradient with a wavy pattern.

Recommendations and Implementation

6.0 Recommendations and Implementation

6.1 Overview

The following recommendations support the implementation of the long-term vision for Grimston Park Master Plan. The recommendations fall into the categories of: amenities; circulation; natural features; and, operations and maintenance.

Each recommendation includes a project title, scope of work, high-level description with key considerations, anticipated delivery timeframe, and preliminary capital cost allowance (in 2026 dollars).

6.2 Funding Framework

Implementing the Grimston Park Master Plan will rely on internal and external funding sources.

Internal Funding

Funding requests will be brought to Council for consideration as part of the Annual Budget and Five-Year Financial Plan processes. This could include municipal property taxes, available reserve funds, Development Cost Charges (DCCs) and Amenity Cost Charges (ACCs). The Grimston Park Master Plan's capital implementation is intended to be funded by Parks Development Cost Charges (DCCs).

External Funding

External funding sources will be explored throughout implementation:

- Grants - Funding may be available through provincial and federal investments and external grant opportunities. Funding has been identified from the Provincial Growing Communities Fund to support a portion of the implementation.
- Third Party Contributions Community organizations – Community organizations may be effective at fundraising or grant provide contribution funding opportunities for specific projects.



Recommendations Diagram

LEGEND

- | | | |
|--|--------------------------|---|
| 1. Wayfinding / Secure Bicycle Parking | 5. Washroom Upgrades | 9. Multi-Sport Court |
| 2. Table Games | 6. Upgraded Amphitheatre | 10. Expand the Circulation Network |
| 3. Renewed Water Play Area | 7. Dog Off-Leash Area | 11. Tree Canopy / Biodiversity Planting |
| 4. Renewed Playground & Viewing Area | 8. Pump Track | 12. Invasive Species Removal |

6.3 Recommendations

The proposed Plan provides a comprehensive 20-year framework to be implemented in phases to optimize park capacity and accessibility across steep terrain, renew or replace aging infrastructure, and protect natural assets. As priority capital projects—such as the multi-sport box, water play area, playground, pump track, and off-leash dog area—advance into detailed technical design, the project team will maintain active dialogue with key interest groups and the broader community. This ongoing engagement will focus on exploring design options, evaluating alternatives, and refining site layouts to ensure final implementation reflects user needs, technical feasibility, and long-term community value.

Definitions	
Proposed Timelines:	Estimate of Cost Range:
· Ongoing	· \$ = less than \$100,000
· Short (1-5 years)	· \$\$ = \$100,000 - \$500,000
· Medium (6 - 10 years)	· \$\$\$ = \$500,000 - \$1.5M
· Long (beyond 10 years)	· \$\$\$\$ = over \$1.5M

#	Recommendation	Scope	Related Strategic Goal/Objective	Description	Timeframe	Capital Cost Allowance (Preliminary)
Amenities						
1	Wayfinding / Secure Bicycle Parking	Design + Construction	Objective 5.3: Enhance user experience and wayfinding	Develop a wayfinding strategy, including signage design, to be installed as the park amenity areas are renewed and pathways are developed to improve wayfinding and establish park identity and to establish identifiable entrances. When decommissioning of the “New Westminster Welcomes You” sign occurs, Parks & Recreation staff to engage with interest holders and broader community to finalize decommissioning options and finalize next steps. Independent of other improvements: · A new, primary sign, along the entrance of 7th Avenue · A new, secondary sign, at the parking area on Nanaimo Street · Two new signs at the eastern entrance on the BC Parkway (one where the pedestrian bridge meets the park, and one where the BC Parkway enters the park) · A new, primary sign, at the western entrance on the BC Parkway Bundled with other improvements: · A new, primary sign, in conjunction with a new ‘entrance’ and paths, between the pump track and multisport box · A new, secondary sign, in conjunction with the washroom renewal Bike Racks · Provide secure bicycle parking at key destinations and entry points to the park.	Varies	\$
2	Install table games (e.g. table tennis, chess, checkers, etc.)	Design + Construction	Objective 6.2: Respond to current and future community needs through proactive planning and design.	Design and implement table games to supplement the uses in the picnic area.	Short	\$ - \$\$

#	Recommendation	Scope	Related Strategic Goal/Objective	Description	Timeframe	Capital Cost Allowance (Preliminary)
3	Renewed water play area	Design + Construction	Objective 6.2: Respond to current and future community needs through proactive planning and design.	Water Play Area and Picnic Shelters Replace the existing wading pool with a modernized, universally accessible water play amenity designed to support multiple age groups, including shallow water opportunities for toddlers and parents to sit and splash alongside active spray features for older children. This will require an engineering review of the existing drainage system. Opportunities for a water-efficient flow-through system and specialized surface treatments should be evaluated, including capturing runoff for passive irrigation of the planted areas below. Integrate small picnic shelters nearby to provide shade and support small gatherings, such as family events and children's birthday parties.	Medium	\$\$\$
4	Renew the playground and viewing area	Design + Construction	Objective 6.2: Respond to current and future community needs through proactive planning and design.	Playground Replace the existing playground with a new playground that supports multiple age groups. The design should take full advantage of the site's natural topography, utilizing grade changes to create inclusive, terraced play experiences—such as embankment slides, accessible ramped pathways, and integrated climbing features. Key universal design elements should be incorporated, including firm, barrier-free unitary surfacing, multi-sensory and tactile play elements, and inclusive equipment suited for children and caregivers of all physical and cognitive abilities. Integrated shade opportunities must be prioritized through preserved and newly planted shade trees, as well as engineered shade structures over high-use seating and play zones. Viewing Areas Adjacent to the playground and baseball field are established viewing / seating areas. Opportunities to enhance, expand, and upgrade these spaces as part of the playground renewal should be integrated, ensuring accessible, barrier-free pathways, shaded rest spots, and comfortable seating with clear sightlines for caregivers and spectators.	Short	\$\$\$
5	Washroom Upgrades	Planning, Design and Construction	Objective 6.2: Respond to current and future community needs through proactive planning and design.	Replace the existing washroom building with a new building to expand the capacity of the existing facility to meet the service standards of a city park, and to meet the City's service standards, including applicable recommendations in the City-wide Toilet Strategy. Given the presence of the water play area, consider one to two family sized change rooms to support this use. Incorporate a drinking fountain. Consider incorporating a viewing area and seating at the south and south east side of the washroom.	Medium	\$\$\$
6	Amphitheatre Monitoring and Upgrade	Assessment, Design + Construction	Objective 6.2: Respond to current and future community needs through proactive planning and design.	Monitor the baseball field amphitheatre for signs of end-of-life and need of replacement; and, redevelop the edge to continue to provide seating for events / games.	Long	\$\$
7	Establish a dog-off-leash area	Design + Construction	Objective 6.2: Respond to current and future community needs through proactive planning and design.	Develop a dog-off-leash area, including: high quality fencing, dog amenities (such as agility features, drinking fountain, dog-waste receptacle), appropriate surfacing (such as wood mulch) and amenities for human visitors (such as seating, signage). Refer to People, Parks and Pups for design standards.	Medium	\$\$

#	Recommendation	Scope	Related Strategic Goal/Objective	Description	Timeframe	Capital Cost Allowance (Preliminary)
8	Remove tennis courts, restore area, and develop a pump track and improve circulation	Design + Construction	Objective 6.2: Respond to current and future community needs through proactive planning and design. 6.2.3 Integrate multi-use, flexible, and all-weather amenities into all new and redeveloped park projects to ensure year-round usability. Objective 5.3: Enhance user experience and wayfinding+D19	Tennis Court Removal Protect healthy mature trees and remove the existing tennis courts. Redevelop this area with a pump track and biodiversity garden. Pump Track The pump track should create a flowing, safe and durable circuit for a range of abilities and ages. A drinking fountain may be included, in consideration of cost and available water connection. Circulation and Connectivity As a part of the pump track development, a new 'entry' to the park should be established off of the BC Parkway, to create a welcoming sense of arrival; and, a pathway and stairs connecting up to the washroom building should be provided.	Medium	\$\$\$
9	Renew the Lacrosse Box into a Multi-Sport Court and improve circulation and wayfinding	Design + Construction	Objective 6.2: Respond to current and future community needs through proactive planning and design.	Redevelop the existing lacrosse box into a multi-sport court. Explore a mix of multiple court activity combinations including ball hockey, basketball, lacrosse, and pickle ball. New court to have renewed, high-quality fencing. In the interim state before full built out of multi-sport court, remove aging fence and repurpose existing court for temporary program activates. City to evaluate feasibility of installing a covered multi-sport court; and, assess feasibility of implementing lighting with consideration to cost, impacts to neighbours, available electrical capacity, and operational requirements.	Short	\$\$\$

#	Recommendation	Scope	Related Strategic Goal/Objective	Description	Timeframe	Capital Cost Allowance (Preliminary)
Circulation						
10	Expand the circulation network.	Design + Construction	Objective 5.3: Enhance user experience and wayfinding	Establish a comprehensive pathway system in Grimston Park: Accessible Multi-Use/Maintenance Path (MUP) - Establish an accessible multi-use path that connects from the BC Parkway in the south east to Mead Street. This path will serve as the park's main maintenance path and should be designed to support service vehicles. Width to be minimum 3.0 metres wide and wider at turns to accommodate turning vehicle radius. Features along the MUP to include seating, secure bicycle parking, drinking fountains and/or cooling opportunities. The existing 'New Westminster Welcomes You' sign will need to be removed as a part of these upgrades. Communications and engagement on the removal of the existing welcome sign with the public and any interest holder groups is recommended. Multi-Sport Court Connections - Establish an accessible pathway to the multi-sport court from Nanaimo Street parking area - Establish pathways to facilitate circulation around the multi-sport court Direct Connections for Desire Lines - Create path and stairs connections in areas of likely desire lines (e.g. the BC Parkway to the washroom building; between accessible pathways) Lighting Feasibility - The City will evaluate feasibility of installing lighting along pathways.	Long	\$\$\$
N/A	Parking assessment	Design + Construction	Objective 5.3: Enhance user experience and wayfinding	Paint parking stall lines at the Mead St. parking lot to maximize parking capacity.	Short	\$

#	Recommendation	Scope	Related Strategic Goal/Objective	Description	Timeframe	Capital Cost Allowance (Preliminary)
Natural Features						
11	Retain and grow the tree canopy and biodiversity planting	Planning + Implementation	Objective 3.2: Protect and enhance natural assets and natural areas.	Support the City's Biodiversity and Natural Areas Strategy through the protection and retention of healthy trees and the planting of new trees during design of new amenities. Provide replacement planting for any trees removed due to condition. Expand the tree canopy and biodiversity planting in areas dedicated to trees and biodiversity planting, with consideration of maintaining open views from viewing areas. Maintain lawn along pathway edges (~1m strip) to keep the appearance of an intentionally managed landscape.	Ongoing	\$
12	Invasive species removals	Planning, Removals + Planting	Objective 3.2: Protect and enhance natural assets and natural areas.	Work with BC Hydro and TransLink to manage vegetation along the BC Parkway in accordance with TransLink's BC Parkway Corridor Design Guideline. Priorities for Grimston Park are the removal of invasive species (located south of the pathway) and replacement with plants that are low growing to maintain open views and improve CPTED issues.	Ongoing	\$
Operations and Maintenance Considerations						
N/A	Maintenance Access Planning	Planning + Implementation	Objective 6.2: Respond to current and future community needs through proactive planning and design.	As the park path network is redeveloped and new amenities are built, ensure adequate maintenance access is provided to all amenities while ensuring that the path network prioritize human-scale and pedestrian comfort. Consult Public Works and Park Operations.	Ongoing	Included with amenity improvements
N/A	Provide Irrigation to support new planting.	Planning + Implementation	Objective 3.2: Protect and enhance natural assets and natural areas.	As new amenities are designed, upgrade the irrigation system in the planted areas.	Ongoing	Included with amenity improvements

A scenic view of a park. In the foreground, a grassy hill slopes down from the right. A paved path with large rocks runs along the edge of the hill. In the background, there is a playground with various equipment, including slides and climbing structures. Beyond the playground, a paved area and some trees are visible. The sky is filled with large, dramatic clouds, and the sun is shining through them, creating a bright spot in the upper left. The overall atmosphere is peaceful and natural.

Conclusion

7.0 Conclusion

The Grimston Park Master Plan establishes a long-term framework to strengthen climate resilience, accessibility, and community livability. Informed by technical analysis, urban forestry expertise, multi-modal transportation strategies, and community input, the plan provides a flexible approach responsive to the park's unique context and topography, and community needs and values.

As the neighborhood populations grow, maximizing the physical and social value of these limited green spaces is a priority. Through expanded park path network, renewed amenities, enhanced biodiversity, the park intend to serve the diverse needs of the community. Over the next two decades, this phased framework will transform Grimston Park into interconnected, inclusive spaces that support the health, well-being, and social connection generations to come.

Appendices



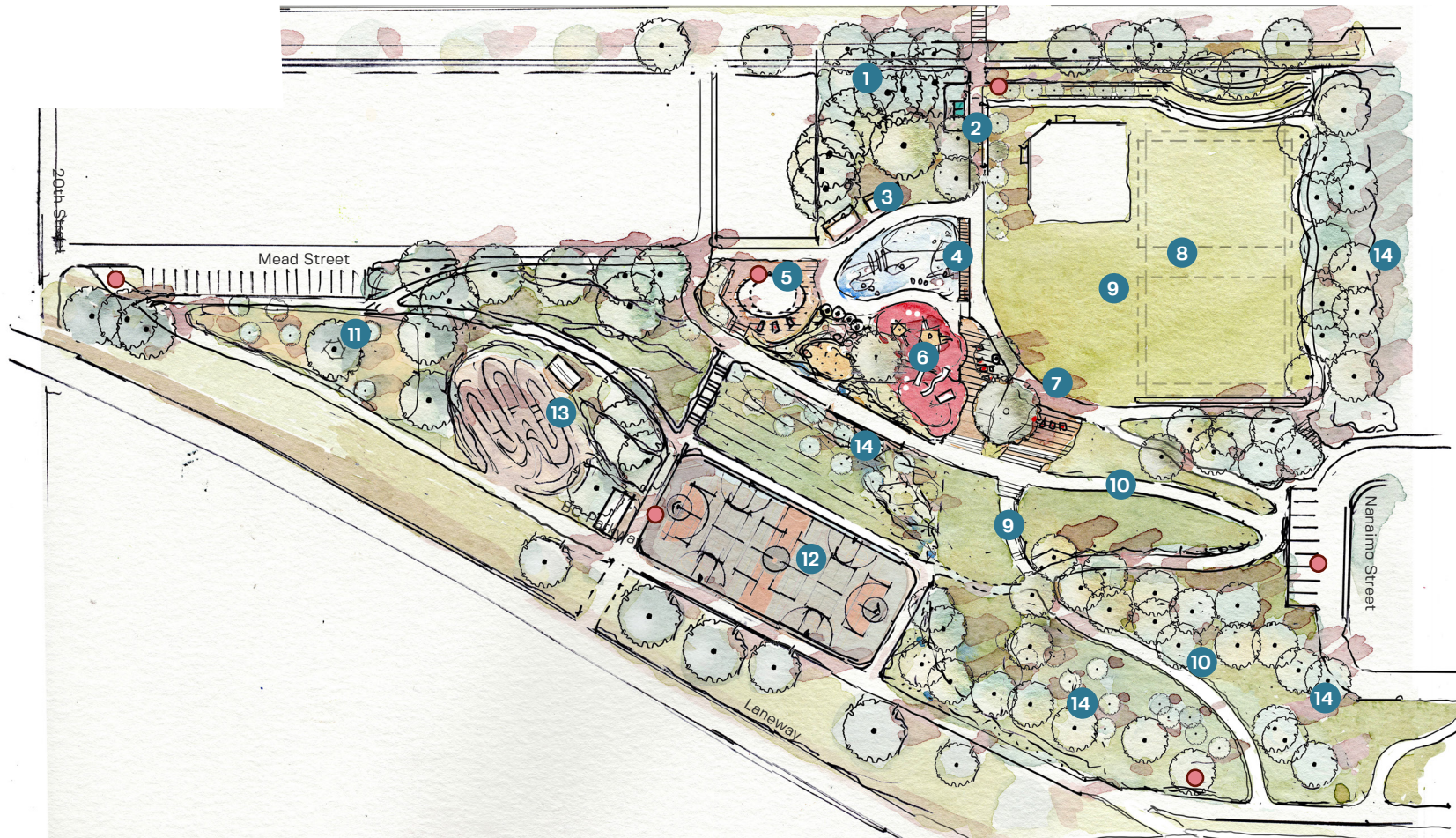
8.0 Appendices

8.1 Appendix A: What We Heard Report

8.2 Appendix B: Illustrative Master Plan



Appendix B: Illustrative Master Plan – Grimston Park



Illustrated Concept Plan

LEGEND

- | | | |
|------------------------------|--|---|
| 1. Existing Picnic Area | 6. Playground | 10. Accessible Multi-use Path |
| 2. Table Games | 7. Viewing Area | 11. Dog Off-Leash Area |
| 3. Picnic / Shade Shelters | 8. Baseball Diamond /
U6-8 Soccer Field | 12. Multi-sports Court |
| 4. Water Play Area | 9. Multi-use Open Lawn | 13. Pump track |
| 5. Washrooms | | 14. Tree Canopy / Biodiversity Planting |
| ● Wayfinding / Bicycle Racks | | |