



EAST URBAN COMMUNITY - PHASE 3 AREA AREA PARKS PLAN

February 2019

City of Ottawa
RICHCRAFT | Group of Companies
Glenview Homes (Innes Ltd.)

FOTENN Planning
+ Design

STUDY OBJECTIVE

This Area Parks Plan (APP) is a blueprint intended to provide direction for the development of parks and open spaces within a portion of the East Urban Community - Phase 3 (EUC-3). The guiding objective of this study is to ensure that the future local residents are afforded access to a comprehensive offering of active and passive recreation opportunities.

This document will be a useful planning tool for City staff, Council, the development community and their consultants as they undertake detailed design activities for individual parks in fulfillment of subsequent sub-division agreements.

The APP has been completed concurrently and as an adjunct to the Community Design Plan for the EUC-3. This high-level planning document explores and makes recommendations for an appropriate distribution of parks within the study area, while considering pedestrian connectivity. It seeks to balance the size, distribution, physical characteristics and development budgets for parkland against an appropriate program of facilities.

METHODOLOGY

Parkland Dedication

The following table summarizes the park land dedication requirements for the East Urban Community – Phase 3 Area given the land uses and areas identified CDP Demonstration Plan and the requirements in the Parkland Dedication By-law. As requested by City Staff, the total required amount of parkland is divided into seven (7) parks, however only five (5) are within the scope of this APP; two (2) Neighbourhood Parks, a Community Park and two (2) Parkettes. *The City of Ottawa Park Development Manual (2nd Edition, 2017)* may be referenced for a detailed description of each park classification.

Land Use	Parkland Dedication Rate	Number of Units/Area	Required Parkland
Residential at densities of 18 dwellings per net hectare or more	1 ha/300 units	2,000 units (Low Density Residential CDP designation)	6.67 ha
		246 units* (Medium Density Residential CDP designation)	0.82 ha
Apartments (as defined in the Zoning By-law)	10% of land area	11.87** (Highest Density Residential CDP designation)	1.19 ha
		6.0 ha (50% of Mixed-use CDP designation)	0.6 ha

Commercial and Industrial	2% of land area	6.0 ha (50% of Mixed-use CDP designation)	0.12 ha
		7.0 ha (Commercial CDP designation)	0.14 ha
		37.5 ha (Employment CDP designation)	0.75 ha
Other	5% of land area	9.0 ha (Institutional CDP designation)	0.45 ha
Total Parkland Required			10.74 ha
Total Parkland Shown on Land Use Plan			10.78 ha

*Excludes the 84 units in the Medium Density Residential designation located on the north side of Brian Coburn Boulevard, east of Mer Bleue Road, which is already constructed

**Excludes 3.63 ha of land located southwest of the western future BRT station, which is a registered block in a subdivision for which parkland dedication has already been provided

Park and Pathways Plan

An overall Park and Pathways Plan provides an overview for the distribution of parks and open space and the network of recreational connections across the study boundaries. The *Pedestrian and Cyclist Facilities Plan* prepared by Fotenn adequately demonstrates this.

Park Amenities Matrix

The Park Amenities Matrix offers a snapshot of the recreational amenities that are proposed to be offered throughout the EUC-3. The list was developed in consultation with City of Ottawa Park Planners and is based on the projected needs of the population within the study boundaries. The Matrix also summarizes a balanced overall budget amongst the parks considered in this APP. The funding formula will be indexed annually to allow for inflation over an indeterminate period of development.

Facility Fit Plans

Facility Fit Plans (FFP) for each individual park schematically illustrate how the desired amenities could potentially be arranged on a site while respecting existing site conditions such as topography and natural features. Accompanying each FFP is a narrative describing the physical characteristics of the site and the proposed program for development. Unless otherwise noted, the dimensions and minimum setback required of all facilities comply with the standards established in the *City's Ottawa Park Development Manual (2nd Edition, 2017)*.

An Opinion of Probable Cost (OPC) confirms the design and construction budget for each park based on the current funding formula of \$504,865 per hectare as established by the City. The per hectare budget is based applicable in 2017/18 and will be updated with the current rate at time of park development for each park. The new rate is available in August of each year. The developers will enter into a cost sharing agreement prior to subdivision approval to ensure the realization of these parks. It should be noted that the FFPs are intended as demonstration plans only and should not be considered as the final park design. Amenities and designs for each park may be revised following staff review and public consultation of the concept plans.

EAST URBAN COMMUNITY - PHASE 3 AREA COMMUNITY DESIGN PLAN PEDESTRIAN AND CYCLIST FACILITIES PLAN

LEGEND

- CDP Boundary
- Existing Sidewalk
- Potential Sidewalk
- Existing Multi-Use Pathway
- Potential Multi-Use Pathway
- Existing On-Street Bicycle Lane
- Potential Mid-Block Connection
- Parks
- Greenspace
- Stormwater Management Facility
- Hydro Easement/Open Space
- Bus Rapid Transit (BRT) Corridor
- BRT Station



34.	DRAFT	12.07.2020
33.	DRAFT	05.12.2020
32.	DRAFT	03.19.2020
31.	DRAFT	04.17.2019
30.	DRAFT	03.12.2019
29.	DRAFT	02.25.2019
28.	DRAFT	02.12.2019

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OVER / UNDER BUDGET SUMMARY

OVER / UNDER BUDGET SUMMARY				
No.	PARK NAME	PARK BUDGET (per facility fit plans - includes R.O.W. works)	TARGET BUDGET (per City of Ottawa per hectare park budget allowance)	BALANCE
1	Park #1 - NEIGHBOURHOOD PARK (Glenview/Caivan)	\$ 985,497.21	\$ 918,854.30	\$ (66,642.91)
2	Park #2 - NEIGHBOURHOOD PARK	\$ 476,514.37	\$ 651,275.85	\$ 174,761.48
3	Park #3 - PARKETTE	\$ 311,714.85	\$ 282,724.40	\$ (28,990.45)
4	Park #4 - COMMUNITY PARK	\$ 2,324,555.29	\$ 2,347,622.25	\$ 23,066.96
5	Park #5 - PARKETTE	\$ 307,431.04	\$ 232,237.90	\$ (75,193.14)
	TOTALS:	\$ 4,405,712.77	\$ 4,432,714.70	\$ 27,001.93
			PERCENTAGE OVER/UNDER:	0.61%
6	Park #6 - PARKETTE (REIT 4200 Innes)	\$ 276,966.90	\$ 757,297.50	\$ 480,330.60
7	Park #7 - PARKETTE (Orleans Health Hub)	\$ 92,322.30	\$ 252,432.50	\$ 160,110.20

PARK #1

SIZE / CLASSIFICATION:

1.82 hectares / Neighbourhood Park

SITE DESCRIPTION:

As this park straddles the Western boundary of the EUC-3 lands, the adjacent landowners have been consulted in the creation of this facility fit plan. The site is located within a residential area, with a storm pond to the south. Some deciduous trees are scattered across the site. The park has approximately 170m of street frontage on its northern edge.

PROPOSED FACILITIES:

walking paths	mini soccer pitch	senior play area
waste receptacles	tennis courts	saucer swing
bicycle rack	seasonal boarded puddle rink, complete with lighting and storage bunker	toboggan hill
benches	puddle rink	low berms
picnic tables	small, hydraulic splash pad	park sign
games tables	junior play area	new tree planting
medium shade structure		

DESCRIPTION OF PARK FACILITIES:

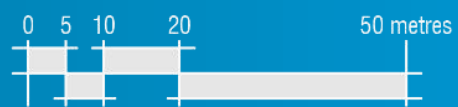
This neighbourhood park features a seasonal boarded rink, a puddle rink, a mini soccer pitch, tennis courts, a small hydraulic splashpad, a junior play area, a senior play area, a saucer swing, and a shade structure. Accessible asphalt paths connect these features and provide a route through the park, with the potential to connect to the storm pond to the south. Low berms are used to create visual interest and provide casual seating, and a larger berm provides a toboggan hill for children in the winter. Picnic tables, games tables, and benches are located close to other park amenities to create places for people to sit and enjoy the park. A large open space provides an area for casual active play.

NOTE:

Amenities and design may be revised following staff review and public consultation of the plan.



FACILITY FIT PLANS ARE INTENDED AS DEMONSTRATION PLANS ONLY AND SHOULD NOT BE CONSIDERED THE FINAL PARK DESIGN



PARK #1

OPINION OF PROBABLE COSTS:

Park Size: 1.82 ha
 Park Budget: \$ 918,854.30 (based on \$504,865/ha)

ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)	
1 AMENITIES					
.1	SOCCER PITCH - MINI	ea.	1	34,910.00	34,910.00
.2	TENNIS COURTS (2)	ea.	1	139,252.00	139,252.00
.3	SEASONAL BOARDED PUDDLE RINK	ea.	1	51,150.00	51,150.00
.4	PUDDLE RINK	ea.	1	5,975.00	5,975.00
.5	SPLASHPAD - HYDRAULIC	ea.	1	63,325.00	63,325.00
.6	JUNIOR PLAY - SMALL	ea.	1	21,200.00	21,200.00
.7	SENIOR PLAY - SMALL	ea.	1	38,950.00	38,950.00
.8	SWINGS - 1 SAUCER SWING	ea.	1	9,425.00	9,425.00
.9	SHADE STRUCTURE - MEDIUM	ea.	1	46,000.00	46,000.00
				SUB-TOTAL	\$410,187.00
2 SITEWORKS & HARDSCAPE					
.1	Rough grading	m ²	18170	3.00	54,510.00
.2	Supplemental drainage (sub-drains, area drains, etc.)	ha	1.82	25,000.00	45,425.00
.3	Heavy duty asphalt paths	m ²	400	65.00	26,000.00
				SUB-TOTAL	\$125,935.00
3 SITE FURNISHINGS					
.1	Benches	ea.	6	2,300.00	13,800.00
.2	Picnic tables	ea.	2	1,900.00	3,800.00
.3	Waste receptacles	ea.	2	1,600.00	3,200.00
.4	Bicycle racks (6 capacity, incl. concrete pad)	ea.	1	1,800.00	1,800.00
.5	Park sign (City Standard 2-post model)	ea.	1	4,000.00	4,000.00
.6	Storage bunker with full interior fit up	ea.	1	24,000.00	24,000.00
.7	City Standard Water Supply Vault (Meter)	ea.	1	25,000.00	25,000.00
.8	City Standard Electrical Service	ea.	1	15,000.00	15,000.00
.9	Games Table (including concrete footing)	ea.	2	4,000.00	8,000.00
				SUB-TOTAL	\$98,600.00
4 SOFTSCAPE & PLANTING					
.1	Deciduous shade (70mm cal.)	ea.	20	600.00	12,000.00
.2	Coniferous trees (175cm ht.)	ea.	14	400.00	5,600.00
.3	Sod & Seeded areas (includes topsoil)	m ²	13,023	7.50	97,672.50
				SUB-TOTAL	\$115,272.50
				CONSTRUCTION SUB-TOTAL	\$749,994.50
5 SOFT COSTS					
.1	15% Contingency (on construction sub-total)	%	15	112,499.18	112,499.18
.2	City administrative recovery fee (4% on total park budget)	%	4	36,754.17	36,754.17
.3	Professional design fees (on construction budget + contingency)	%	10	86,249.37	86,249.37
				SOFT COSTS SUB-TOTAL	\$235,502.71
				PARK PROJECT TOTAL	\$985,497.21
				TARGET BUDGET	\$ 918,854.30
				BALANCE	-\$ 66,642.91

PARK #2

SIZE / CLASSIFICATION:

1.29 hectares / Neighbourhood Park

SITE DESCRIPTION:

This park is located close to the center of the northern boundary of the EUC-3, and is adjacent to a rock barren that is protected snake habitat. There is a 5m buffer zone along and within the parks northern edge to protect the habitat. The park site is relatively flat, sloping gently from north to south, with existing deciduous trees covering a large portion of the site. The park has approximately 239m of street frontage along its southern edge.

PROPOSED FACILITIES:

walking paths	interpretive signage	swings (toddler, junior, senior)
waste receptacles	fitness signage / structures	park sign
bicycle rack	sand play area	new tree planting
benches	junior play area	retained trees / natural area
small shade structure	senior play area	

DESCRIPTION OF PARK FACILITIES:

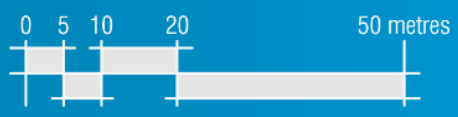
Since this linear park is located adjacent to a natural area and snake habitat, the decision to retain some of the natural areas within the park block was made to better integrate the park with the natural area. Connections to existing trails within the natural area will offer additional connections to the natural area. Interpretive signage is provided to inform and educate park visitors about the natural area and snake habitat. A walking route is provided across the site, punctuated with benches for seating and fitness signage / structures for exercise based on available budget. Toddler, junior, and senior play equipment is provided within the play areas, which visible and accessible from the street frontage. A shade structure is located close to the toddler and junior play equipment.

NOTE:

Amenities and design may be revised following staff review and public consultation of the plan.



FACILITY FIT PLANS ARE INTENDED AS DEMONSTRATION PLANS ONLY AND SHOULD NOT BE CONSIDERED THE FINAL PARK DESIGN



PARK #2

OPINION OF PROBABLE COSTS:

Park Size: 1.29 ha
 Park Budget: \$ 651,275.85 (based on \$504,865/ha)

ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)	
1 AMENITIES					
.1	FITNESS SIGNAGE	ea.	6	1,850.00	11,100.00
.2	JUNIOR PLAY - SMALL	ea.	1	21,200.00	21,200.00
.3	SENIOR PLAY - SMALL	ea.	1	38,950.00	38,950.00
.4	SWINGS - 3 BAYS (TODDLER, JUNIOR, SENIOR)	ea.	1	15,740.00	15,740.00
.5	SAND PLAY	ea.	1	5,000.00	5,000.00
.6	SHADE STRUCTURE - SMALL	ea.	1	40,000.00	40,000.00
				SUB-TOTAL	\$131,990.00
2 SITEWORKS & HARDSCAPE					
.1	Rough grading	m ²	10290	3.00	30,870.00
.2	Supplemental drainage (sub-drains, area drains, etc.)	ha	1.03	25,000.00	25,725.00
.3	Heavy duty asphalt paths	m ²	610	65.00	39,650.00
				SUB-TOTAL	\$96,245.00
3 SITE FURNISHINGS					
.1	Benches	ea.	8	2,300.00	18,400.00
.2	Waste receptacles	ea.	2	1,600.00	3,200.00
.3	Bicycle racks (6 capacity, incl. concrete pad)	ea.	1	1,800.00	1,800.00
.4	Interpretive sign (City Standard 1-post model)	ea.	2	3,000.00	6,000.00
.5	Park sign (City Standard 2-post model)	ea.	1	4,000.00	4,000.00
				SUB-TOTAL	\$33,400.00
4 SOFTSCAPE & PLANTING					
.1	Deciduous shade (70mm cal.)	ea.	18	600.00	10,800.00
.2	Coniferous trees (175cm ht.)	ea.	7	400.00	2,800.00
.4	Naturalized hedgerows (incl. caliper, small container and whip size plants, mulch, soil, cedar posts)	m ²	260	52.00	13,520.00
.5	Sod & Seeded areas (includes topsoil)	m ²	8,979	7.50	67,342.50
				SUB-TOTAL	\$94,462.50
				CONSTRUCTION SUB-TOTAL	\$356,097.50
5 SOFT COSTS					
.1	15% Contingency (on construction sub-total)	%	15	53,414.63	53,414.63
.2	City administrative recovery fee (4% on total park budget)	%	4	26,051.03	26,051.03
.3	Professional design fees (on construction budget + contingency)	%	10	40,951.21	40,951.21
				SOFT COSTS SUB-TOTAL	\$120,416.87
				PARK PROJECT TOTAL	\$476,514.37
				TARGET BUDGET	\$ 651,275.85
				BALANCE	\$ 174,761.48

PARK #3

SIZE / CLASSIFICATION:

0.56 hectares / Parkette

SITE DESCRIPTION:

This park small parkette is centrally located within the EUC-3, surrounded by residential development. The site is relatively flat with a ditch running from north to south through the eastern side of the site, and some existing deciduous trees. The existing ditch will be filled and existing trees removed to accommodate the proposed facilities. The park has approximately 84m of street frontage on both its northern and southern edges (168m total).

PROPOSED FACILITIES:

walking paths	small shade structure	low berms
waste receptacles	toddler / junior play area (spring toys for toddlers)	park sign
bicycle rack	senior play area	new tree planting
benches	swings	

DESCRIPTION OF PARK FACILITIES:

With street frontage on the north and south sides, pedestrian access across the small neighbourhood park seems like a natural fit. Asphalt walking paths extend from four corners towards the center of the site, where junior and senior play areas are provided along with seating and a shade structure. Low berms are used here to provide interest, casual seating, and to frame the central play area and open space.

NOTE:

Amenities and design may be revised following staff review and public consultation of the plan.



FACILITY FIT PLANS ARE INTENDED AS DEMONSTRATION PLANS ONLY AND SHOULD NOT BE CONSIDERED THE FINAL PARK DESIGN



PARK #3

OPINION OF PROBABLE COSTS:

Park Size: 0.56 ha
 Park Budget: \$ 282,724.40 (based on \$504,865/ha)

ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)
1 AMENITIES				
.1 TODDLER / JUNIOR PLAY (MEDIUM)	ea.	1	32,575.00	32,575.00
.2 SENIOR PLAY - SMALL	ea.	1	38,950.00	38,950.00
.3 SWINGS - 2 BAYS (JUNIOR)	ea.	1	10,750.00	10,750.00
.4 SHADE STRUCTURE - SMALL	ea.	1	40,000.00	40,000.00
			SUB-TOTAL	\$122,275.00
2 SITEWORKS & HARDSCAPE				
.1 Rough grading	m ²	5575	3.00	16,725.00
.2 Supplemental drainage (sub-drains, area drains, etc.)	ha	0.56	25,000.00	13,937.50
.3 Heavy duty asphalt paths	m ²	400	65.00	26,000.00
			SUB-TOTAL	\$56,662.50
3 SITE FURNISHINGS				
.1 Benches	ea.	2	2,300.00	4,600.00
.2 Waste receptacles	ea.	2	1,600.00	3,200.00
.3 Bicycle racks (6 capacity, incl. concrete pad)	ea.	1	1,800.00	1,800.00
.4 Park sign (City Standard 2-post model)	ea.	1	4,000.00	4,000.00
			SUB-TOTAL	\$13,600.00
4 SOFTSCAPE & PLANTING				
.1 Deciduous shade (70mm cal.)	ea.	10	600.00	6,000.00
.2 Coniferous trees (175cm ht.)	ea.	8	400.00	3,200.00
.3 Sod & Seeded areas (includes topsoil)	m ²	4,765	7.50	35,737.50
			SUB-TOTAL	\$44,937.50
			CONSTRUCTION SUB-TOTAL	\$237,475.00
5 SOFT COSTS				
.1 15% Contingency (on construction sub-total)	%	15	35,621.25	35,621.25
.2 City administrative recovery fee (4% on total park budget)	%	4	11,308.98	11,308.98
.3 Professional design fees (on construction budget + contingency)	%	10	27,309.63	27,309.63
			SOFT COSTS SUB-TOTAL	\$74,239.85
			PARK PROJECT TOTAL	\$311,714.85
			TARGET BUDGET	\$ 282,724.40
			BALANCE	-\$ 28,990.45

PARK #4

SIZE / CLASSIFICATION:

4.65 hectares / Community Park

SITE DESCRIPTION:

This large park is in the southeast quadrant of the EUC-3 and is surrounded by an existing snow disposal facility to the east, future employment area to the north, future residential to the west, and the hydro corridor to the south. The site is partially forested with deciduous trees, and relatively flat sloping from north to south. The park has approximately 247m of street frontage along its western edge.

PROPOSED FACILITIES:

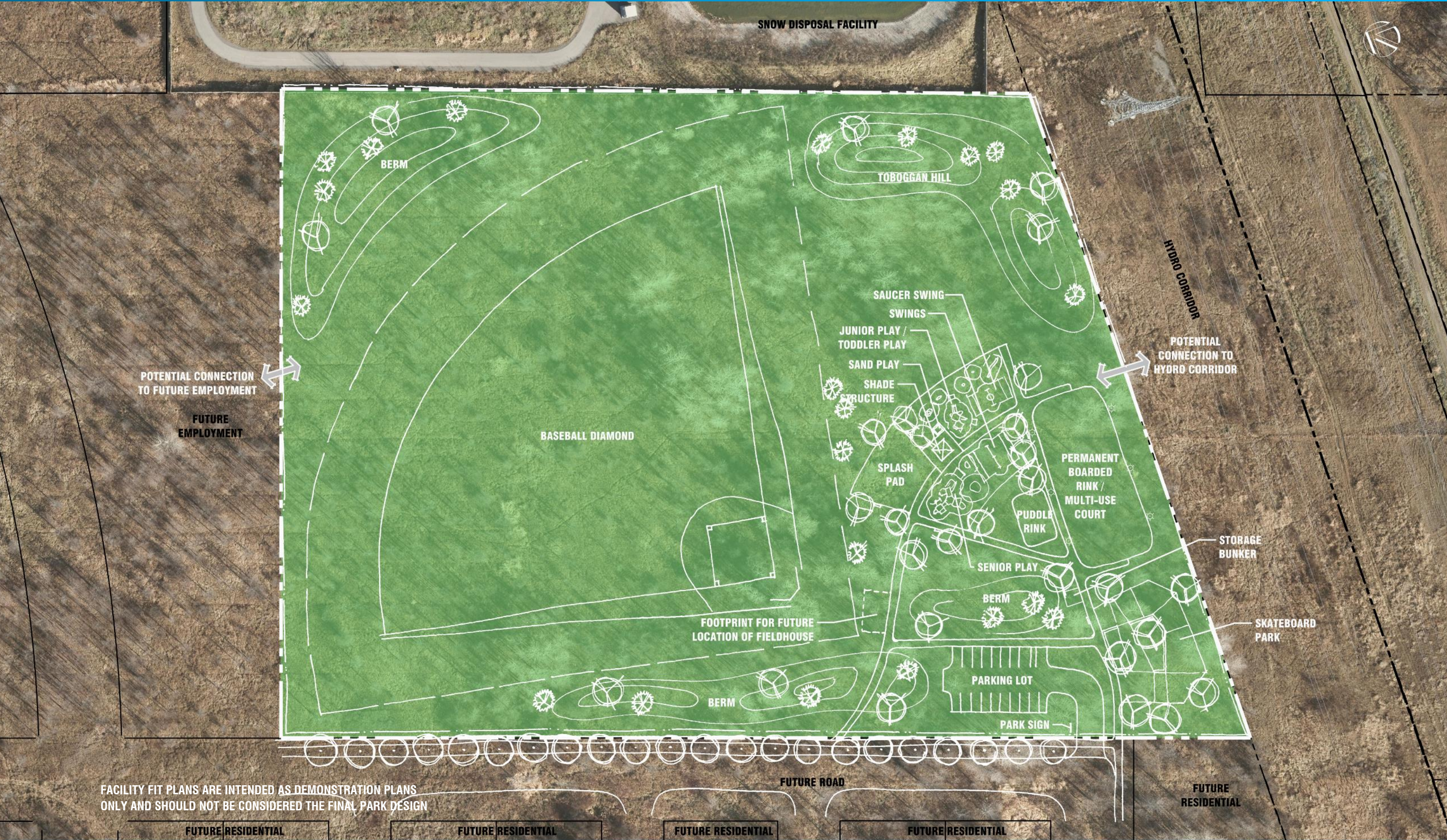
walking paths	junior play area	permanent boarded rink / multi-use courts with lighting and storage bunker
waste receptacles	senior play area	baseball diamond
bicycle rack	swings (toddler, junior, senior)	toboggan hill
benches	saucer swing	small parking lot
picnic tables	large electronic splash pad	park sign
medium shade structure	skateboard park with integrated elements	low berms
sand play area	puddle rink	new tree planting
toddler play area		

DESCRIPTION OF PARK FACILITIES:

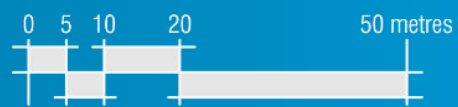
The Community Park will offer a variety of play and sports facilities, attracting a broad range of park visitors. A twenty-stall parking lot will be provided in the south west corner of the site; the access to the parking lot will be aligned with the intersection in this area. Park services will also be provided in this location, which is fairly central to the future field house location, the proposed splashpad, and the permanent boarded rink / multi-use sport court. A skatepark with integrated elements is proposed adjacent to the multi-use court, grouping together facilities that will attract older children and teenagers. Play elements in this park include a large splash pad and toddler, junior, and senior age play equipment. A shade structure is centrally located between play areas to provide shade for children and care givers in view of play activity. A senior baseball diamond with dugout shelters is located on the northern part of the site, ideally oriented on a north south access, which conveniently places the home plate and dugouts closest to the street. The location for the future construction of a fieldhouse is also located close to the back stop, between the parking lot and the baseball diamond. A good deal of open space has been provided in this park for casual sport activities, and land forming is used for interest and to create a toboggan hill on the eastern boundary of the site. Deciduous and coniferous trees are scattered across the site providing shade and visual interest. A network of asphalt walking paths connects the park facilities.

NOTE:

Amenities and design may be revised following staff review and public consultation of the plan. An example of an amenity that may be added to park #4 (in lieu of a facility currently shown), is an off-leash dog park.



FACILITY FIT PLANS ARE INTENDED AS DEMONSTRATION PLANS ONLY AND SHOULD NOT BE CONSIDERED THE FINAL PARK DESIGN



PARK #4

OPINION OF PROBABLE COSTS:

Park Size: 4.65 ha
 Park Budget: \$ 2,347,622.25 (based on \$504,865/ha)

ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)	
1 AMENITIES					
.1	BASEBALL DIAMOND (NO LIGHTING - ELECTRICAL DISTRIBUTION ONLY)	ea.	1	321,065.00	321,065.00
.2	INTEGRATED SKATEBOARD ELEMENTS - ADVANCED	ea.	1	100,000.00	100,000.00
.3	PERMANENT BOARDED RINK/MULTI-USE COURT	ea.	1	225,700.00	225,700.00
.4	PUDDLE RINK	ea.	1	5,975.00	5,975.00
.5	SPLASHPAD - LARGE	ea.	1	200,300.00	200,300.00
.6	JUNIOR PLAY - MEDIUM	ea.	1	32,575.00	32,575.00
.7	TODDLER PLAY - SMALL	ea.	1	16,200.00	16,200.00
.8	SENIOR PLAY - MEDIUM	ea.	1	56,525.00	56,525.00
.9	SWING - 3 BAYS (TODDLER, JUNIOR, SENIOR)	ea.	1	15,740.00	15,740.00
.10	SWINGS - 1 SAUCER SWING	ea.	1	9,425.00	9,425.00
.11	SAND PLAY	ea.	1	5,000.00	5,000.00
.12	SHADE STRUCTURE - MEDIUM	ea.	1	46,000.00	46,000.00
.13	PARKING	ea.	20	2,070.00	41,400.00
.14	PARKING LOT ENTRANCE	l.s.	1	5,000.00	5,000.00
SUB-TOTAL				\$1,080,905.00	
2 SITEWORKS & HARDSCAPE					
.1	Rough grading	m ²	46500	3.00	139,500.00
.2	Supplemental drainage (sub-drains, area drains, etc.)	ha	4.65	25,000.00	116,250.00
.3	Heavy duty asphalt paths	m ²	580	65.00	37,700.00
SUB-TOTAL				\$293,450.00	
3 SITE FURNISHINGS					
.1	Benches	ea.	6	2,300.00	13,800.00
.2	Picnic tables	ea.	4	1,900.00	7,600.00
.3	Waste receptacles	ea.	3	1,600.00	4,800.00
.4	Bicycle racks (6 capacity, incl. concrete pad)	ea.	1	1,800.00	1,800.00
.5	Park sign (City Standard 2-post model)	ea.	1	4,000.00	4,000.00
.6	Storage bunker with full interior fit up	ea.	1	24,000.00	24,000.00
.7	City Standard Water Supply Vault (Meter)	ea.	1	25,000.00	25,000.00
.8	City Standard Electrical Service	ea.	1	15,000.00	15,000.00
SUB-TOTAL				\$96,000.00	
4 SOFTSCAPE & PLANTING					
.1	Deciduous shade (70mm cal.)	ea.	28	600.00	16,800.00
.2	Coniferous trees (175cm ht.)	ea.	22	400.00	8,800.00
.3	Sod & Seeded areas (includes topsoil)	m ²	35,654	7.50	267,405.00
SUB-TOTAL				\$293,005.00	
CONSTRUCTION SUB-TOTAL				\$1,763,360.00	
5 SOFT COSTS					
.1	15% Contingency (on construction sub-total)	%	15	264,504.00	264,504.00
.2	City administrative recovery fee (4% on total park budget)	%	4	93,904.89	93,904.89
.3	Professional design fees (on construction budget + contingency)	%	10	202,786.40	202,786.40
SOFT COSTS SUB-TOTAL				\$561,195.29	
PARK PROJECT TOTAL				\$2,324,555.29	
TARGET BUDGET				\$ 2,347,622.25	
BALANCE				\$ 23,066.96	

PARK #5

SIZE / CLASSIFICATION:

0.46 hectares / Parkette

SITE DESCRIPTION:

This small parkette is located in the residential development area south of Brian Coburn Blvd. The site is relatively flat with few trees. The park has approximately 83m of street frontage along it's southern edge.

PROPOSED FACILITIES:

walking paths	toddler play area	sand play
waste receptacles	junior play area	low berms
bicycle rack	senior play area	park sign
benches	swings (toddler, junior, senior)	new tree planting
small shade structure	saucer swing	

DESCRIPTION OF PARK FACILITIES:

This small neighbourhood park features an asphalt walking loop, a junior play area, a senior play area, swings, and a shade structure. Low berms are used to create visual interest, provide casual seating, and to add variation in grades for the walking loop. Benches are provided beneath the shade structure and deciduous trees, which are also scattered across the site along with coniferous trees. A small open space area is provided for casual active play.

NOTE:

Amenities and design may be revised following staff review and public consultation of the plan.



FUTURE ROAD

FUTURE RESIDENTIAL

FUTURE ROAD

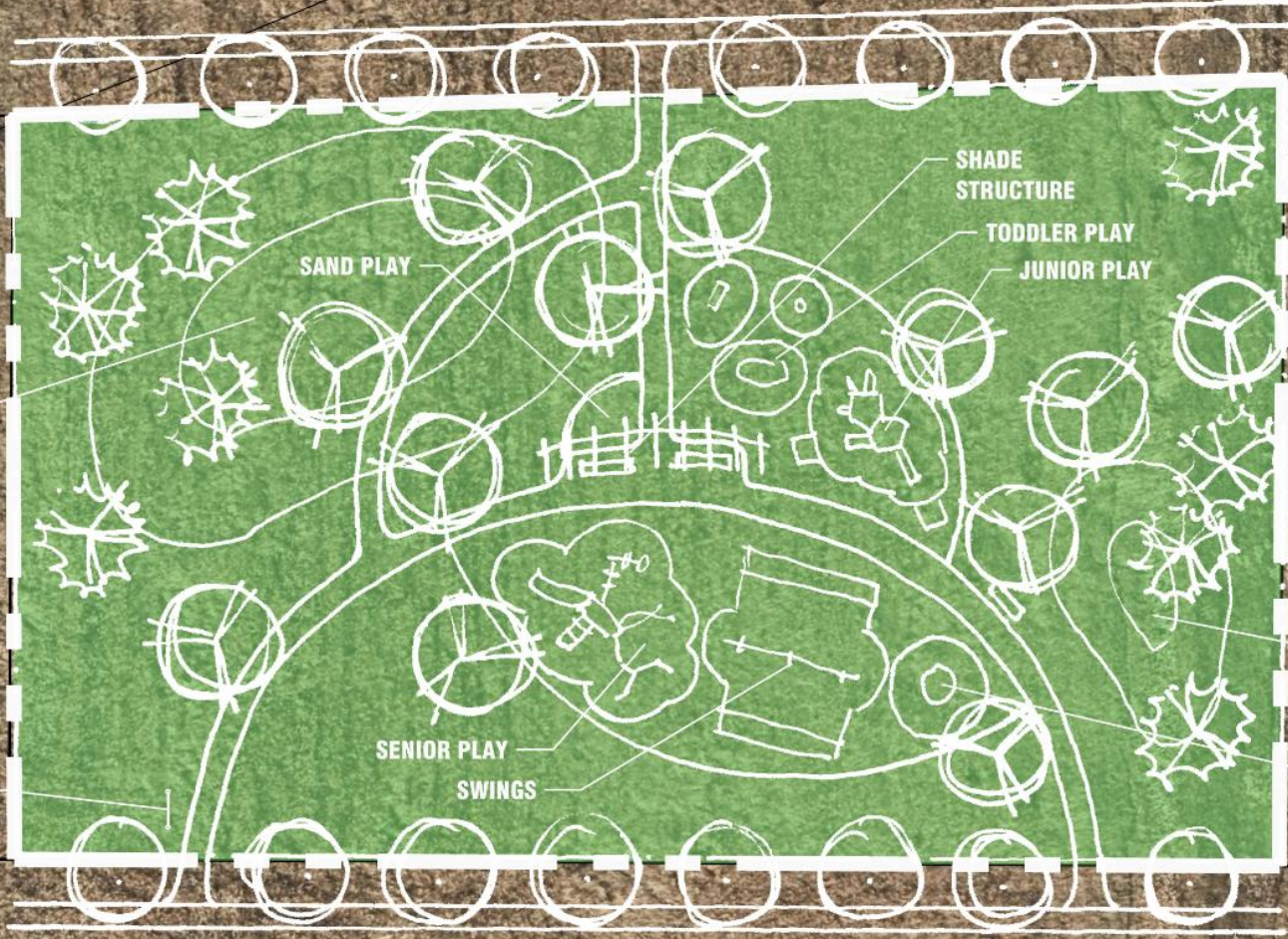
FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

FUTURE ROAD

FUTURE ROAD

FUTURE RESIDENTIAL



FACILITY FIT PLANS ARE INTENDED AS DEMONSTRATION PLANS ONLY AND SHOULD NOT BE CONSIDERED THE FINAL PARK DESIGN



PARK #5

OPINION OF PROBABLE COSTS:

Park Size: 0.46 ha
 Park Budget: \$ 232,237.90 (based on \$504,865/ha)

ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)
1 AMENITIES				
.1 TODDLER / JUNIOR PLAY - MEDIUM	ea.	1	32,575.00	32,575.00
.2 SENIOR PLAY - SMALL	ea.	1	38,950.00	38,950.00
.3 SWINGS - 2 BAYS (TODDLER, JUNIOR, SENIOR)	ea.	1	10,750.00	10,750.00
.4 SWINGS - 1 SAUCER SWING	ea.	1	9,425.00	9,425.00
.5 SAND PLAY	ea.	1	5,000.00	5,000.00
.6 SHADE STRUCTURE - SMALL	ea.	1	40,000.00	40,000.00
			SUB-TOTAL	\$136,700.00
2 SITEWORKS & HARDSCAPE				
.1 Rough grading	m ²	4610	3.00	13,830.00
.2 Supplemental drainage (sub-drains, area drains, etc.)	ha	0.46	25,000.00	11,525.00
.3 Heavy duty asphalt paths	m ²	320	65.00	20,800.00
			SUB-TOTAL	\$46,155.00
3 SITE FURNISHINGS				
.1 Benches	ea.	3	2,300.00	6,900.00
.2 Waste receptacles	ea.	2	1,600.00	3,200.00
.3 Bicycle racks (6 capacity, incl. concrete pad)	ea.	1	1,800.00	1,800.00
.4 Park sign (City Standard 1-post model)	ea.	1	2,000.00	2,000.00
			SUB-TOTAL	\$13,900.00
4 SOFTSCAPE & PLANTING				
.1 Deciduous shade (70mm cal.)	ea.	12	600.00	7,200.00
.2 Coniferous trees (175cm ht.)	ea.	8	400.00	3,200.00
.3 Sod & Seeded areas (includes topsoil)	m ²	3,804	7.50	28,530.00
			SUB-TOTAL	\$38,930.00
			CONSTRUCTION SUB-TOTAL	\$235,685.00
5 SOFT COSTS				
.1 15% Contingency (on construction sub-total)	%	15	35,352.75	35,352.75
.2 City administrative recovery fee (4% on total park budget)	%	4	9,289.52	9,289.52
.3 Professional design fees (on construction budget + contingency)	%	10	27,103.78	27,103.78
			SOFT COSTS SUB-TOTAL	\$71,746.04
			PARK PROJECT TOTAL	\$307,431.04
TARGET BUDGET				\$ 232,237.90
BALANCE				-\$ 75,193.14