

LEITRIM MODIFIED AREA PARKS PLAN

APRIL 2015



LASHLEY+ASSOCIATES
LANDSCAPE ARCHITECTURE AND SITE ENGINEERING





April 2015

Attention:
Jennifer Hemmings
Parks Planner
Development Review (Suburban Services – Southeast)
City of Ottawa
110 Laurier Ave. West
Ottawa Ontario K1P 1J1

Dear: Ms. Hemmings:

In fulfillment of the terms of reference, we are pleased to submit the final report for the Leitrim modified Area Parks Plan.

This report will form the foundation and starting point for the implementation of a unique parks system within the Leitrim Community. It will provide the City and Developers with high level direction for the design and development of the future parks and recreational amenities located within the Leitrim CDP area and the Leitrim Urban expansion lands. This report summarizes our findings and sets forth recommendations for the overall connection of the parks and recreation network of the Leitrim area. As well, detailed facility fit plans and estimates are presented for each park.

This document harmonizes with recommendations from the City's policy documents including but not limited to the City of Ottawa's Official Plan, Greenspace Master Plan, Leitrim CDP, City of Ottawa's Park and Pathway Development Manual and the City's Accessibility Design Guidelines.

We would like to express our sincere thanks to the City of Ottawa for the opportunity to develop this master plan. We would like to acknowledge the assistance and cooperation of the involved departments including Planning and Growth Management (Development Review, Transportation, Land Use and Natural Systems), Infrastructure Services, Parks, Recreation and Cultural Services, and the Real Estate Partnership and Development Office. Also, thank you to the involved Leitrim landowners and developers - Tartan, Regional Group, Urbandale, and Claridge - for taking part in the process and participating in our feedback sessions.

Sincerely,
LASHLEY + ASSOCIATES CORPORATION

David M. Lashley, BLA, OALA, AAPQ, CSLA,
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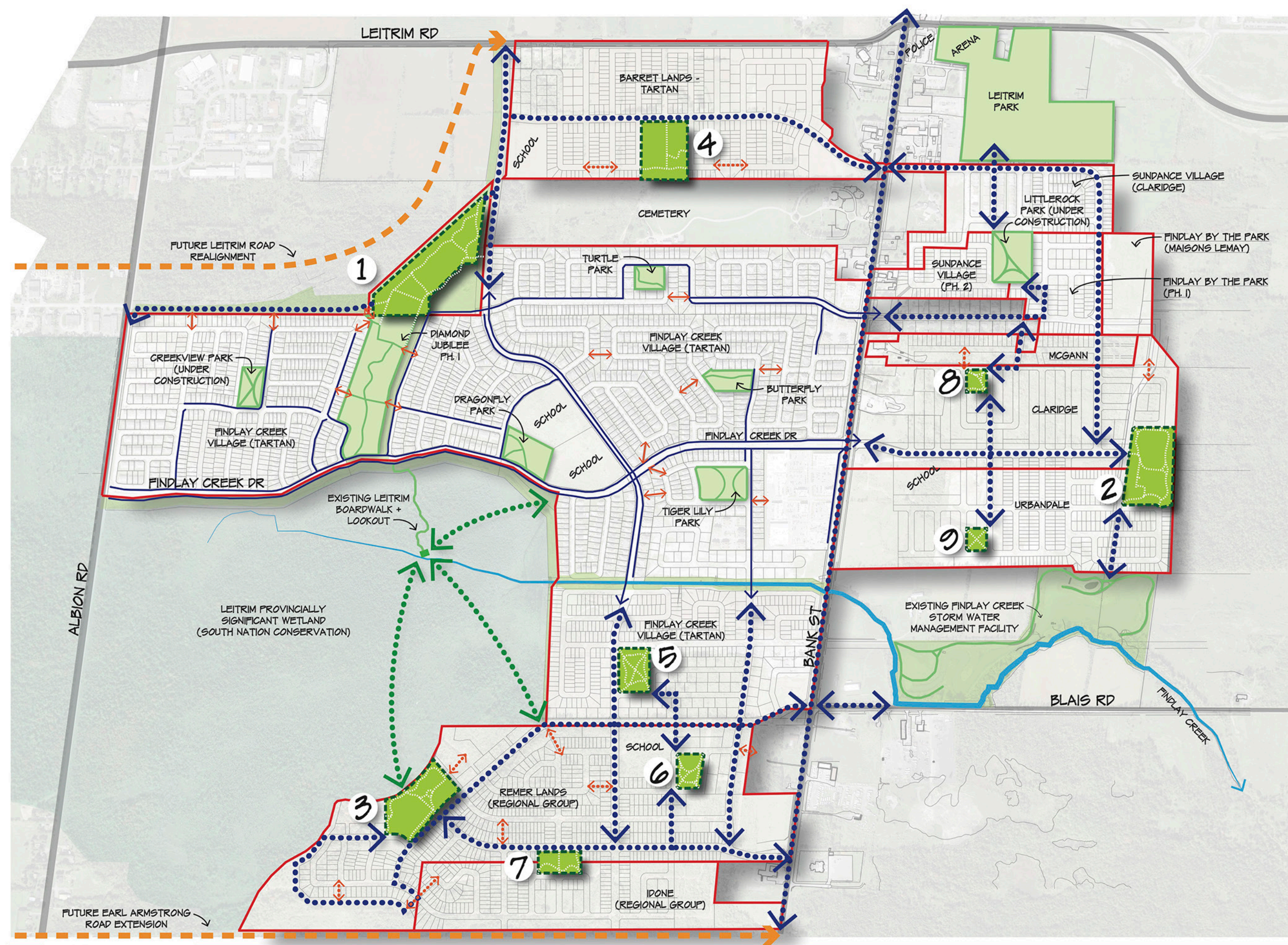
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INTRODUCTION

The Leitrim modified Area Parks Plan (mAPP) is a high level park planning document that will provide long range planning direction to staff, developers and City Council for the design and development of future parks and recreational amenities located within the Leitrim CDP area and the Leitrim Urban expansion areas. Based on the current development plans submitted to the City the remaining Leitrim area to be developed will include two (2) Community Parks, three (3) Neighbourhood Parks and four (4) Parkettes yet to be designed and constructed in Leitrim. This document is intended to outline the recreational amenities required for these parks and to confirm that the park blocks and development budgets are suitable to accommodate the proposed features.

The Leitrim mAPP has been produced in report and plan form and will be referenced in all subsequent subdivision agreements within the development boundary. The mAPP will consist of an Area Parks Plan (Page 2) that will identify the overall network of existing and future parks, highlighting pedestrian connections between the parks and community open space components. An Area Park Amenities Chart has been included on Page 3 and provides a breakdown of park amenities in each park with the associated budget. Facility Fit Plans, written descriptions and cost estimates have been created for each undeveloped park in order to demonstrate potential layouts and confirm park block configurations and budgets. It is important to note that the park facility fit plans are intended as a demonstration plans only and should not be considered as the final park design.

The mAPP document will harmonize recommendations from the City's policy documents including but not limited to the City of Ottawa's Official Plan, Greenspace Master Plan, Leitrim Community Design Plan, City of Ottawa's Park and Pathway Development Manual and the City's Accessibility Design Guidelines.



- LEGEND:**
- 1** PARK NUMBER (IN ORDER OF PARK SIZE - LARGEST TO SMALLEST BY HECTARE)
 - EXISTING PARK/ OPEN SPACE
 - PROPOSED PARK
 - EXISTING WALKWAY BLOCK
 - PROPOSED WALKWAY BLOCK
 - EXISTING SIDEWALKS
 - PROPOSED CONNECTIONS/SIDEWALKS
 - EXISTING RECREATION TRAIL
 - POTENTIAL WETLAND TRAIL
 - EXISTING FINDLAY CREEK
 - FUTURE ROAD EXTENSION
 - DEVELOPER PROPERTY DELINEATION
* REFER TO LEIRIM CDP FOR MORE DETAILED LAND USE INFORMATION

LEITRIM AREA PARK AMENITIES CHART

FEATURES	FUTURE LEITRIM AREA PARKS								
	PARK 1	PARK 2	PARK 3	PARK 4	PARK 5	PARK 6	PARK 7	PARK 8	PARK 9
Tot Playground		✓	✓	✓	✓	✓	✓	✓	✓
Junior Playground		✓	✓	✓	✓	✓	✓	✓	✓
Senior Playground		✓	✓	✓	✓	✓	✓	✓	✓
Sand Play Area		✓	✓	✓	✓				
Swings		✓	✓	✓	✓	✓	✓	✓	✓
Community Building (3000sqft)									
Community Field House (1500sqft)		✓							
Shade Structure (6m)		✓	✓	✓					
Shade Structure (4.8m)					✓	✓	✓	✓	✓
Splash pad		✓	✓						
Hydraulic Splash pad				✓	✓	✓			
Soccer Field - Full Size (100m x 60m)	✓								
Soccer Field - Intermediate Size (60m x 42m)		✓	✓	✓					
Soccer Field - Mini Size (40m x 30m) - 2 per Full and Intermediate Size	✓✓	✓✓	✓✓	✓✓					
Softball									
Football									
Mini Football									
Ultimate Frisbee Field (37m x 100m)	✓								
Multi-Use Court / Permanent Boarded Rink (50.8 x 21.5m)		✓							
Puddle Rink (15m x 10m)		✓	✓	✓	✓				
Fitness Equipment		✓							
Circular pathway loop with regularly spaced seating areas and integrated fitness signage	✓		✓	✓	✓	✓	✓	✓	✓
Tennis Courts (36.1m x 31.2m)	▲	✓							
Basketball Court (32m x 19m)		✓✓	✓✓						
Basketball Key (5m x 8.9m)				✓	✓				
Toboggan/ Sliding Hill (3m Max.)	✓	✓	✓	✓					
BMX Loop Track	▲								
Senior Play Structure	✓								
Skateboard Facility - sufficiently challenging for teens as well as younger age groups		✓							
Seating Areas	✓	✓	✓	✓	✓	✓	✓	✓	✓
Nature trails with interpretive signage	✓		✓						
Community social gathering space for all ages with seating and opportunities for casual games/ informal recreation	✓	✓	✓	✓		✓			
Quiet Moment Spaces	✓	✓			✓				
Open Space for informal games	✓	✓	✓	✓	✓	✓	✓	✓	✓
Park Sign	✓	✓	✓	✓	✓	✓	✓	✓	✓
Parking lot (asphalt)	✓	✓	✓						
Parking lot (stonedust)									
Substantial plantings for shade, visual interest and to create spaces and structure	✓	✓	✓	✓	✓	✓	✓	✓	✓
A diversity of native tree species	✓	✓	✓	✓	✓	✓	✓	✓	✓
Minimum 10% naturalized area including an effective maintenance strategy	✓				✓	✓	✓	✓	✓
Minimum 20% naturalized area including an effective maintenance strategy		✓	✓	✓					
Minimum 30% canopy tree cover plus coniferous trees	✓	✓	✓	✓	✓	✓	✓	✓	✓
SUBTOTAL	\$824,500.00	\$1,128,732.00	\$827,150.00	\$637,330.00	\$476,850.00	\$360,120.00	\$278,350.00	\$190,500.00	\$190,500.00
20% CONTINGENCY	\$164,900.00	\$225,746.40	\$165,430.00	\$127,466.00	\$95,370.00	\$72,024.00	\$55,670.00	\$38,100.00	\$38,100.00
10% DESIGN FEE	\$82,450.00	\$112,873.20	\$82,715.00	\$63,733.00	\$47,685.00	\$36,012.00	\$27,835.00	\$19,050.00	\$19,050.00
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN	\$41,225.00	\$56,436.60	\$41,357.50	\$31,866.50	\$23,842.50	\$18,006.00	\$13,917.50	\$9,525.00	\$9,525.00
TOTAL	\$1,113,075.00	\$1,523,788.20	\$1,116,652.50	\$860,395.50	\$643,747.50	\$486,162.00	\$375,772.50	\$257,175.00	\$257,175.00
<i>TARGET BUDGET (based on \$480,433/ha)</i>		<i>\$1,503,790.00</i>	<i>\$1,297,200.00</i>	<i>\$1,004,125.00</i>	<i>\$576,532.00</i>	<i>\$393,965.00</i>	<i>\$360,335.00</i>	<i>\$192,180.00</i>	<i>\$192,180.00</i>
BALANCE (not by hectare)		-\$19,998.20	\$180,547.50	\$143,729.50	-\$67,215.50	-\$92,197.00	-\$15,437.50	-\$64,995.00	-\$64,995.00

Leitrim Park	EXISTING LEITRIM AREA PARKS						
	Diamond Jubilee Ph.1	Dragonfly Park	Tiger Lily Park	Little Rock Park	Butterfly Park	Turtle Park	Creekview Park
	✓			✓	✓		
	✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓		✓	✓
				✓			
	✓	✓	✓	✓	✓		✓
	✓						
	✓			✓			✓
	✓			✓	✓	✓	
✓							
✓	✓			✓			
✓							
✓		✓					
	✓						
	✓	✓			✓		
	✓						
	✓						
		✓	✓	✓			✓
	✓	✓					
	✓						
	✓						
		✓	✓	✓	✓	✓	✓
	✓			✓			✓
	✓						✓

▲ DENOTES INTERCHANGEABLE

LEITRIM
MODIFIED
AREA PARKS PLAN

FACILITY FIT PLANS

PARK 1: PHASE 2 DIAMOND JUBILEE PARK (NORTH COMMUNITY PARK)

SIZE: 4.05 ha

GENERAL LOCATION: North-West corner of the subdivision bordering along White Alder Ave. and Phase I of Diamond Jubilee Park to the south.

TOPOGRAPHY: The topography includes some undulation with some low-lying areas for drainage.

SITE DESCRIPTION: The site is located within a heavily wooded area. Vegetation is largely comprised of low scrub and small to medium-sized deciduous trees and shrubs.

PARK FACILITIES/ACTIVITIES: Phase 2 of Diamond Jubilee Park is designated as an active recreational sports field park intended to accommodate a wide range of active and passive activities for all ages. Amenities included within the Phase 2 park will complement existing facilities in Phase 1 to provide recreational opportunities for all Leitrim area residents. Visitors will access the site through pathway connections from Phase 1 of Diamond Jubilee Park to the south, with additional pedestrian and vehicular access points and parking located along Kelly Farm Drive. Park signage may be highlighted by vegetation to formalize an entry feature into the park. Seating areas and social gathering spaces will be provided for casual games and informal recreation. A shade structure will be constructed and portions of the existing tree canopy will endeavor to be retained to provide additional shade for picnicking, passive activities and naturalized wildlife habitat. The existing mini-sized soccer pitch in Diamond Jubilee Phase 1 will be expanded to a full-size field, with a new Ultimate Frisbee field to be developed for practice and competition level play. Other recreational features will include either a BMX loop track or a second tennis court facility for the Leitrim area, a toboggan hill, and a play structure geared toward older youth. A continuous pathway system will unify the site's recreational features as well as become a part of a wider network of recreational pathways that will link the overall parks network within the Leitrim development area. Fitness signage will be integrated along the pathway network to provide a recreational outlet for all age and user groups within the community. Portions of the existing tree canopy may be preserved and integrated as part of an overall woodland/naturalization concept for the park. Proposed vegetation will include a diversity of native species.

As highlighted in the Leitrim Community Design Plan, it is important to note that the stormwater management pond and associated drainage channels must be designed and integrated with the future park plan. As a result, the layout and configuration of the park block may change as design of the adjacent stormwater progresses. The amenities listed within this park will however, continue to be accommodated. An interpretive signage program should be considered as a valuable educational tool to inform park visitors about stormwater management within their community.

This park facility fit plan is intended as a demonstration plan only and should not be considered as the final park design.

CLASS D COST ESTIMATE

DATE: April 2015
PROJECT NO: 15591-1

PROJECT NAME: Leitrim mAPP - Phase 2 Diamond Jubilee Park North
PARK #1 (North Community Park)

ITEM	QTY	UNIT	UNIT COST	TOTAL COST	COMMENTS
STARTUP + GRADING					
Site Grading	40,300	m ²	\$3.00	\$120,900.00	Includes toboggan hill
SUBTOTAL STARTUP + GRADING				\$120,900.00	
HARDSCAPE					
Park Entrance Feature	1	allowance	\$5,000.00	\$5,000.00	Eg. armourstone, fencing, accent planting
Stonedust Pathway	1,600	m ²	\$30.00	\$48,000.00	1.5m wide pathways
Asphalt Pathway System	900	m ²	\$50.00	\$45,000.00	3m wide pathways
Asphalt Parking Lot	425	m ²	\$55.00	\$23,375.00	Minimum 25 Spaces
SUB TOTAL HARDSCAPE				\$121,375.00	
SOFTSCAPE					
Deciduous Tree (50 mm)	50	ea.	\$400.00	\$20,000.00	Includes mulch and planting medium.
Coniferous Tree (1.8m HT)	30	ea.	\$350.00	\$10,500.00	Includes mulch and planting medium.
Naturalized Meadow Planting	6,000	m ²	\$9.00	\$54,000.00	Includes naturalized meadow seed mix, planting medium, and mulch
Naturalized Forest Planting	2,000	m ²	\$50.00	\$100,000.00	Includes whip and small size plant material, planting medium, and mulch
Seeding/Sodding	3,425	m ²	\$9.00	\$30,825.00	Includes topsoil and seed to cover 70% of non-developed areas. Excludes sports fields and naturalized areas.
SUB TOTAL SOFTSCAPE				\$215,325.00	
SITE FURNITURE					
Bench	6	ea.	\$2,500.00	\$15,000.00	Includes concrete pad
Picnic Table/ Games Table	3	ea.	\$2,700.00	\$8,100.00	Includes concrete pad
Waste Receptacle	4	ea.	\$1,500.00	\$6,000.00	Includes concrete pad
Bike Rack - 6 Station	4	ea.	\$1,600.00	\$6,400.00	Includes concrete pad
Interpretive signage	1	allowance	\$3,000.00	\$3,000.00	
Fitness Signage	4	ea.	\$1,100.00	\$4,400.00	
Culvert Crossings	3	ea.	\$15,000.00	\$45,000.00	3 culvert crossings (major bridge from Kelly Farm Drive will be by Developer)
Park Entrance Sign	1	ea.	\$4,000.00	\$4,000.00	
Shade Structure (6m)	1	allowance	\$35,000.00	\$35,000.00	Includes concrete slab
SUB TOTAL SITE FURNITURE				\$126,900.00	
PLAY STRUCTURES					
Senior Play Structure	1	allowance	\$50,000.00	\$50,000.00	Eg. Rope, zip-line
SUB TOTAL PLAY STRUCTURES				\$50,000.00	
SPORTS FACILITIES					
Ultimate Field	1	allowance	\$37,000.00	\$37,000.00	Includes soil and seeding
Soccer Field (full)	1	allowance	\$53,000.00	\$53,000.00	Includes soil and seeding
BMX Facility -or- Tennis Court	1	allowance	\$100,000.00	\$100,000.00	
SUB TOTAL SPORTS FACILITIES				\$190,000.00	

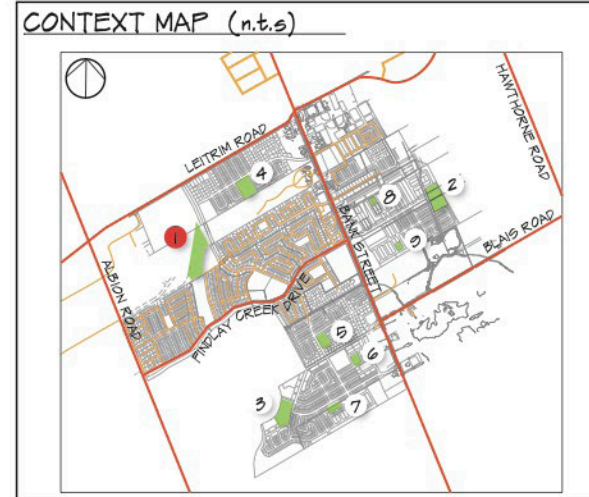
SUBTOTAL	\$824,500.00
20% CONTINGENCY	\$164,900.00
10% DESIGN FEES	\$82,450.00
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN	\$41,225.00
TOTAL	\$1,113,075.00
<hr/>	
TARGET BUDGET (Based on \$480,433/ha)	\$1,945,800.00
BALANCE	\$832,725.00
<hr/>	

FACILITY FIT PLAN FOR ILLUSTRATION PURPOSES ONLY. FINAL PARK DESIGN AND LAYOUT MAY VARY.



LEGEND

- PARK ENTRANCE
- ASPHALT PATHWAY (3m)
- STONEDUST TRAIL (1.5m)
- EXISTING PATHWAY
- PARKING
- SHELTER
- TEEN PLAY STRUCTURE
- SOCCER (FULL SIZE)
- ULTIMATE FIELD
- BMX TRACK
- TOBOGGAN HILL
- FITNESS SIGNAGE
- EXISTING SIGNIFICANT TREE
- EXISTING NOTED TREE
- R.O.W. STREET TREE
- PROPOSED PARK TREES
- NATURALIZED FOREST PLANTING
- NATURALIZED MEADOW PLANTING



PARK 2: EAST COMMUNITY PARK

SIZE: 3.13 ha

GENERAL LOCATION: Located along the Eastern-most edge of the subdivision and bordered by residential lots along the north, south and west with open field to the east. The site is split North-South within Claridge/Urbandale Lands.

TOPOGRAPHY: The land is generally flat with slight undulation.

SITE DESCRIPTION: The site is situated in a mixed wooded area and open space. It is comprised predominantly of low scrub, small to medium-sized trees, and open meadow.

PARK FACILITIES/ACTIVITIES: East Community Park will incorporate a variety of recreational facilities including play structures and sports field areas. Parking with a minimum of 25 spaces will be provided with driveway access to be aligned with street intersections. Space for the potential build out of a community field house will be provided adjacent to the parking lot. Playground facilities will include features for both senior and junior level play, a tot-lot, sand play area, and a splash pad. In addition, there will be passive recreation and picnicking areas to be developed nearby. An intermediate soccer pitch with options for mini soccer fields should be located in open areas along the central and northern portion of the park. A permanent boarded skating rink with lights and multi-surface asphalt court will provide recreational opportunities for year round use. Basketball courts and skateboard facilities will also add recreational value within the park that will accommodate a wide range of ages and interests. Passive recreational activities will be available with the implementation of seating and social gathering areas within the park. This park will also feature a fitness station, providing a place for older youth and adults to exercise in the outdoors. Depending on the future development of adjacent lands, considerations will be made for pathway connections east of the site to enhance the overall network. Likewise, should grading opportunities allow, areas of the open meadow environment can be enhanced or retained as well as the existing native tree stands to help influence and inform future park design.

This park facility fit plan is intended as a demonstration plan only and should not be considered as the final park design.

CLASS D COST ESTIMATE

DATE: April 2015
PROJECT NO: 15591-1

PROJECT NAME: Leitrim mAPP - East Community Park
PARK #2

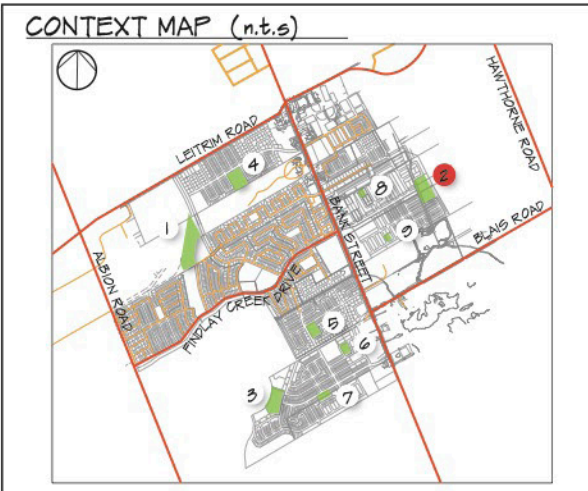
ITEM	QTY	UNIT	UNIT COST	TOTAL COST	COMMENTS
STARTUP + GRADING					
Site Grading	31,300	m ²	\$3.00	\$93,900.00	Includes toboggan hill
SUBTOTAL STARTUP + GRADING				\$93,900.00	
HARDSCAPE					
Park Entrance Feature	1	allowance	\$5,000.00	\$5,000.00	Eg. armourstone, fencing, accent planting
Asphalt Pathway System	1,000	m ²	\$50.00	\$50,000.00	2m wide pathways
Stonedust Pathway System	600	m ²	\$30.00	\$18,000.00	1.5m wide pathways
Asphalt Parking Lot	425	m ²	\$55.00	\$23,375.00	Minimum 25 Spaces
SUB TOTAL HARDSCAPE				\$96,375.00	
SOFTSCAPE					
Deciduous Tree (50 mm)	90	ea.	\$400.00	\$36,000.00	Includes mulch and planting medium.
Coniferous Tree (1.8m HT)	45	ea.	\$350.00	\$15,750.00	Includes mulch and planting medium.
Naturalized Meadow Planting	4,000	m ²	\$9.00	\$36,000.00	Includes naturalized meadow seed mix, planting medium, and mulch
Naturalized Forest Planting	900	m ²	\$50.00	\$45,000.00	Includes whip and small size plant material, planting medium, and mulch
Seeding/ Sodding	9,223	m ²	\$9.00	\$83,007.00	Includes topsoil and seed to cover 70% of non-developed areas. Excludes sports fields and naturalized areas.
SUB TOTAL SOFTSCAPE				\$215,757.00	
SITE FURNITURE					
Bench	8	ea.	\$2,500.00	\$20,000.00	Includes concrete pad
Picnic Table/ Games Table	5	ea.	\$2,700.00	\$13,500.00	Includes concrete pad
Waste Receptacle	8	ea.	\$1,500.00	\$12,000.00	Includes concrete pad
Bike Rack - 6 Station	2	ea.	\$1,600.00	\$3,200.00	Includes concrete pad
Fitness Equipment	1	allowance	\$8,000.00	\$8,000.00	
Park Entrance Sign	1	ea.	\$4,000.00	\$4,000.00	
SUB TOTAL SITE FURNITURE				\$60,700.00	
PLAY STRUCTURES					
Playground (Junior + Senior)	1	allowance	\$80,000.00	\$80,000.00	Includes protective surfacing
Playground (Tot)	1	allowance	\$10,000.00	\$10,000.00	Includes protective surfacing
Sand Play Area	1	allowance	\$5,000.00	\$5,000.00	
Swings	1	allowance	\$12,000.00	\$12,000.00	
Splash Pad	1	allowance	\$100,000.00	\$100,000.00	Includes protective surfacing
SUB TOTAL PLAY STRUCTURES				\$207,000.00	
SPORTS FACILITIES					
Soccer Field (intermediate)	1	allowance	\$38,000.00	\$38,000.00	Includes soil and seed
Tennis Court	1	allowance	\$100,000.00	\$100,000.00	Includes fencing
Skateboard Facility	1	allowance	\$70,000.00	\$70,000.00	Includes stand alone elements incorporated into main circulation system
Multiuse Court/ Boarded Rink	1	allowance	\$100,000.00	\$100,000.00	Includes asphalt, boards, hoops, line painting
SUB TOTAL SPORTS FACILITIES				\$308,000.00	

STRUCTURES					
Shade Structure (6m)	1	allowance	\$35,000.00	\$35,000.00	Includes concrete slab
Concrete Bunker	1	ea.	\$22,000.00	\$22,000.00	
SUB TOTAL STRUCTURES				\$57,000.00	
ENGINEERING WORKS					
Water Chamber	1	allowance	\$20,000.00	\$20,000.00	
Hydro Kiosk	1	allowance	\$15,000.00	\$15,000.00	
Electrical/ Rink Lighting	1	allowance	\$55,000.00	\$55,000.00	6 Lights
SUB TOTAL ENGINEERING WORKS				\$90,000.00	
SUBTOTAL				\$1,128,732.00	
20% CONTINGENCY				\$225,746.40	
10% DESIGN FEES				\$112,873.20	
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN				\$56,436.60	
TOTAL				\$1,523,788.20	
TARGET BUDGET (Based on \$480,433/ha)				\$1,503,790.00	
BALANCE				-\$19,998.20	

FACILITY FIT PLAN FOR ILLUSTRATION PURPOSES ONLY. FINAL PARK DESIGN AND LAYOUT MAY VARY.



- LEGEND**
- PARK ENTRANCE
 - ASPHALT PATHWAY (2m)
 - STONEDUST TRAIL (1.5m)
 - PARKING
 - JUNIOR PLAY STRUCTURE
 - SENIOR PLAY STRUCTURE
 - SAND PLAY AREA
 - TOT PLAY STRUCTURE
 - SWING SET
 - FITNESS EQUIPMENT
 - SHELTER
 - SPLASH PAD
 - SOCCER (INTERMEDIATE)
 - BASKETBALL
 - BOARDED RINK
 - PUDDLE RINK
 - RINK STORAGE BUNKER
 - INTEGRATED SKATEBOARD FACILITY
 - TOBOGGAN HILL
 - R.O.W. STREET TREE
 - PROPOSED PARK TREES
 - NATURALIZED FOREST PLANTING
 - NATURALIZED MEADOW PLANTING
 - EXISTING TREE MASS



PARK 3: SOUTH NEIGHBOURHOOD PARK

SIZE: 2.70 ha

GENERAL LOCATION: The park will be located in the South-western part of the subdivision and will border along the existing Leitrim Provincially Significant Wetland to the north and new residential lots along the park's east, west and south boundaries. The site is within Regional Lands.

TOPOGRAPHY: The land has a mix of mixed flat and low lying areas due to its wetland environment.

SITE DESCRIPTION: The site is generally a wetland area with mixed wooded and open meadowland. Vegetation is comprised of low wetland scrub and as well as mature-sized trees in both deciduous and coniferous varieties.

PARK FACILITIES/ACTIVITIES: South Neighbourhood Park will be situated adjacent to the Leitrim Wetland and designed to enhance the natural buffer zones adjacent to the wetland while optimizing views and encouraging education around this natural feature. The park's recreational facilities will include senior and junior level playgrounds, a tot-lot along with a shade structure and splash pad for residents to enjoy. For competitive level play, both miniature and intermediate-sized soccer pitches will be developed along with a full court basketball surface. A toboggan hill and double puddle rink will also be developed to expand the park's recreational activities into the winter months. A lit, temporary boarded rink will provide a more formal ice surface in the winter, and act as an open space play zone in the summer months. An asphalt parking lot with a minimum 15 spaces will be provided with driveway access to be aligned with street intersections. The main park pedestrian entrance will be located along the eastern boundary of the park at the terminus of the local residential road with public sidewalks linking this park with other parks in the Leitrim development area. Social gathering and passive recreation will be integrated into the overall plan as well as open space for picnicking, casual games and informal recreation. A looping pathway system will weave throughout the park site, allowing users to access the various amenities the park will offer. The pathway will also provide opportunities for seating and fitness signage along the length of the path. Beyond its boundary, the park may be connected to a wider network of wetland boardwalk trails currently considered for the adjoining South Nation Conservation lands. Interpretive signage should be incorporated to highlight the significance of the unique wetland environment. A diversity of native plant species will be encouraged in the overall planting scheme as well as the retention of existing tree canopy in the area.

This park facility fit plan is intended as a demonstration plan only and should not be considered as the final park design.

CLASS D COST ESTIMATE

DATE: April 2015
PROJECT NO: 15591-1

PROJECT NAME: Leitrim mAPP - South Neighbourhood Park
PARK #3

ITEM	QTY	UNIT	UNIT COST	TOTAL COST	COMMENTS
STARTUP + GRADING					
Site Grading	27,000	m ²	\$3.00	\$81,000.00	Includes toboggan hill
SUBTOTAL STARTUP + GRADING					\$81,000.00
HARDSCAPE					
Park Entrance Feature	1	allowance	\$5,000.00	\$5,000.00	Eg. armourstone, fencing, accent planting
Stonedust Pathway System	750	m ²	\$30.00	\$22,500.00	1.5m wide pathways
Asphalt Pathway System	1,000	m ²	\$50.00	\$50,000.00	2m wide pathways
Asphalt Parking Lot	350	m ²	\$55.00	\$19,250.00	Minimum 15 Spaces
SUB TOTAL HARDSCAPE					\$96,750.00
SOFTSCAPE					
Deciduous Tree (50 mm)	80	ea.	\$400.00	\$32,000.00	Includes mulch and planting medium.
Coniferous Tree (1.8m HT)	40	ea.	\$350.00	\$14,000.00	Includes mulch and planting medium.
Naturalized Meadow Planting	2,200	m ²	\$9.00	\$19,800.00	Includes naturalized meadow seed mix, planting medium, and mulch
Naturalized Forest Planting	1,000	m ²	\$50.00	\$50,000.00	Includes whip and small size plant material, planting medium, and mulch
Seeding/ Sodding	10,500	m ²	\$9.00	\$94,500.00	Includes topsoil and seed to cover 70% of non-developed areas. Excludes sports fields and naturalized areas
SUB TOTAL SOFTSCAPE					\$210,300.00
SITE FURNITURE					
Bench	8	ea.	\$2,500.00	\$20,000.00	Includes concrete pad
Picnic Table/ games table	3	ea.	\$2,700.00	\$8,100.00	Includes concrete pad
Waste Receptacle	4	ea.	\$1,500.00	\$6,000.00	Includes concrete pad
Bike Rack - 6 Station	1	ea.	\$1,600.00	\$1,600.00	Includes concrete pad
Fitness Signage	4	allowance	\$1,100.00	\$4,400.00	
Interpretive Signage	1	allowance	\$3,000.00	\$3,000.00	
Park Entrance Sign	1	ea.	\$4,000.00	\$4,000.00	
SUB TOTAL SITE FURNITURE					\$47,100.00
PLAY STRUCTURES					
Playground (Junior + Senior)	1	allowance	\$80,000.00	\$80,000.00	Includes protective surfacing
Playground (Tot)	1	allowance	\$15,000.00	\$15,000.00	Includes protective surfacing
Splashpad	1	allowance	\$85,000.00	\$85,000.00	Includes concrete pad
Sand Play Area	1	allowance	\$5,000.00	\$5,000.00	
Swings	1	allowance	\$12,000.00	\$12,000.00	Includes protective surfacing
SUB TOTAL PLAY STRUCTURES					\$197,000.00
SPORTS FACILITIES					
Soccer Field (intermediate)	1	allowance	\$38,000.00	\$38,000.00	Includes soil and seed
Basketball Court	1	allowance	\$40,000.00	\$40,000.00	Includes asphalt and goals
SUB TOTAL SPORTS FACILITIES					\$78,000.00

STRUCTURES					
Shade Structure (6m)	1	allowance	\$35,000.00	\$30,000.00	Includes concrete slab
Concrete Bunker	1	ea.	\$22,000.00	\$22,000.00	
Rink Lighting	1	allowance	\$30,000.00	\$30,000.00	Includes 3 lights
SUB TOTAL STRUCTURES					\$82,000.00

ENGINEERING WORKS					
Water Chamber	1	allowance	\$20,000.00	\$20,000.00	
Hydro Kiosk	1	allowance	\$15,000.00	\$15,000.00	
SUB TOTAL ENGINEERING WORKS					\$35,000.00

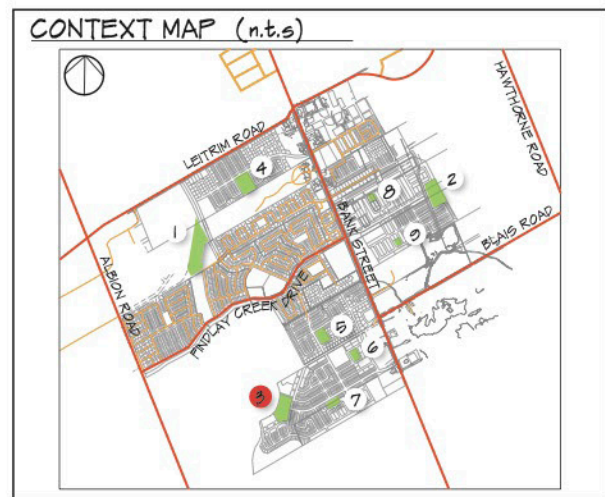
SUBTOTAL					\$827,150.00
20% CONTINGENCY					\$165,430.00
10% DESIGN FEES					\$82,715.00
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN					\$41,357.50
TOTAL					\$1,116,652.50

TARGET BUDGET (Based on \$480,433/ha)					\$1,297,200.00
BALANCE					\$180,547.50

FACILITY FIT PLAN FOR ILLUSTRATION PURPOSES ONLY. FINAL PARK DESIGN AND LAYOUT MAY VARY.



- LEGEND**
- PARK ENTRANCE
 - ASPHALT PATHWAY (2m)
 - STONEDUST TRAIL (1.5m)
 - PARKING
 - JUNIOR PLAY STRUCTURE
 - SENIOR PLAY STRUCTURE
 - SAND PLAY AREA
 - TOT PLAY STRUCTURE
 - SWING SET
 - SHELTER
 - SPLASH PAD
 - TENNIS
 - SOCCER (INTERMEDIATE)
 - ULTIMATE FIELD
 - BASKETBALL
 - BOARDED RINK
 - PUDDLE RINK
 - RINK STORAGE BUNKER
 - TOBOGGAN HILL
 - FITNESS SIGNAGE
 - EXISTING SIGNIFICANT TREE
 - EXISTING NOTED TREE
 - EXISTING VEGETATION
 - R.O.W. STREET TREE
 - PROPOSED PARK TREES
 - NATURALIZED FOREST PLANTING
 - NATURALIZED MEADOW PLANTING



PARK 4: NORTH NEIGHBOURHOOD PARK

SIZE: 2.09 ha

GENERAL LOCATION: The location for this park will be in the northern portion of the Leitrim Subdivision Development Plan, between Leitrim Road and the Hope Cemetery lands and will be surrounded by future residential development by Tartan-Barrett Developers.

TOPOGRAPHY: The site is an open field and generally flat.

SITE DESCRIPTION: The future park site is considered agricultural land and currently used for crop farming. A drainage swale currently runs north-south through the center of the park and along the southern boundary of the park.

PARK FACILITIES/ACTIVITIES: North Neighbourhood Park will include amenities that will satisfy both active and passive recreational needs. The sports facilities proposed in the park include miniature and intermediate-sized soccer pitches and a basketball key. Playgrounds will be available for both junior and senior level play, along with a tot-lot, splash pad, puddle rink and mini-toboggan slide. Social gathering areas will be available near the playground areas and will include picnic shelter and open space for informal activities and games. A circular pathway loop will introduce seating benches as well as fitness signage along portions of the pathway. Although much of the park will be developed in open farmland, portions of the existing plant community at the southern border may be retained on site, where possible with the emphasis to continue and use a diverse list of native species within the planting plan.

This park facility fit plan is intended as a demonstration plan only and should not be considered as the final park design.

CLASS D COST ESTIMATE

DATE: April 2015
PROJECT NO: 15591-1

PROJECT NAME: Leitrim mAPP - North Neighbourhood Park
PARK #4

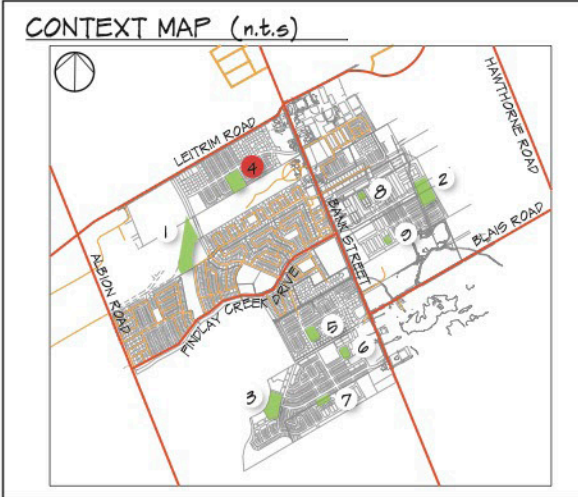
ITEM	QTY	UNIT	UNIT COST	TOTAL COST	COMMENTS
STARTUP + GRADING					
Site Grading	20,900	m ²	\$3.00	\$62,700.00	Includes toboggan hill
SUBTOTAL STARTUP + GRADING				\$62,700.00	
HARDSCAPE					
Park Entrance Feature	1	allowance	\$5,000.00	\$5,000.00	Eg. armourstone, fencing, accent planting
Asphalt Pathway System	800	m ²	\$50.00	\$40,000.00	2m wide pathways
SUB TOTAL HARDSCAPE				\$45,000.00	
SOFTSCAPE					
Deciduous Tree (50 mm)	75	ea.	\$400.00	\$30,000.00	Includes mulch and planting medium.
Coniferous Tree (1.8m HT)	35	ea.	\$350.00	\$12,250.00	Includes mulch and planting medium.
Naturalized Meadow Planting	3,500	m ²	\$9.00	\$31,500.00	Includes naturalized meadow seed mix, planting medium, and mulch
Seeding/Sodding	8,120	m ²	\$9.00	\$73,080.00	Includes topsoil and seed to cover 70% of non-developed areas. Excludes sports fields and naturalized areas
SUB TOTAL SOFTSCAPE				\$146,830.00	
SITE FURNITURE					
Bench	7	ea.	\$2,500.00	\$17,500.00	Includes concrete pad
Picnic Table/ Games Table	2	ea.	\$2,700.00	\$5,400.00	Includes concrete pad
Waste Receptacle	4	ea.	\$1,500.00	\$6,000.00	Includes concrete pad
Bike Rack - 6 Station	1	ea.	\$1,600.00	\$1,600.00	Includes concrete pad
Fitness Signage	3	allowance	\$1,100.00	\$3,300.00	
Park Entrance Sign	1	ea.	\$4,000.00	\$4,000.00	
SUB TOTAL SITE FURNITURE				\$37,800.00	
PLAY STRUCTURES					
Playground (Junior + Senior)	1	allowance	\$80,000.00	\$80,000.00	Includes protective surfacing
Playground (Tot)	1	allowance	\$10,000.00	\$10,000.00	Includes protective surfacing
Swings	1	allowance	\$15,000.00	\$15,000.00	Includes protective surfacing
Sand Play Area	1	allowance	\$5,000.00	\$5,000.00	
Splashpad (Hydraulic)	1	allowance	\$75,000.00	\$75,000.00	Includes concrete pad
SUB TOTAL PLAY STRUCTURES				\$185,000.00	
SPORTS FACILITIES					
Soccer Field (Intermediate)	1	allowance	\$38,000.00	\$38,000.00	Includes soil and seed
Basketball Key	1	allowance	\$20,000.00	\$20,000.00	Includes asphalt and goals
SUB TOTAL SPORTS FACILITIES				\$58,000.00	
STRUCTURES					
Shade Structure (6m)	1	allowance	\$35,000.00	\$35,000.00	Includes concrete slab
Concrete Bunker	1	ea.	\$22,000.00	\$22,000.00	
Rink Lighting	1	allowance	\$10,000.00	\$10,000.00	1 Light
SUB TOTAL STRUCTURES				\$67,000.00	

ENGINEERING WORKS				
Water Chamber	1	allowance	\$20,000.00	\$20,000.00
Hydro Kiosk	1	allowance	\$15,000.00	\$15,000.00
SUB TOTAL ENGINEERING WORKS				\$35,000.00
SUBTOTAL				\$637,330.00
20% CONTINGENCY				\$127,466.00
10% DESIGN FEES				\$63,733.00
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN				\$31,866.50
TOTAL				\$860,395.50
TARGET BUDGET (Based on \$480,433/ha)				\$1,004,125.00
BALANCE				\$143,729.50

FACILITY FIT PLAN FOR ILLUSTRATION PURPOSES ONLY. FINAL PARK DESIGN AND LAYOUT MAY VARY.



- LEGEND**
- PARK ENTRANCE
 - MAIN PARK PATHWAY (2m)
 - JUNIOR PLAY STRUCTURE
 - SENIOR PLAY STRUCTURE
 - SAND PLAY AREA
 - TOT PLAY STRUCTURE
 - SWING SET
 - SHELTER
 - SPLASH PAD (HYDRAULIC)
 - SOCCER (INTERMEDIATE SIZE)
 - BASKETBALL KEY
 - PUDDLE RINK
 - RINK STORAGE BUNKER
 - TOBOGGAN HILL
 - FITNESS SIGNAGE
 - EXISTING VEGETATION
 - R.O.W. STREET TREE
 - PROPOSED PARK TREES
 - NATURALIZED MEADOW PLANTING



PARK 5: CENTRAL NEIGHBOURHOOD PARK

SIZE: 1.2 ha

GENERAL LOCATION: Centrally located in the south portion of Tartan's Findlay Creek Village.

TOPOGRAPHY: The existing site is generally flat.

SITE DESCRIPTION: The site is a heavily wooded lot largely composed of thick, low scrub and small to medium-sized deciduous trees and shrubs.

PARK FACILITIES/ACTIVITIES: The park site presently has thick scrub and trees and the park's peripheral plantings may be retained and utilized as part of the park design. Plant diversity and the use of tree canopy should play an important role in the overall planting scheme. The circular pattern illustrated within the park reflects Aboriginal-Algonquin concepts of a Medicine Wheel, promoting physical and spiritual health. Site amenities will include a shade structure located at the centre of the park, which will be connected to each of the four corners of the park with pathways. An outer circular pathway will link these paths further and allow pedestrian access to various play facilities such as a senior and junior playground, a tot-lot, sandbox, swing set, puddle rink, splash pad and basketball key. There will be opportunities for seating areas and quiet spaces for passive recreation, as well as open spaces for more informal games and social gathering.

This park facility fit plan is intended as a demonstration plan only and should not be considered as the final park design.

CLASS D COST ESTIMATE

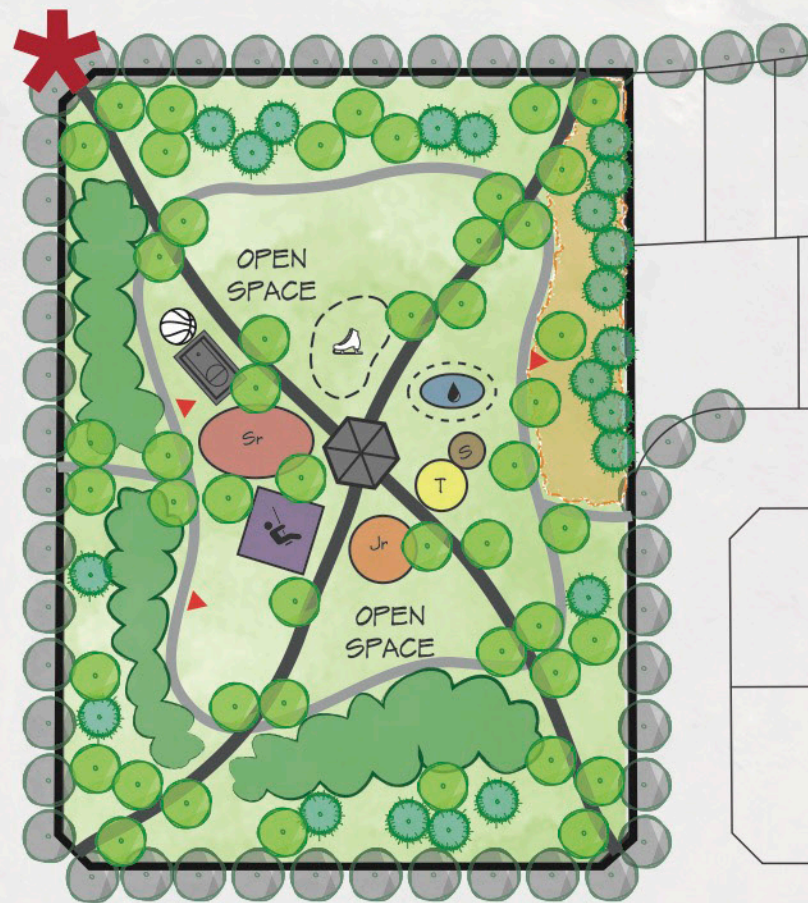
DATE: April 2015
PROJECT NO: 15591-1

PROJECT NAME: Leitrim mAPP - Central Neighbourhood Park
PARK #5

ITEM	QTY	UNIT	UNIT COST	TOTAL COST	COMMENTS
STARTUP + GRADING					
Site Grading	12,000	m ²	\$3.00	\$36,000.00	
SUBTOTAL STARTUP + GRADING				\$36,000.00	
HARDSCAPE					
Park Entrance Feature	1	allowance	\$5,000.00	\$5,000.00	Eg. armourstone, fencing, accent planting
Stonedust Pathway System	600	m ²	\$30.00	\$18,000.00	2m wide pathways
Asphalt Pathway System	800	m ²	\$50.00	\$40,000.00	2m wide pathways
SUB TOTAL HARDSCAPE				\$63,000.00	
SOFTSCAPE					
Deciduous Tree (50 mm)	60	ea.	\$400.00	\$24,000.00	Includes mulch and planting medium.
Coniferous Tree (1.8m HT)	25	ea.	\$350.00	\$8,750.00	Includes mulch and planting medium.
Naturalized Meadow Planting	700	m ²	\$9.00	\$6,300.00	Includes naturalized meadow seed mix, planting medium, and mulch
Naturalized Forest Planting (Infill)	500	m ²	\$50.00	\$25,000.00	Includes whip and small size plant material, planting medium, and mulch
Seeding/Sodding	5,800	m ²	\$9.00	\$52,200.00	Includes topsoil and seed to cover 70% of non-developed areas. Excludes naturalized areas.
SUB TOTAL SOFTSCAPE				\$116,250.00	
SITE FURNITURE					
Bench	5	ea.	\$2,500.00	\$12,500.00	Includes concrete pad
Picnic Table/ Games Table	1	ea.	\$2,700.00	\$2,700.00	Includes concrete pad
Waste Receptacle	3	ea.	\$1,500.00	\$4,500.00	Includes concrete pad
Bike Rack - 6 Station	1	ea.	\$1,600.00	\$1,600.00	Includes concrete pad
Fitness Signage	3	allowance	\$1,100.00	\$3,300.00	
Park Entrance Sign	1	ea.	\$4,000.00	\$4,000.00	
SUB TOTAL SITE FURNITURE				\$28,600.00	
PLAY STRUCTURES					
Playground (Junior + Senior)	1	allowance	\$70,000.00	\$70,000.00	Includes protective surfacing
Swings	1	allowance	\$8,000.00	\$8,000.00	
Sand Play Area	1	allowance	\$5,000.00	\$5,000.00	
Playground (Tot)	1	allowance	\$15,000.00	\$15,000.00	Includes protective surfacing
Splashpad (Hydraulic)	1	allowance	\$65,000.00	\$65,000.00	Includes concrete pad
SUB TOTAL PLAY STRUCTURES				\$163,000.00	
SPORTS FACILITIES					
Basketball Key	1	allowance	\$20,000.00	\$20,000.00	Includes asphalt and goals
SUB TOTAL SPORTS FACILITIES				\$20,000.00	
STRUCTURES					
Shade Structure (4.8m)	1	allowance	\$30,000.00	\$30,000.00	Includes concrete slab
SUB TOTAL STRUCTURES				\$30,000.00	

ENGINEERING WORKS				
Water Chamber	1	allowance	\$20,000.00	\$20,000.00
SUB TOTAL ENGINEERING WORKS				\$20,000.00
SUBTOTAL				\$476,850.00
20% CONTINGENCY				\$95,370.00
10% DESIGN FEES				\$47,685.00
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN				\$23,842.50
TOTAL				\$643,747.50
TARGET BUDGET (Based on \$480,433/ha)				\$576,532.00
BALANCE				-\$67,215.50

FACILITY FIT PLAN FOR
ILLUSTRATION PURPOSES ONLY.
FINAL PARK DESIGN AND LAYOUT
MAY VARY.



LEGEND

- PARK ENTRANCE
- ASPHALT PATHWAY (2m)
- STONEDUST TRAIL (1.5m)
- JUNIOR PLAY STRUCTURE
- SENIOR PLAY STRUCTURE
- SAND PLAY AREA
- TOT PLAY STRUCTURE
- SWING SET
- SHELTER
- SPLASH PAD (HYDRAULIC)
- BASKETBALL KEY
- PUDDLE RINK
- FITNESS SIGNAGE
- R.O.W. STREET TREE
- PROPOSED PARK TREES
- NATURALIZED MEADOW PLANTING
- EXISTING VEGETATION

CONTEXT MAP (n.t.s)



PARK 6: SOUTH PARKETTE

SIZE: 0.82 ha

GENERAL LOCATION: North-West corner of the Regional subdivision.

TOPOGRAPHY: The site is generally flat.

SITE DESCRIPTION: The site is located in a heavily wooded area largely made up of low scrub and small to medium-sized deciduous trees and shrubs. A clearing runs East-West through the southern section of the park.

PARK FACILITIES/ACTIVITIES: The South Parkette will be located across from the future school site and will provide a system of pathways complete with seating and integrated with bench fitness signage. Both senior and junior playgrounds will be developed along with a tot-lot, swing set and splash pad. A shade structure will be included near the play structures, with additional open spaces to be developed for informal games and social gathering. Substantial plantings that will add shade, spatial definition and visual interest will be included in the park design plan development. Plant diversity is encouraged by incorporating a mix of naturalized forest and meadow plantings within the park plan. Playground equipment and park layout will conform with the City's Accessibility Design standards and will be designed for inclusive play.

This park facility fit plan is intended as a demonstration plan only and should not be considered as the final park design.

CLASS D COST ESTIMATE

DATE: April 2015
PROJECT NO: 15591-1

PROJECT NAME: Leitrim mAPP - South Parkette
PARK #6

ITEM	QTY	UNIT	UNIT COST	TOTAL COST	COMMENTS
STARTUP + GRADING					
Site Grading	8,200	m ²	\$3.00	\$24,600.00	
SUBTOTAL STARTUP + GRADING				\$24,600.00	
HARDSCAPE					
Park Entrance Feature	1	allowance	\$5,000.00	\$5,000.00	Eg. armourstone, fencing, accent planting
Asphalt Pathway System	600	m ²	\$50.00	\$30,000.00	2m wide pathways
SUB TOTAL HARDSCAPE				\$35,000.00	
SOFTSCAPE					
Deciduous Tree (50 mm)	45	ea.	\$400.00	\$18,000.00	Includes mulch and planting medium.
Coniferous Tree (1.8m HT)	20	ea.	\$350.00	\$7,000.00	Includes mulch and planting medium.
Naturalized Meadow Planting	400	m ²	\$9.00	\$3,600.00	Includes naturalized meadow seed mix, planting medium, and mulch
Naturalized Forest Planting	300	m ²	\$50.00	\$15,000.00	Includes whip and small size plant material, planting medium, and mulch
Seeding/Sodding	4,480	m ²	\$9.00	\$40,320.00	Includes topsoil and seed to cover 70% of non-developed areas. Excludes naturalized areas.
SUB TOTAL SOFTSCAPE				\$83,920.00	
SITE FURNITURE					
Bench	5	ea.	\$2,500.00	\$12,500.00	Includes concrete pad
Picnic Table/ games table	1	ea.	\$2,700.00	\$2,700.00	Includes concrete pad
Waste Receptacle	3	ea.	\$1,500.00	\$4,500.00	Includes concrete pad
Bike Rack - 6 Station	1	ea.	\$1,600.00	\$1,600.00	Includes concrete pad
Fitness Signage	3	allowance	\$1,100.00	\$3,300.00	
Park Entrance Sign	1	ea.	\$4,000.00	\$4,000.00	
SUB TOTAL SITE FURNITURE				\$28,600.00	
PLAY STRUCTURES					
Playground (Junior + Senior)	1	allowance	\$60,000.00	\$60,000.00	Includes protective surfacing
Swings	1	allowance	\$8,000.00	\$8,000.00	Includes protective surfacing
Playground (Tot)	1	allowance	\$10,000.00	\$10,000.00	Includes protective surfacing
Splashpad (Hydraulic)	1	allowance	\$60,000.00	\$60,000.00	Includes concrete pad
SUB TOTAL PLAY STRUCTURES				\$138,000.00	
STRUCTURES					
Shade Structure (4.8m)	1	allowance	\$30,000.00	\$30,000.00	Includes concrete slab
SUB TOTAL STRUCTURES				\$30,000.00	
ENGINEERING WORKS					
Water Chamber	1	allowance	\$20,000.00	\$20,000.00	
SUB TOTAL ENGINEERING WORKS				\$20,000.00	

SUBTOTAL	\$360,120.00
20% CONTINGENCY	\$72,024.00
10% DESIGN FEES	\$36,012.00
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN	\$18,006.00
TOTAL	\$486,162.00
<hr/>	
TARGET BUDGET (Based on \$480,433/ha)	\$393,965.00
BALANCE	-\$92,197.00
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FACILITY FIT PLAN FOR ILLUSTRATION PURPOSES ONLY. FINAL PARK DESIGN AND LAYOUT MAY VARY.

SCHOOL PROPERTY



LEGEND

- PARK ENTRANCE
- ASPHALT PATHWAY (2m)
- JUNIOR PLAY STRUCTURE
- SENIOR PLAY STRUCTURE
- TOT PLAY STRUCTURE
- SWING SET
- SHELTER
- SPLASH PAD (HYDRAULIC)
- FITNESS SIGNAGE
- EXISTING NOTED TREE
- R.O.W. STREET TREE
- PROPOSED PARK TREES
- NATURALIZED FOREST PLANTING
- NATURALIZED MEADOW PLANTING

CONTEXT MAP (n.t.s)



PARK 7: SOUTHEAST PARKETTE

SIZE: 0.75 ha

GENERAL LOCATION: Centrally located in the North portion of the Regional Idone lands, boarding on the Regional subdivision.

TOPOGRAPHY: The site is generally flat.

SITE DESCRIPTION: The site is located in a heavily wooded area largely made up of low scrub and medium to large-sized deciduous and coniferous trees and shrubs. An existing hedge-row composed of rock, cedar rails, and fencing runs East-West through the center of the park.

PARK FACILITIES/ACTIVITIES: The Southeast Parkette park plan may include the preservation of an existing stone fencerow through the center of the park to be considered as a vestige of the agricultural activities of the past. Plant diversity will be encouraged in the park's planting plan with a combination of meadowland vegetation and new tree plantings, primarily along the boundaries of the park. Recreational amenities will include senior and junior playgrounds, tot-lot, and swing set. A shade structure will be located near the play areas and a system of pathways, complete with seating and bench fitness signage, will provide pedestrian access to these park amenities. Open spaces for informal activities and social interaction will also be available throughout the park.

This park facility fit plan is intended as a demonstration plan only and should not be considered as the final park design.

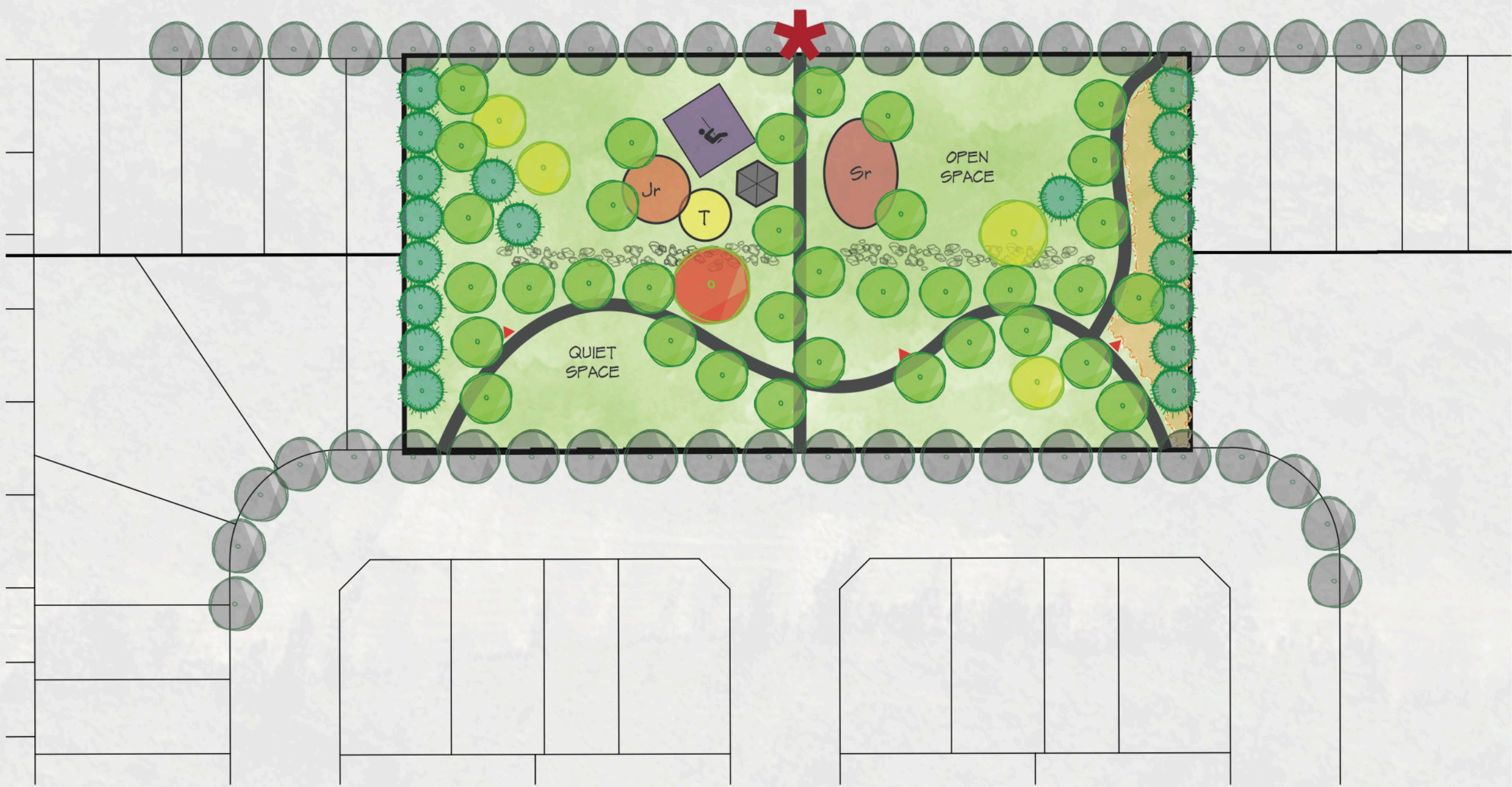
CLASS D COST ESTIMATE

DATE: April 2015
PROJECT NO: 15591-1

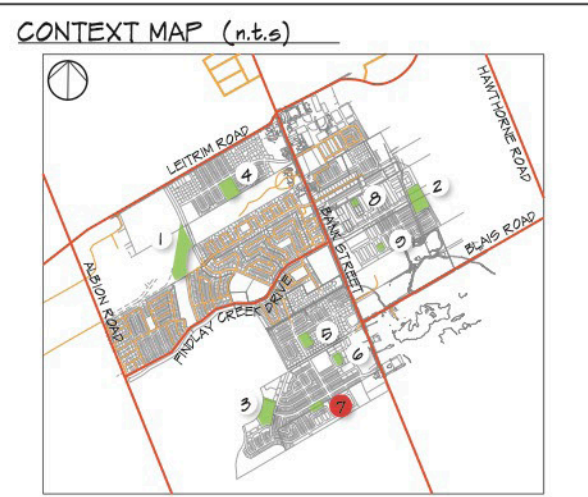
PROJECT NAME: Leitrim mAPP - Southeast Parkette
PARK #7

ITEM	QTY	UNIT	UNIT COST	TOTAL COST	COMMENTS
STARTUP + GRADING					
Site Grading	7,500	m ²	\$3.00	\$22,500.00	
SUBTOTAL STARTUP + GRADING				\$22,500.00	
HARDSCAPE					
Park Entrance Feature	2	allowance	\$5,000.00	\$10,000.00	Eg. armourstone, fencing, accent planting
Central Park Feature wall	1	allowance	\$30,000.00	\$30,000.00	Preservation and development of existing rock fenceline
Asphalt Pathway System	600	m ²	\$50.00	\$30,000.00	2m wide pathways
SUB TOTAL HARDSCAPE				\$70,000.00	
SOFTSCAPE					
Deciduous Tree (50 mm)	40	ea.	\$400.00	\$16,000.00	Includes mulch and planting medium.
Coniferous Tree (1.8m HT)	20	ea.	\$350.00	\$7,000.00	Includes mulch and planting medium.
Naturalized Meadow Planting	750	m ²	\$9.00	\$6,750.00	Includes naturalized meadow seed mix, planting medium, and mulch
Seeding/Sodding	3,900	m ²	\$9.00	\$35,100.00	Includes topsoil and seed to cover 70% of non-developed areas. Excludes naturalized areas.
SUB TOTAL SOFTSCAPE				\$64,850.00	
SITE FURNITURE					
Bench	4	ea.	\$2,500.00	\$10,000.00	Includes concrete pad
Picnic Table/ Games Table	1	ea.	\$2,700.00	\$2,700.00	Includes concrete pad
Waste Receptacle	2	ea.	\$1,500.00	\$3,000.00	Includes concrete pad
Fitness Signage	3	allowance	\$1,100.00	\$3,300.00	
Park Entrance Sign	1	ea.	\$4,000.00	\$4,000.00	
SUB TOTAL SITE FURNITURE				\$23,000.00	
PLAY STRUCTURES					
Playground (Junior + Senior)	1	allowance	\$50,000.00	\$50,000.00	Includes protective surfacing
Swings	1	allowance	\$8,000.00	\$8,000.00	Includes protective surfacing
Playground (Tot)	1	allowance	\$10,000.00	\$10,000.00	Includes protective surfacing
SUB TOTAL PLAY STRUCTURES				\$68,000.00	
STRUCTURES					
Shade Structure (4.8m)	1	allowance	\$30,000.00	\$30,000.00	Includes concrete slab
SUB TOTAL STRUCTURES				\$30,000.00	
SUBTOTAL				\$278,350.00	
20% CONTINGENCY				\$55,670.00	
10% DESIGN FEES				\$27,835.00	
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN				\$13,917.50	
TOTAL				\$375,772.50	
TARGET BUDGET (Based on \$480,433/ha)				\$360,335.00	
BALANCE				-\$15,437.50	

FACILITY FIT PLAN FOR ILLUSTRATION PURPOSES ONLY. FINAL PARK DESIGN AND LAYOUT MAY VARY.



- LEGEND**
- PARK ENTRANCE
 - ASPHALT PATHWAY (2m)
 - JUNIOR PLAY STRUCTURE
 - SENIOR PLAY STRUCTURE
 - TOT PLAY STRUCTURE
 - SWING SET
 - SHELTER
 - FITNESS SIGNAGE
 - EXISTING SIGNIFICANT TREE
 - EXISTING NOTED TREE
 - PRESERVED FENCEROW
 - R.O.W. STREET TREE
 - PROPOSED PARK TREES
 - NATURALIZED MEADOW PLANTING



PARK 8: CLARIDGE PARKETTE

SIZE: 0.4 ha

GENERAL LOCATION: Located centrally in the Claridge subdivision

TOPOGRAPHY: The topography includes some undulation with some low-lying wetland areas.

SITE DESCRIPTION: The site is located in a heavily wooded area largely made up of low scrub and small to medium-sized deciduous trees and shrubs. There are also open wetland areas.

PARK FACILITIES/ACTIVITIES: The Claridge Parkette will be a small park that will offer residents multi-use open space, senior and junior playgrounds, a tot-lot, swing set and shade structure. The circular pathway system will provide pedestrian access to all park play areas, along with seating and fitness signage. The boundary edges of the park should be planted with new trees while a combination of meadowland plants and vegetated screening will be considered adjacent to residential properties to the south. The implementation of native tree species in this park will emphasize a strong connection with the local forests of this region.

This park facility fit plan is intended as a demonstration plan only and should not be considered as the final park design.

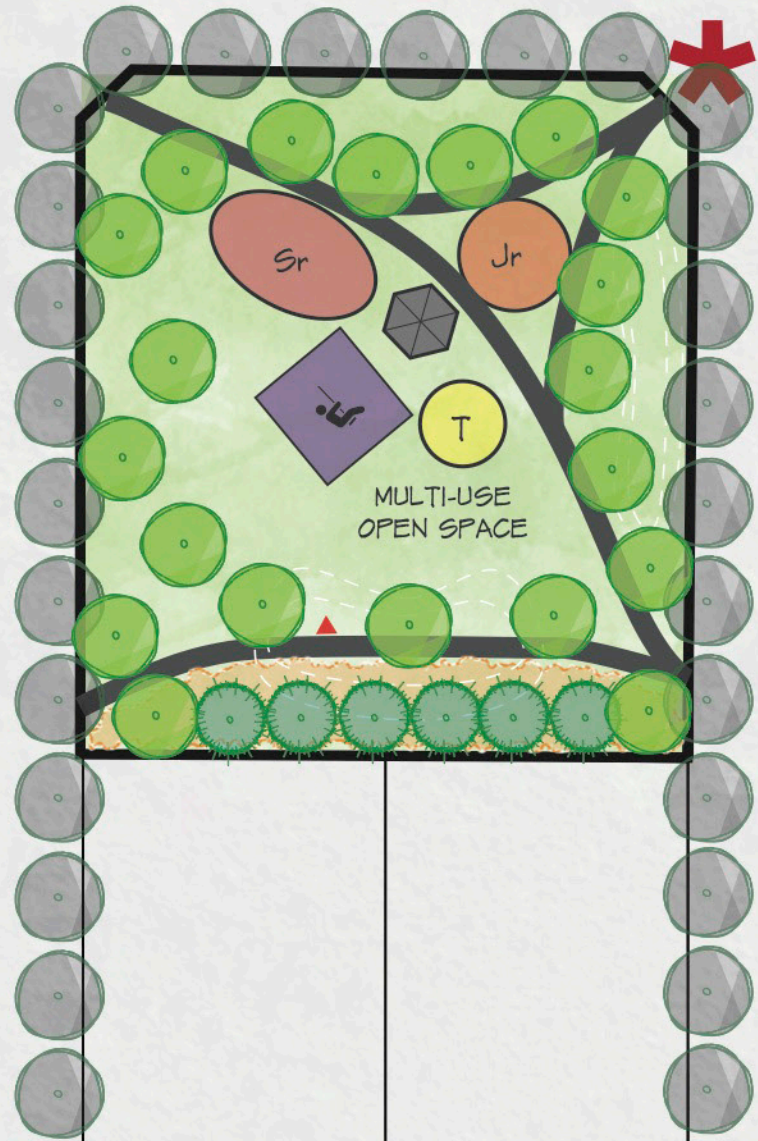
CLASS D COST ESTIMATE

DATE: April 2015
PROJECT NO: 15591-1

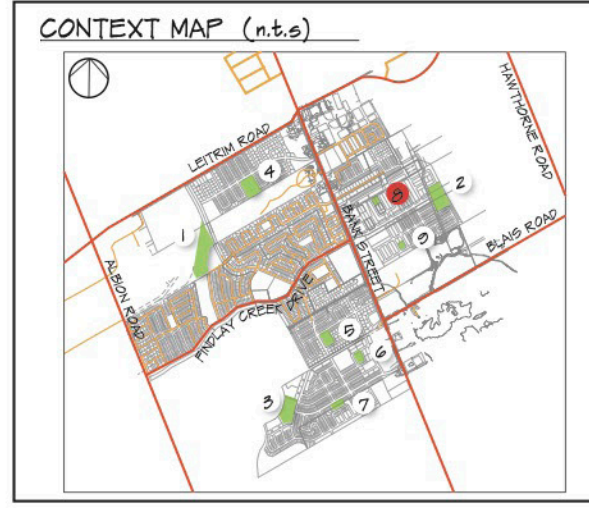
PROJECT NAME: Leitrim mAPP - Claridge Parkette
PARK #8

ITEM	QTY	UNIT	UNIT COST	TOTAL COST	COMMENTS
STARTUP + GRADING					
Site Grading	4,000	m ²	\$3.00	\$12,000.00	
SUBTOTAL STARTUP + GRADING				\$12,000.00	
HARDSCAPE					
Park Entrance Feature	1	allowance	\$5,000.00	\$5,000.00	Eg. armourstone, fencing, accent planting
Asphalt Pathway System	500	m ²	\$50.00	\$25,000.00	2m wide pathways
SUB TOTAL HARDSCAPE				\$30,000.00	
SOFTSCAPE					
Deciduous Tree (50 mm)	20	ea.	\$400.00	\$8,000.00	Includes mulch and planting medium.
Coniferous Tree (1.8m HT)	10	ea.	\$350.00	\$3,500.00	Includes mulch and planting medium.
Naturalized Meadow Planting	400	m ²	\$9.00	\$3,600.00	Includes naturalized meadow seed mix, planting medium, and mulch
Seeding/Sodding	1,900	m ²	\$9.00	\$17,100.00	Includes topsoil and seed to cover 70% of non-developed areas. Excludes naturalized areas.
SUB TOTAL SOFTSCAPE				\$32,200.00	
SITE FURNITURE					
Bench	3	ea.	\$2,500.00	\$7,500.00	Includes concrete pad
Picnic Table/ games table	1	ea.	\$2,700.00	\$2,700.00	Includes concrete pad
Waste Receptacle	2	ea.	\$1,500.00	\$3,000.00	Includes concrete pad
Fitness Signage	1	allowance	\$1,100.00	\$1,100.00	
Park Entrance Sign	1	ea.	\$4,000.00	\$4,000.00	
SUB TOTAL SITE FURNITURE				\$18,300.00	
PLAY STRUCTURES					
Playground (Junior + Senior)	1	allowance	\$50,000.00	\$50,000.00	Includes protective surfacing
Swings	1	allowance	\$8,000.00	\$8,000.00	Includes protective surfacing
Playground (Tot)	1	allowance	\$10,000.00	\$10,000.00	Includes protective surfacing
SUB TOTAL PLAY STRUCTURES				\$68,000.00	
STRUCTURES					
Shade Structure (4.8m)	1	allowance	\$30,000.00	\$30,000.00	Includes concrete slab
SUB TOTAL STRUCTURES				\$30,000.00	
SUBTOTAL				\$190,500.00	
20% CONTINGENCY				\$38,100.00	
10% DESIGN FEES				\$19,050.00	
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN				\$9,525.00	
TOTAL				\$257,175.00	
TARGET BUDGET (Based on \$480,433/ha)				\$192,180.00	
BALANCE				-\$64,995.00	

FACILITY FIT PLAN FOR ILLUSTRATION PURPOSES ONLY. FINAL PARK DESIGN AND LAYOUT MAY VARY.



- LEGEND**
- PARK ENTRANCE
 - ASPHALT PATHWAY (2m)
 - JUNIOR PLAY STRUCTURE
 - SENIOR PLAY STRUCTURE
 - TOT PLAY STRUCTURE
 - SWING SET
 - SHELTER
 - FITNESS SIGNAGE
 - EXISTING NOTED TREE
 - R.O.W. STREET TREE
 - PROPOSED PARK TREES
 - NATURALIZED MEADOW PLANTING



PARK 9: URBANDALE PARKETTE

SIZE: 0.4 ha

GENERAL LOCATION: Centrally located in the southern side of the Urbandale subdivision.

TOPOGRAPHY: The site is cleared and generally flat.

SITE DESCRIPTION: The site is cleared and contains stockpiles.

PARK FACILITIES/ACTIVITIES: The Urbandale Parkette will be equal in size and offer similar amenities as those found in the Claridge Parkette to the north but designed with its own unique style and character. This park may have pathways entering from all four corners and crossing at centre where key recreational amenities such as senior and a junior playground, a tot-lot, a swing set and a shade structure, will be located. Benches along the pathways will accommodate fitness signage as well as restful seating. The outer edges of the park may be planted with new trees combined with low maintenance meadowland vegetation. The use of native tree species and planting arrangements that will help define spaces and create visual interests, is encouraged in this park.

This park facility fit plan is intended as a demonstration plan only and should not be considered as the final park design.

CLASS D COST ESTIMATE

DATE: April 2015
PROJECT NO: 15591-1

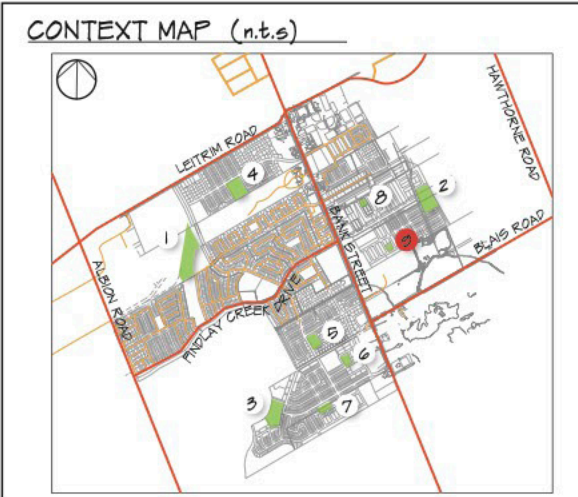
PROJECT NAME: Leitrim mAPP - Urbandale Parkette
PARK #9

ITEM	QTY	UNIT	UNIT COST	TOTAL COST	COMMENTS
STARTUP + GRADING					
Site Grading	4,000	m ²	\$3.00	\$12,000.00	
SUBTOTAL STARTUP + GRADING				\$12,000.00	
HARDSCAPE					
Park Entrance Feature	1	allowance	\$5,000.00	\$5,000.00	Eg. armourstone, fencing, accent planting
Asphalt Pathway System	500	m ²	\$50.00	\$25,000.00	2m wide pathways
SUB TOTAL HARDSCAPE				\$30,000.00	
SOFTSCAPE					
Deciduous Tree (50 mm)	20	ea.	\$400.00	\$8,000.00	Includes mulch and planting medium.
Coniferous Tree (1.8m HT)	10	ea.	\$350.00	\$3,500.00	Includes mulch and planting medium.
Naturalized Meadow Planting	400	m ²	\$9.00	\$3,600.00	Includes naturalized meadow seed mix, planting medium, and mulch
Seeding/Sodding	1,900	m ²	\$9.00	\$17,100.00	Includes topsoil and seed to cover 70% of non-developed areas. Excludes naturalized planting.
SUB TOTAL SOFTSCAPE				\$32,200.00	
SITE FURNITURE					
Bench	3	ea.	\$2,500.00	\$7,500.00	Includes concrete pad
Picnic Table	1	ea.	\$2,700.00	\$2,700.00	Includes concrete pad
Waste Receptacle	2	ea.	\$1,500.00	\$3,000.00	Includes concrete pad
Fitness Signage	1	allowance	\$1,100.00	\$1,100.00	
Park Entrance Sign	1	ea.	\$4,000.00	\$4,000.00	
SUB TOTAL SITE FURNITURE				\$18,300.00	
PLAY STRUCTURES					
Playground (Junior + Senior)	1	allowance	\$50,000.00	\$50,000.00	Includes protective surfacing
Swings	1	allowance	\$8,000.00	\$8,000.00	Includes protective surfacing
Playground (Tot)	1	allowance	\$10,000.00	\$10,000.00	Includes protective surfacing
SUB TOTAL PLAY STRUCTURES				\$68,000.00	
STRUCTURES					
Shade Structure (4.8m)	1	allowance	\$30,000.00	\$30,000.00	Includes concrete slab
SUB TOTAL STRUCTURES				\$30,000.00	
SUBTOTAL				\$190,500.00	
20% CONTINGENCY				\$38,100.00	
10% DESIGN FEES				\$19,050.00	
5% TECHNICAL DRAWING REVIEW + CONTRACT ADMIN				\$9,525.00	
TOTAL				\$257,175.00	
TARGET BUDGET (Based on \$480,433/ha)				\$192,180.00	
BALANCE				-\$64,995.00	

FACILITY FIT PLAN FOR ILLUSTRATION PURPOSES ONLY. FINAL PARK DESIGN AND LAYOUT MAY VARY.

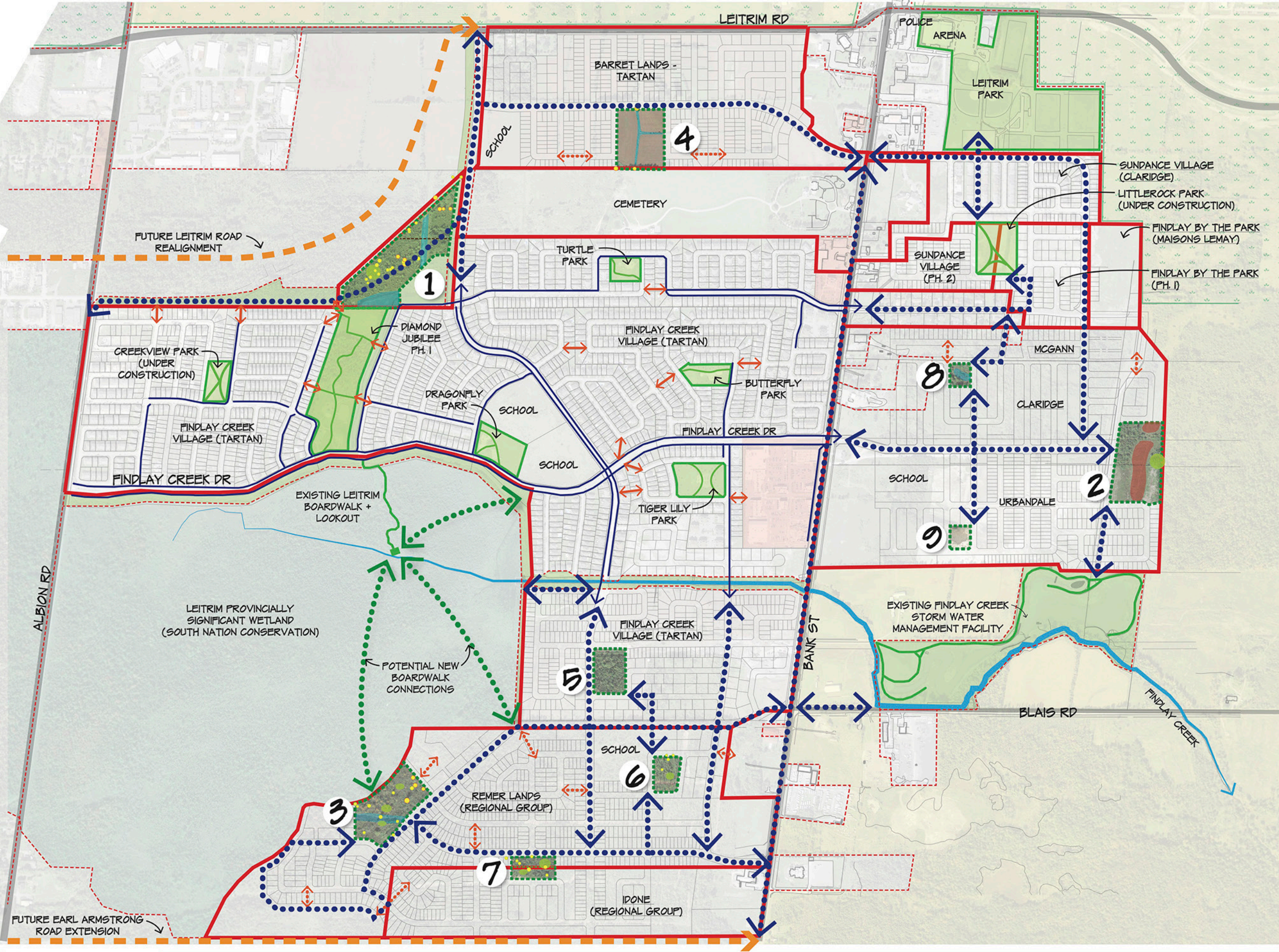


- LEGEND**
- PARK ENTRANCE
 - ASPHALT PATHWAY (2m)
 - JUNIOR PLAY STRUCTURE
 - SENIOR PLAY STRUCTURE
 - TOT PLAY STRUCTURE
 - SWING SET
 - SHELTER
 - FITNESS SIGNAGE
 - EXISTING NOTED TREE
 - R.O.W. STREET TREE
 - PROPOSED PARK TREES
 - NATURALIZED MEADOW PLANTING



LEITRIM
MODIFIED
AREA PARKS PLAN

APPENDIX



- ZONING LEGEND:**
- RU RURAL COUNTRYSIDE ZONE
 - GM GENERAL MIXED USE ZONE
 - EP ENVIRONMENTAL PROTECTION ZONE
 - O1 PARKS + OPEN SPACE ZONE
- GREENBELT
- CITY ZONING DELINEATION
- DEVELOPER PROPERTY DELINEATION
* REFER TO LEIRIM CDP FOR MORE DETAILED LAND USE INFORMATION

- PARK INVENTORY:**
- 1: NORTH COMMUNITY PARK (PHASE 2 DIAMOND JUBILEE PARK)**
 - Distinctive 64cm, 80cm, 85cm, 85cm DBH Cottonwoods throughout park
 - Distinctive 75cm DBH Willow in center of park
 - Distinctive 150cm, 120cm, 110cm Willow in Eastern section of park
 - Drainage ditch runs North/South through park and along south edge. South edge is marshy with Inlush
 - Groves of young birch and aspen throughout central areas
 - South section contains large Cottonwood and Birch (25-45cm DBH)
 - Evidence of heavers throughout (large downed trees)
 - Faint hedgerow runs East West through park
 - 2: EAST COMMUNITY PARK (CLARIDGE/URBANDALE)**
 - Dense understorey of young dogwood, birch in NE
 - High point to the North
 - Meadow opening through center of the park - goldenrod, aster, milkweed
 - Large Trembling Aspen grove at central East side
 - Trembling Aspen and Birch along East property line
 - 3: SOUTH NEIGHBOURHOOD PARK (REGIONAL)**
 - Distinctive 120cm DBH multistem Cedar at South corner
 - Distinctive 91cm DBH Oak in Central/Eastern side
 - Cedar and Basswood groves at East edge
 - Center of the park is open, wetland with Inlushes
 - Various Maple, Ash, Elm, Bur Oak (25-50cm DBH) in fair condition
 - 4: NORTH NEIGHBOURHOOD PARK (TARTAN-BARRETT)**
 - Distinctive 80cm DBH Ash directly above North property line
 - Distinctive 64cm and 63cm DBH Ash along southern property line (hedgerow)
 - Drainage ditch runs North-South through center of park and also to the East. Ditches contain Dogwood, Buckthorn, Willow, and Inlush
 - Site slopes up to the NW, SW, and NE corners
 - Hedgerows contain Willows, Ash, Elm
 - 5: CENTRAL NEIGHBOURHOOD PARK (TARTAN STAGE 2-PHASE 4)**
 - Dense understorey of Buckthorn
 - Ash and Elms throughout (25-35cm DBH)
 - 6: SOUTH PARKETTE (REGIONAL/DONE LANDS)**
 - Dense undergrowth of Buckthorn, Dogwood, Lilac
 - Fair condition Ash, Elm, and Cherry (20-35cm DBH)
 - Good condition 25cm DBH Pine at North
 - 7: SOUTHEAST PARKETTE (REGIONAL LANDS)**
 - Distinctive 75cm DBH Oak at hedgerow
 - Stone/cedar rail/ barbed wire hedgerow runs East-West through center of park
 - Hedgerow contains a number of large Ash, Basswood
 - Large grove of cedars in NE corner
 - Serviceberry and buckthorn understorey
 - Birch and Cottonwood (25-30cm DBH) at South property line
 - 8: EAST EXPANSION LANDS (CLARIDGE PARKETTE)**
 - Dense understorey of buckthorn, dogwood
 - Clearings of dogwood, goldenrod, aster
 - Wet areas with Inlush, dogwood
 - Fair to poor condition Manitoba Maples and Ash
 - 9: EAST EXPANSION LANDS (URBANDALE PARKETTE)**
 - Park has been cleared - no significant or notable features.

- LEGEND:**
- 1 PARK NUMBER (IN ORDER OF PARK SIZE - LARGEST TO SMALLEST BY HECTARE)
 - DISTINCTIVE TREE
 - NOTED TREE
 - NOTED GROVE
 - WET/MARSHY
 - OPEN/MEADOW
 - EXISTING PARK
 - PROPOSED PARK
 - ↔ EXISTING WALKWAY BLOCK
 - PROPOSED WALKWAY BLOCK
 - EXISTING SIDEWALKS
 - PROPOSED CONNECTIONS/SIDEWALKS
 - EXISTING RECREATION TRAIL
 - PROPOSED RECREATION TRAIL
 - FINDLAY CREEK

