



THE CONSERVANCY

BARRHAVEN

CAIVAN CONSERVANCY EAST

AREA PARK PLAN

Introduction and Park Strategy

Introduction

The objective of the Conservancy East Area Parks Plan (APP) is to present the Parkland Strategy and Open Space Network within the East Conservancy Community. The APP also presents the Community Connections plan which identifies the various options for active mobility and highlights the locations of connections to the Jock River Corridor lands.

The total area of open space in this community will be 36.6 ha which will include parkland (3.88 ha), Jock River open space (26.0 ha) and other open space channels (6.74). The Jock River open space will include wetlands, meadows and reforested areas and will provide trails and recreation amenities for the use of the residents of the Conservancy. The combination of park land and open space within this community will provide for abundant opportunities for active and passive uses by residents.

The APP provides the details of amenities and budgets for all the parks in Conservancy East.

The Community Overview Plan provides the provision of parkland (size and locations) as well as highlighting other open spaces along the Jock River, O’Keefe Drain the Foster Drain and the Fraser Clarke Watercourse. The Park Amenities Chart provides a detailed list of all recreation amenities in each park. The proposed sizes, shape, and number of parks in this community may change throughout the subdivision design process. The fit plans in this APP are intended as demonstration plans only and are not to be considered the final park design.

The Community Connections Plan highlights the options available for active mobility allowing for both internal and external connectivity. The mobility options include pathways and trails within the parks and open spaces, and sidewalks within the road boulevards. There will also be an extensive cycling network including off road multi use pathways and on road cycle lanes.

The Parks and Open space network within Conservancy East will be a key distinctive feature of this community. Providing community access to various passive and active open spaces of all sizes and characteristics which will set this community apart from others. The traditional, programmed parks will be a complement to the vast amount of surrounding natural open spaces, through the existing channels, the parks will act as a gateway to the Jock River open space. All open spaces will be well supported by a network of trails and pathways to make them accessible to all. The Jock River Open space will also enhance and protect the natural environment and provide activities that help residents to learn more about the natural environment that surrounds them.

Parkland Strategy

The parks within Conservancy East will provide for active and passive recreational uses. They will be positioned to allow all residents to be within a five-minute walk (450 meters) of a park or parkette. The parks in the southern section of the community are also well located to allow easy access to the extensive open space along the Jock River Corridor. Each Park Block will have a minimum of 50% road frontage and houses facing onto the park to allowing for natural surveillance within the parks. Each park will have a pathway network connecting all amenities within the park and connections to the street and to the larger pedestrian network. This will promote walking throughout the community as all parks and open spaces will be linked and accessible. The parks will have a minimum of 30% tree canopy cover and a diverse variety of trees for shade and beautification.

The key feature of the parks in East Conservancy is that each park will be designed to provide amenities for all ages and activity levels and that the overall park system will provide all recreation amenities found in a typical park network. Each park will provide a standard set of recreation amenities including pathways and benches, junior and senior play areas, shade structures with picnic tables and unstructured green space for flexible uses. Additionally, all of the five parks will have unique community functions;

Park 1 -Fraser Park will provide active recreational amenities for a variety of age groups and abilities. This park will feature a pickleball court and outdoor fitness equipment.

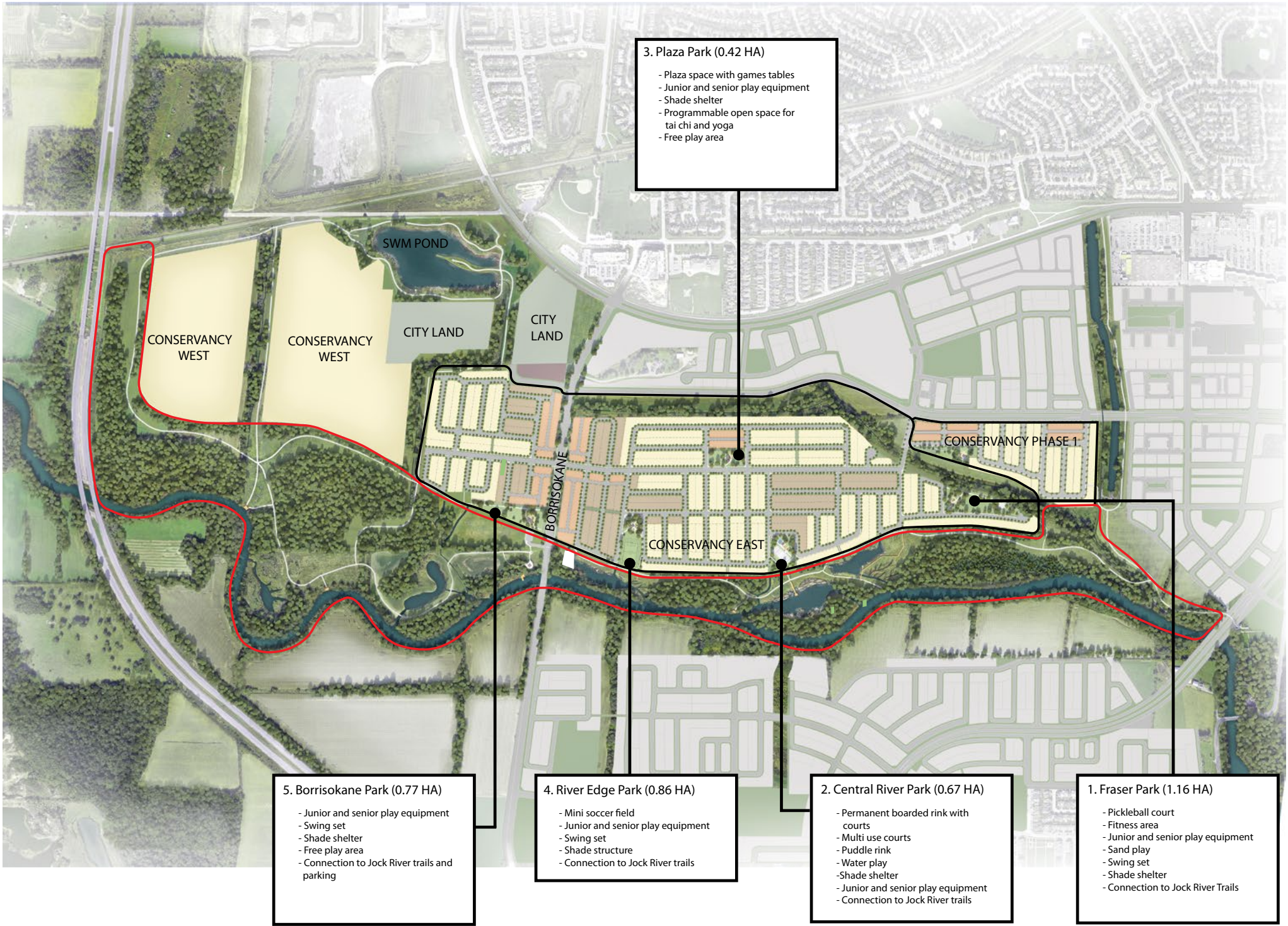
Park 2 -Central River Park will be the main park for older youth both in summer and winter with a full sized permanent boarded rink /multi use court with two basketball courts. This park will also feature a water play facility.

Park 3 -Plaza Park will function as the main park for adults and older adults with a Plaza with seating, games tables, and public art. This park will also feature two multipurpose programmable spaces for free play and outdoor tai chi and yoga programs.

Park 4 River Edge Park will be the main sports park for youth with a soccer field for programmed and pick up field games.

Park 5- Borrisokane Park will provide a river look out with interpretive panels and seating. This park will also feature play areas, connections to the riverfront and parking, and potential space for a Community Garden.

		EAST CONSERVANCY					EXISTING PARKS						Total Amenities
Name		Park 1 Fraser Park	Park 2 Central River Park	Park 3 Plaza Park	Park 4 Rivers Edge Park	Park 5 Borrisokane Park	Houlahan Park	Strandherd Ultimate Fields	Clarke Fields Park	Half Moon Bay Park	Berrigan Skateboard Park	Clarity Park	
Size		1.16 ha	0.67 ha	0.42 ha	0.86 ha	0.77 ha							
Site Amenities													
Benches													5
Basketball Key													1
BMX Track													1
Connection to Jock River Trails													4
Fitness area / Fitness Stations													1
Football Field													0
Full Basketball court													1
Full soccer field													1
Games Tables													1
Gathering area													1
Half Basketball Court													1
Interpretive area													1
Intermediate soccer field													4
Junior Baseball													1
Junior play structure													9
Mini soccer field													2
Multi-use Court													1
Naturalized area													0
Older Adult Amenities													4
Open lawn/ flexible space													6
Pathways													7
Parking													2
Park Signage													11
Permanent Boarded Rink													1
Pickleball Court													2
Picnic tables													5
Puddle Rink													2
Plaza													3
Public Art feature													1
River lookout													1
Sand play													4
Senior play structure													9
Shade structure													6
skateboard													1
Softball Field													1
Splash pad/ water play													2
Stonedust trail													2
Temporary boarded rink													1
Tennis Courts													1
Toboggan Hill													1
Ultimate Field (full size)													1
Ultimate (mide size)													1



Community Connections

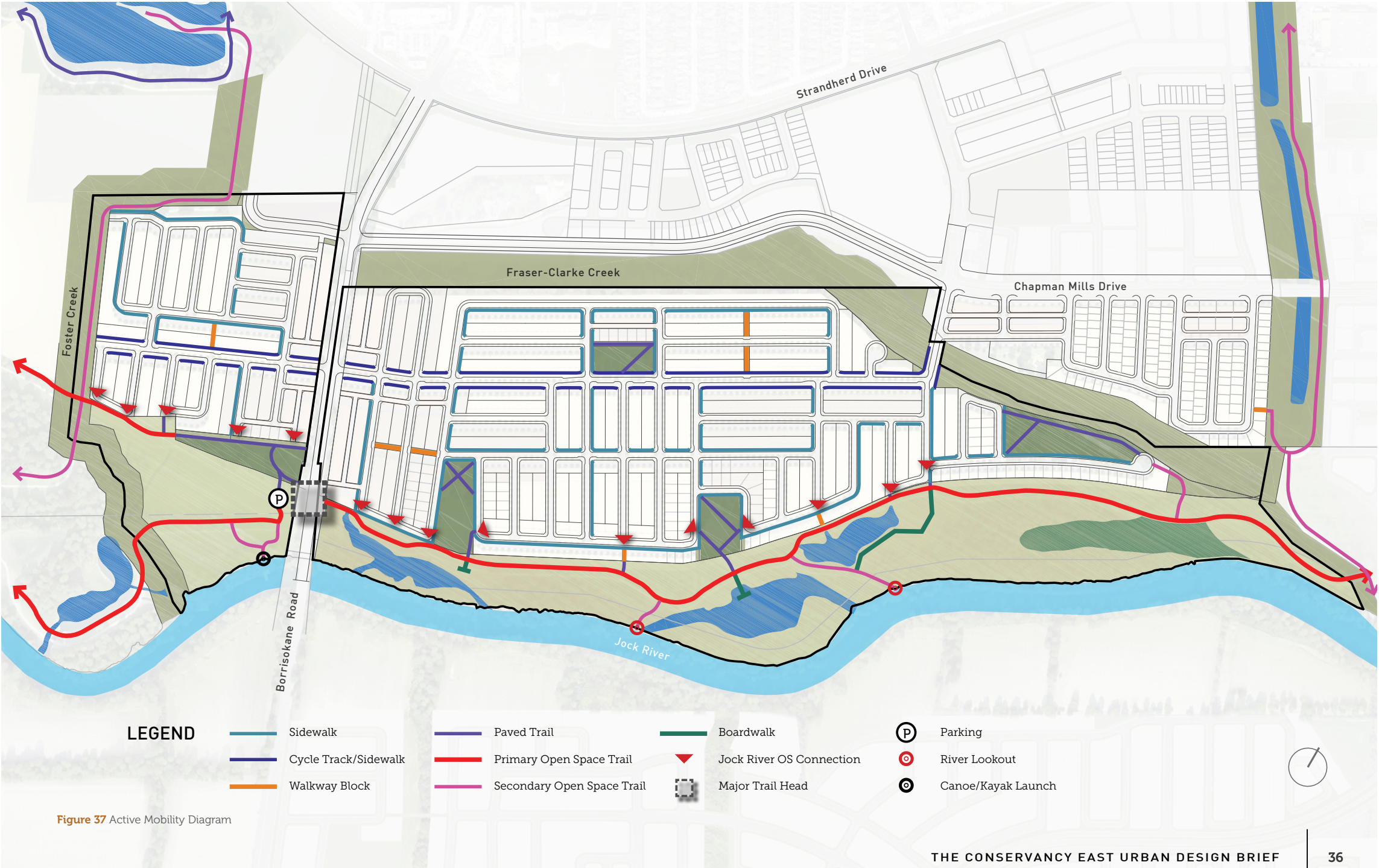
The Community Connection Plan identifies an internal community connection network linking all aspects of the Conservancy community and identifies external connections to the existing Barrhaven neighborhoods to the north and Chapman Mills neighborhood to the south as well as to the Barrhaven Town Center to the east. The plan also identifies the pathways that will connect with the Jock River Corridor trails and amenities.

To promote active lifestyles and accessibility by people of all ages and abilities, The Conservancy East will feature a variety of different mediums for travel throughout the community, that do not include the automobile or transit.

The connectivity in the community will be accomplished by means of, proposed sidewalks for pedestrians, a network of multiuse pathways (MUPS) for cyclists and cycling lanes with the community road network. Additionally, off road pathways, are identified within walkway blocks, within parks, and within the open space network. There will be an extensive pathway and trail system within the Jock River corridor lands which will connect to the existing pathway system along the Jock River Corridor.

These mediums will tie into the larger community vision of creating a highly connected and accessible community that promotes healthy living and social opportunities. These mediums encourage movements that range from walking, jogging, cycling and to other more active forms of movement. The surfaces will be composed of asphalt, concrete or stone dust paving.

The Community Connection Plan which follows shows all methods of active mobility available to the residents of East Conservancy



Method of Parkland Calculation

The amount of parkland to be provided within the Conservancy East Community and presented in this Area Parks Plan is approximately 3.88 hectares of land. This amount of parkland dedication is based on a percentage of the gross land area of the development and equates to approximately 6.94% of the gross land area of the development.

Within the City’s Parkland Contribution By- Law:
“gross land area” means the total area of the land to be developed excluding constraint lands such as: wetlands, unstable slopes, ravines, water courses, flood plains and other similar constraint lands, that normally would be conveyed to the City through the development process;”

Conservancy East will have a density of over 18 units per hectare. For a Community of this density parkland is calculated at a rate of 1 hectare of land per 300 dwelling units rather than as a percentage of gross land area. The East Conservancy will have approximately 1400 units. The Parkland dedication for East Conservancy is 4.67 hectares of Parkland.

The Parkland Strategy set forth in this document illustrates that all required recreation amenities typically found within a community park hierarchy can be provided within the 3.88 hectares of land and within the five parks in Conservancy East. As well the Parkland Area and Budget Chart on page 7 shows that the full park development budget of \$2,397,840 required for a parkland dedication of 4.67 hectares will be exceeded in this community by approximately \$300,000. The proposed fit plan budgets for the five parks equates to \$2,702,765.

The extensive open space system which will be provided along the Jock River will complement the local parkland system and will provide for additional pathways and recreation amenities to be enjoyed by residents. The total area of additional open space that that will become available to residents is approximately 26.0 hectares of land.

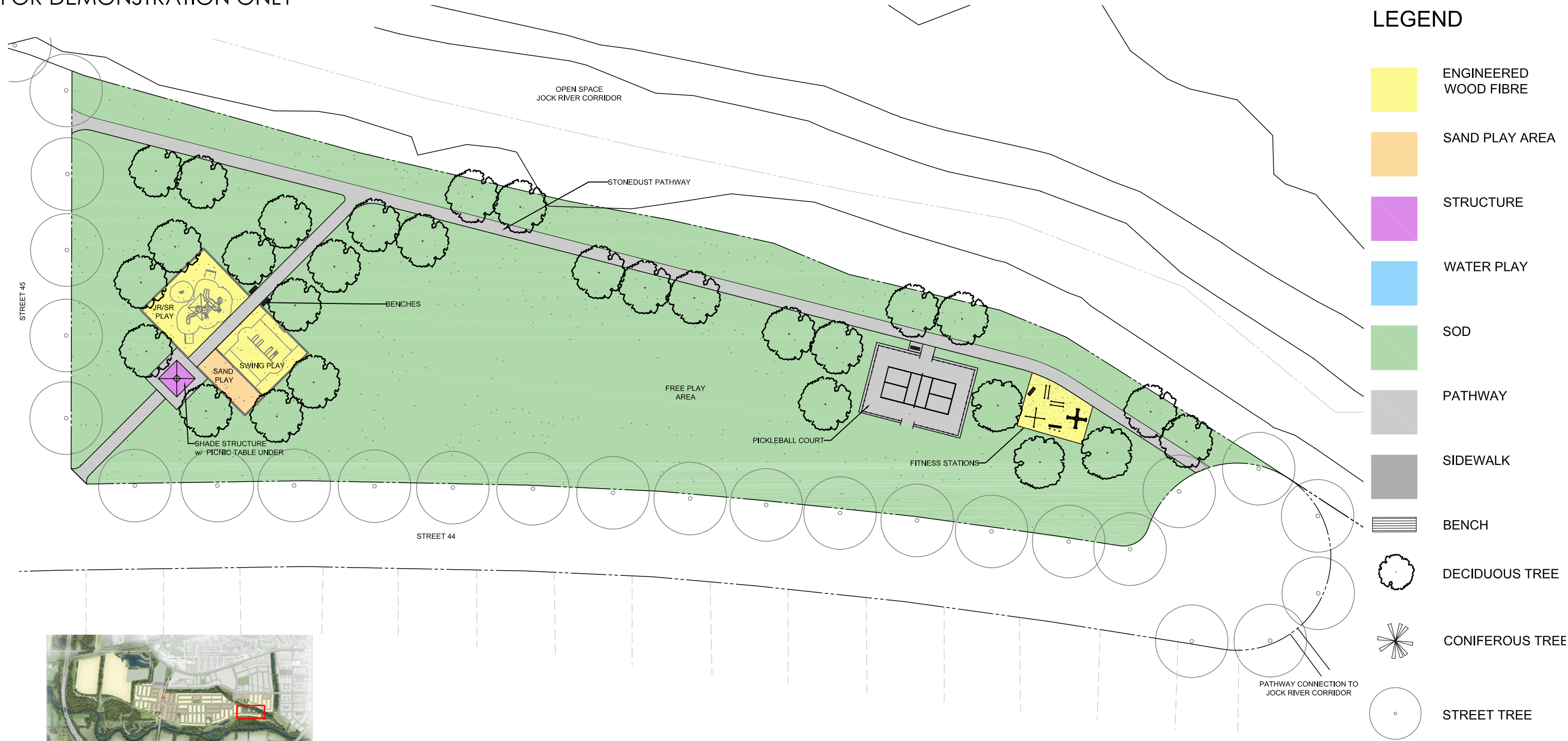
Park Areas and Budgets

Item	Park Name	Park Area (Hectares)	Park \$ Rate per hectare	Park Budget (Rate x Area)	Available Park Construction Budget (Park Budget minus city fees 4%)	Proposed Fit Plan Budget	Available Budget vs Proposed Budget
East Conservancy							
Park 1	Fraser Park	1.16	\$618,000	\$716,880	\$689,307	\$561,924	
Park 2	Central River Park	0.67	\$618,000	\$414,060	\$398,134	\$881,585	
Park 3	Plaza Park	0.42	\$618,000	\$259,560	\$249,576	\$308,613	
Park 4	River Edge Park	0.86	\$618,000	\$531,480	\$511,038	\$441,442	
Park 5	Borrisokane Park	0.77	\$618,000	\$475,860	\$457,557	\$509,201	
Subtotal: Park Dedication Provided		3.88		\$2,397,840	\$2,305,612	\$2,702,765	-\$304,925

Park Fit Plans, Budgets, and Descriptions

PARK 1 - FRASER PARK (1.16 HA) - FIT PLAN

FOR DEMONSTRATION ONLY



LEGEND

- ENGINEERED WOOD FIBRE
- SAND PLAY AREA
- STRUCTURE
- WATER PLAY
- SOD
- PATHWAY
- SIDEWALK
- BENCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- STREET TREE



THE PARK DESIGN WILL UNDERGO PUBLIC CIRCULATION AT A LATER DATE

Park Description

Park 1 Fraser Park (1.16 HA)

Please note this is an approximate size; exact park size and amenities to be determined through the subdivision process.

Classification

The park size is classified as a parkette under the City Park Manual park definitions.

Tree Canopy 30%

Proposed Facilities

- Pickleball court
- Fitness area
- Junior and senior play equipment
- Sand Play
- Swing set
- Shade Shelter with seating and picnic table
- Pathway circuit

Description of Park Facilities

This Parkette is located with 50% road frontage along a local road and adjacent to the Fraser Drain open space.

The park will have both active and passive park uses. The main active facilities within the parkette are extensive play facilities with shade structure seating and picnic table, pickleball and fitness area for adults. An internal accessible pathway system will link all park facilities and in combination with the sidewalk will provide a pathway circuit. There will be benches located along the pathways to encourage relaxation and resting for older adults.

The passive features include a large green open space for free play and for social gathering. Trees will be provided surrounding all amenities for shade and for beautification of parkette.

Cost Estimate

					CLASS D COST ESTIMATE		Breakdown	
Project: Caivan Communities					Project No:		20-013	
Conservancy Lands					Date:		8-May-20	
Park 1 - Fraser Park - 1.16ha					Revised Date:		29-Jun-20	
FIT PLAN SUBMISSION								
Item	Description	Quantity	Unit	Unit Cost		Amount		
1.0	Site Work							
1.1	Subgrade Prep and Rough Grading	11600	sq.m	\$	4.50	\$	52,200.00	
1.2	Fine Grading (assumes topsoil is supplied, screened, amended)	9940	sq.m	\$	8.00	\$	79,520.00	
1.3	Sod	740	sq.m	\$	7.50	\$	5,550.00	
1.4	Seeding	9200	sq.m	\$	1.50	\$	13,800.00	
Site Work Subtotal:							\$ 151,070.00	
2.0	Pavement							
2.1	Asphalt Paving (Heavy Duty Pathways) *incl. rolled edges and ramps	175	sq.m	\$	75.00	\$	13,125.00	
2.2	Stonedust Paving	575	sq.m	\$	25.00	\$	14,375.00	
2.3	CIP Concrete Paving (Bench, waste receptacles, seating areas)	65	sq.m	\$	150.00	\$	9,750.00	
2.4	CIP Concrete (Thickened slab for shade structure)	25	sq.m	\$	325.00	\$	8,125.00	
2.5	CIP Concrete Curb (incl. drop curbs)	100	lin.m.	\$	175.00	\$	17,500.00	
Pavement Subtotal:							\$ 62,875.00	
3.0	Servicing							
3.1	Storm servicing (all inclusive)	1	LS	\$	30,000.00	\$	30,000.00	
Servicing Subtotal:							\$ 30,000.00	
4.0	Site Furnishing (Incl. supply & installation)							
4.1	Shade Structure	1	LS	\$	30,000.00	\$	30,000.00	
4.2	Park Sign - Double Post	1	ea	\$	4,500.00	\$	4,500.00	
4.3	Picnic Table (Accessible)	1	ea	\$	2,100.00	\$	2,100.00	
4.4	Bench (3 Armrests - Accessible)	2	ea	\$	2,000.00	\$	4,000.00	
4.5	Waste Receptacle	1	ea	\$	1,400.00	\$	1,400.00	
Site Furnishing Subtotal:							\$ 42,000.00	
5.0	Play & Sports Amenities (Incl. supply & installation)							
5.1	Playground							
.1	Senior & Junior Play structure and Swings	1	LS	\$	45,000.00	\$	45,000.00	
.2	Engineered Wood Fiber	365	sq.m	\$	55.00	\$	20,075.00	
.3	Sand Play	60	sq.m	\$	55.00	\$	3,300.00	
Playground Subtotal:							\$ 68,375.00	
5.2	Fitness							
.1	Fitness Circuit	1	LS	\$	30,000.00	\$	30,000.00	
.2	Engineered Wood Fiber	120	sq.m	\$	55.00	\$	6,600.00	
Fitness Subtotal:							\$ 36,600.00	
5.3	Pickleball Court							
.1	Aphalt Paving	280	sq.m	\$	75.00	\$	21,000.00	
.2	Line Painting	1	LS	\$	4,100.00	\$	4,100.00	
.3	3.0 meter ht. chain link fence	60	lin.m.	\$	300.00	\$	18,000.00	
Pickleball Subtotal:							\$ 43,100.00	
Play & Sports Amenities Subtotal:							\$ 148,075.00	
6.0	Planting							
6.1	Deciduous Park Trees (60mm cal)	29	ea.	\$	580.00	\$	16,820.00	
Planting Subtotal:							\$ 16,820.00	
Construction Sub-total:							\$ 450,840.00	
Consultant Fees (Incl. Inspections)								
Landscape Architect, Civil Eng, Geotechnical Eng, Electrical Eng , Playground CSA Inspection		1	LS	\$	60,000.00	\$	60,000.00	
Consultant Fees Subtotal:							\$ 60,000.00	
CITY PARK BUDGET				SUB-TOTAL \$ 510,840.00				
Park Rate (per ha)		\$ 618,000.00	10% Contingency:		\$ 51,084.00			
Park Size (ha)		1.16	GRAND TOTAL		\$ 561,924.00			
Total Park Budget		\$ 716,880.00						
Minus: City Review and Inspection Fees (4%)		\$ 27,572.31						
Available funds (hard and soft costs)		\$ 689,307.69	Park Budget:		\$ 689,307.69			
Surplus/Deficit							\$127,383.69	

*NOTE: Review and Inspection Fee is payable at subdivision registration, as identified in the subdivision agreement.

While every effort will be made to provide the amenities and design features show on this plan, revisions may be necessary as the design progresses through the Concept Plan and detail design process. Physical layout may be revised at Concept Plan stage.

PARK 2 - CENTRAL RIVER PARK (0.67 HA) - FIT PLAN

FOR DEMONSTRATION ONLY

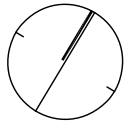


LEGEND

- ENGINEERED WOOD FIBRE
- SAND PLAY AREA
- STRUCTURE
- WATER PLAY
- SOD
- PATHWAY
- SIDEWALK
- BENCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- STREET TREE



THE PARK DESIGN WILL UNDERGO PUBLIC CIRCULATION AT A LATER DATE



Date: June 2020
Scale: 1:750
Job No.: 20-013

NAK
design strategies

CAIVAN
COMMUNITIES

Park Description

Park 2 Central River Park (0.67 HA)

Please note this is an approximate size; the exact park size and amenities to be determined through the subdivision process.

Classification

The park is classified as a parkette in the city Park Development Manual. However given the active recreational amenities in this park it will function like a neighborhood park.

Tree Canopy 30%

Proposed Facilities

- Permanent boarded rink with lights, Rink Bunker
- Puddle Rink
- Multi use court with two basketball courts
- Water Play /Splash Pad
- Junior and Senior Play Area
- Shade Structure with picnic table
- Internal Pathway system with connection to Jock River trails
- Free play area

Description of Facilities

This park is located along a local street with over 50% road frontage and adjacent to the Jock River Corridor open space.

The park will have active park uses typically located in a neighborhood park as well as passive park uses. This park will be the main park for older youth both in summer and winter with full sized permanent boarded rink with puddle rink, multiuse court in summer with two basketball courts. This park will also feature a water play/splash pad, junior and senior play equipment. There will be a shade structure with picnic table located close to play areas. The park will include an internal pathway system and connection to Jock River trail system.

The passive features in this park will include a free play area in the south end of the park which when combined with opens space are along the Jock River Corridor will allow for various free play activities. Trees will be provided surrounding all amenities for shade and beautification of the park.

Cost Estimate

CLASS D COST ESTIMATE Breakdown					
Project: Caivan Communities Conservancy Lands		Project No: 20-013			
Park 2 - Central River Park - 0.67ha		Date: 8-May-20			
FIT PLAN SUBMISSION		Revised Date: 29-Jun-20			
Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Prep and Rough Grading	6320	sq.m	\$ 4.50	\$ 28,440.00
1.2	Fine Grading (assumes topsoil is supplied, screened, amended)	4080	sq.m	\$ 8.00	\$ 32,640.00
1.3	Sod	530	sq.m	\$ 7.50	\$ 3,975.00
1.4	Seeding	3550	sq.m	\$ 1.50	\$ 5,325.00
	Site Work Subtotal:			\$	70,380.00
2.0	Pavement				
2.1	Asphalt Paving (Heavy Duty Pathways) *incl. rolled edges and ramps	460	sq.m	\$ 75.00	\$ 34,500.00
2.2	CIP Concrete Paving (Bench, waste receptacles, seating areas)	100	sq.m	\$ 150.00	\$ 15,000.00
2.3	CIP Concrete (Thickened slab for shade structure)	25	sq.m	\$ 325.00	\$ 8,125.00
2.4	CIP Concrete Curb (incl. drop curbs)	120	lin.m.	\$ 175.00	\$ 21,000.00
	Pavement Subtotal:			\$	78,625.00
3.0	Servicing				
3.1	Storm servicing (all inclusive)	1	LS	\$ 41,406.00	\$ 41,406.00
3.2	Water servicing (includes water chamber, meter and connection)	1	LS	\$ 30,000.00	\$ 30,000.00
3.3	Electrical (Distribution enclosure, light and connection)	1	LS	\$ 25,000.00	\$ 25,000.00
	Servicing Subtotal:			\$	96,406.00
4.0	Site Furnishing (Incl. supply & installation)				
4.1	Shade Structure	1	LS	\$ 30,000.00	\$ 30,000.00
4.2	Park Sign - Double Post	1	ea	\$ 4,500.00	\$ 4,500.00
4.3	Picnic Table (Accessible)	1	ea	\$ 2,100.00	\$ 2,100.00
4.4	Bench (3 Armrests - Accessible)	3	ea	\$ 2,000.00	\$ 6,000.00
4.5	Waste Receptacle	1	ea	\$ 1,400.00	\$ 1,400.00
	Site Furnishing Subtotal:			\$	44,000.00
5.0	Play & Sports Amenities (Incl. supply & installation)				
5.1	Playground				
.1	Senior & Junior Play Structures	1	LS	\$ 40,000.00	\$ 40,000.00
.2	Engineered Wood Fiber	260	sq.m	\$ 55.00	\$ 14,300.00
.3	Splash pad (Components Only)	1	LS	\$ 100,000.00	\$ 100,000.00
	Playground Subtotal:			\$	154,300.00
5.2	Multi Purpose Court				
.1	Bunker	1	LS	\$ 25,000.00	\$ 25,000.00
.2	Lights	6	ea	\$ 7,000.00	\$ 42,000.00
.3	Permanent Rink Boards (incl. fencing and footings)	1	LS	\$ 100,000.00	\$ 100,000.00
.4	Basketball Hoops	4	pair	\$ 6,000.00	\$ 24,000.00
.5	Line Painting	1	LS	\$ 1,700.00	\$ 1,700.00
.6	Asphalt Paving (Heavy Duty Pathways) *incl. rolled edges and ramps	1210	sq.m	\$ 75.00	\$ 90,750.00
	Multi Purpose Court Subtotal:			\$	283,450.00
	Play & Sports Amenities Subtotal:			\$	437,750.00
6.0	Planting				
6.1	Deciduous Park Trees (60mm cal)	16	ea.	\$ 580.00	\$ 9,280.00
	Planting Subtotal:			\$	9,280.00
	Construction Sub-total:			\$	736,441.00
	Consultant Fees (Incl. Inspections) Landscape Architect, Civil Eng, Geotechnical Eng, Electrical Eng, Playground CSA Inspection	1	LS	\$ 65,000.00	\$ 65,000.00
	Consultant Fees Subtotal:			\$	65,000.00
CITY PARK BUDGET					
Park Rate (per ha)	\$ 618,000.00			SUB-TOTAL	\$ 801,441.00
Park Size (ha)	0.67			10% Contingency:	\$ 80,144.10
Total Park Budget	\$ 414,060.00			GRAND TOTAL	\$ 881,585.10
Minus: City Review and Inspection Fees (4%)	\$ 15,925.38				
Available funds (hard and soft costs)	\$ 398,134.62			Park Budget:	\$ 398,134.62
				Surplus/Deficit	(\$483,450.48)

*NOTE: Review and Inspection Fee is payable at subdivision registration, as identified in the subdivision agreement.

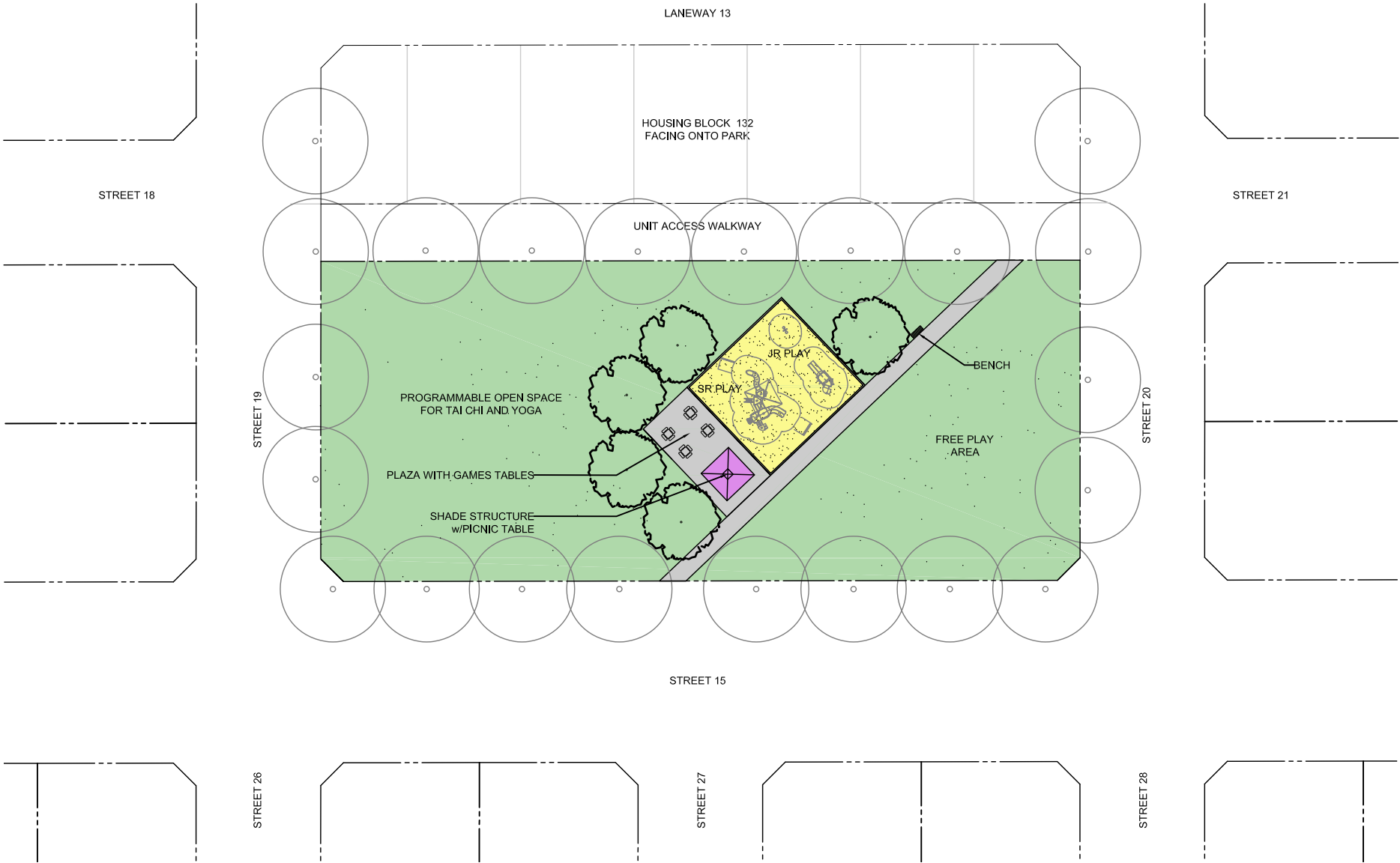
While every effort will be made to provide the amenities and design features show on this plan, revisions may be necessary as the design progresses through the Concept Plan and detail design process. Physical layout may be revised at Concept Plan stage.

PARK 3 - PLAZA PARK (0.42 HA) - FIT PLAN

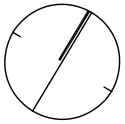
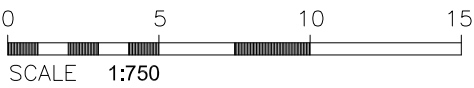
FOR DEMONSTRATION ONLY

LEGEND

- ENGINEERED WOOD FIBRE
- SAND PLAY AREA
- STRUCTURE
- WATER PLAY
- SOD
- PATHWAY
- SIDEWALK
- BENCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- STREET TREE



THE PARK DESIGN WILL UNDERGO PUBLIC CIRCULATION AT A LATER DATE



Date: June 2020
Scale: 1:750
Job No.: 20-013

Park Description

Park 3 Plaza Park (0.42 HA)

Please note this is an approximate size; the exact park size and amenities to be determined through the subdivision process.

Classification

The park is classified as a parkette in the City Park Development Manual.

Tree Canopy 30%

Proposed Facilities

- Plaza space with games tables
- Junior and senior play equipment
- Shade shelter with seating
- Programmable open space for tai chi and yoga
- Free play area

Description of Facilities

This park is located along a local street with over 50% road frontage houses will front directly on the park on one side with a walkway corridor as a buffer between public and private space. An internal pathway system will link the two sidewalks and residential walkway corridor.

The main function of this park is for seating relaxing and gathering for adults and older adults. The park will have a Plaza with games tables. A central shade shelter with seating. Junior and Senior play equipment.

The passive features in this park will include a multi-purpose programable spaces for outdoor tai chi, yoga and a free play space.

Trees will be provided surrounding the central amenity area and along the edge of the park for shade and beautfication of the park.



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CLASS D COST ESTIMATE

Project:	Caivan Communities Conservancy Lands Park 3 - Plaza Park - 0.42ha FIT PLAN SUBMISSION	Project No:	20-013
		Date:	15-May-20
		Revised Date:	29-Jun-20

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Prep and Rough Grading	4200	sq.m	\$ 4.50	\$ 18,900.00
1.2	Fine Grading (assumes topsoil is supplied, screened, amended)	3695	sq.m	\$ 8.00	\$ 29,560.00
1.3	Sod	155	sq.m	\$ 7.50	\$ 1,162.50
1.4	Seeding	3540	sq.m	\$ 1.50	\$ 5,310.00
	Site Work Subtotal:			\$	54,932.50
2.0	Pavement				
2.1	Asphalt Paving (Heavy Duty Pathways) *incl. rolled edges and ramps	150	sq.m	\$ 75.00	\$ 11,250.00
2.3	CIP Concrete Paving (Bench, waste receptacles, seating areas)	110	sq.m	\$ 150.00	\$ 16,500.00
2.4	CIP Concrete (Thickened slab for shade structure)	25	sq.m	\$ 325.00	\$ 8,125.00
2.5	CIP Concrete Curb (incl. drop curbs)	65	lin.m.	\$ 175.00	\$ 11,375.00
	Pavement Subtotal:			\$	47,250.00
3.0	Servicing				
3.1	Storm servicing (all inclusive)	1	LS	\$ 20,000.00	\$ 20,000.00
	Servicing Subtotal:			\$	20,000.00
4.0	Site Furnishing (Incl. supply & installation)				
4.1	Shade Structure	1	LS	\$ 30,000.00	\$ 30,000.00
	Picnic Table (in Shade Structure)	1	ea	\$ 2,000.00	\$ 2,000.00
4.2	Park Sign - Double Post	1	ea	\$ 4,500.00	\$ 4,500.00
4.3	Game Table (Accessible)	4	ea	\$ 3,500.00	\$ 14,000.00
4.4	Bench (3 Armrests - Accessible)	1	ea	\$ 2,000.00	\$ 2,000.00
4.5	Waste Receptacle	1	ea	\$ 1,400.00	\$ 1,400.00
	Site Furnishing Subtotal:			\$	53,900.00
5.0	Play & Sports Amenities (Incl. supply & installation)				
5.1	Playground (Includes Senior & Junior Play structure)	1	LS	\$ 42,000.00	\$ 42,000.00
5.2	Engineered Wood Fiber	265	sq.m	\$ 55.00	\$ 14,575.00
	Play & Sports Amenities Subtotal:			\$	56,575.00
6.0	Planting				
6.1	Deciduous Park Trees (60mm cal)	5	ea.	\$ 580.00	\$ 2,900.00
	Planting Subtotal:			\$	2,900.00
	Construction Sub-total:			\$	235,557.50
	Consultant Fees (Incl. Inspections) Landscape Architect, Civil & Geotechnical Engineer	1	LS	\$ 45,000.00	\$ 45,000.00
	Consultant Fees Subtotal:			\$	45,000.00

CITY PARK BUDGET		SUB-TOTAL	\$ 280,557.50
Park Rate (per ha)	\$ 618,000.00	10% Contingency:	\$ 28,055.75
Park Size (ha)	0.42	GRAND TOTAL	\$ 308,613.25
Total Park Budget	\$ 259,560.00		
Minus: City Review and Inspection Fees (4%)	\$ 9,983.08		
Available funds (hard and soft costs)	\$ 249,576.92	Park Budget:	\$ 249,576.92

Surplus/Deficit (\$59,036.33)

*NOTE: Review and Inspection Fee is payable at subdivision registration, as identified in the subdivision agreement.

While every effort will be made to provide the amenities and design features show on this plan, revisions may be necessary as the design progresses through the Concept Plan and detail design process. Physical layout may be revised at Concept Plan stage.



PARK 4 - RIVERS EDGE PARK

(0.86 HA) - FIT PLAN

FOR DEMONSTRATION ONLY

LEGEND

- ENGINEERED WOOD FIBRE
- SAND PLAY AREA
- STRUCTURE
- WATER PLAY
- SOD
- PATHWAY
- SIDEWALK
- BENCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- STREET TREE



THE PARK DESIGN WILL UNDERGO PUBLIC CIRCULATION AT A LATER DATE

Park Description

Park 4 Rivers Edge Park (0.86 HA)

Please note this is an approximate size; the exact park size and amenities to be determined through the subdivision process.

Classification

The park is classified as a parkette in the City Park Development Manual
Tree Canopy 30%

Proposed Facilities

- Mini Soccer Field
- Junior and Senior play equipment with Sand play and Swing set
- Shade Structure
- Connection to Jock River Trails

Description of Facilities

This park will have 50% road frontage and is located adjacent to the Jock River Corridor open space. This park will be the main sports park for youth featuring a mini soccer field and easy access to the Jock River open space for additional pick up sports. This park will have junior and senior play areas with sand play and swing set. There will be a centrally located shade structure with picnic table and seating. The park will include an internal pathway system and connection to Jock River trail system. Trees will be provided surrounding all amenities for shade and beautification of the park.

CLASS D COST ESTIMATE						
Project: Caivan Communities Conservancy Lands Park 4 - River Edge Park - 0.86ha FIT PLAN SUBMISSION			Project No: 20-013		Date: 15-May-20	
			Revised Date: 29-Jun-20			
Item	Description	Quantity	Unit	Unit Cost		Amount
1.0	Site Work					
1.1	Subgrade Prep and Rough Grading	8500	sq.m	\$	4.50	\$ 38,250.00
1.2	Fine Grading (assumes topsoil is supplied, screened, amended)	5430	sq.m	\$	8.00	\$ 43,440.00
1.3	Fine Grading for Soccer Field (assumes topsoil is supplied, screened, amended)	2100	sq.m	\$	8.00	\$ 16,800.00
1.4	Sod	330	sq.m	\$	7.50	\$ 2,475.00
1.5	Seeding	5100	sq.m	\$	1.50	\$ 7,650.00
1.6	Brillion Seeding (Soccer Field)	2100	sq.m	\$	2.00	\$ 4,200.00
Site Work Subtotal:				\$		112,815.00
2.0	Pavement					
2.1	Asphalt Paving (Heavy Duty Pathways) *incl. rolled edges and ramps	420	sq.m	\$	75.00	\$ 31,500.00
2.2	CIP Concrete Paving (Bench, waste receptacles, seating areas)	50	sq.m	\$	150.00	\$ 7,500.00
2.3	CIP Concrete (Thickened slab for shade structure)	25	sq.m	\$	325.00	\$ 8,125.00
2.4	CIP Concrete Curb (incl. drop curbs)	120	lin.m.	\$	175.00	\$ 21,000.00
Pavement Subtotal:				\$		68,125.00
3.0	Servicing					
3.1	Storm servicing (all inclusive)	1	LS	\$	53,148.00	\$ 53,148.00
Servicing Subtotal:				\$		53,148.00
4.0	Site Furnishing (Incl. supply & installation)					
4.1	Shade Structure	1	LS	\$	30,000.00	\$ 30,000.00
4.2	Park Sign - Double Post	1	ea	\$	4,500.00	\$ 4,500.00
4.3	Picnic Table (Accessible)	1	ea	\$	2,100.00	\$ 2,100.00
4.4	Bench (3 Armrests - Accessible)	2	ea	\$	2,000.00	\$ 4,000.00
4.5	Waste Receptacle	1	ea	\$	1,400.00	\$ 1,400.00
Site Furnishing Subtotal:				\$		42,000.00
5.0	Play & Sports Amenities (Incl. supply & installation)					
5.1	Playground (Includes Senior & Junior Play structure and Swings)	1	LS	\$	35,000.00	\$ 35,000.00
5.2	Engineered Wood Fiber	290	sq.m	\$	55.00	\$ 15,950.00
5.3	Sand Play	25	sq.m	\$	55.00	\$ 1,375.00
5.4	Soccer Posts	1	pair	\$	7,500.00	\$ 7,500.00
Play & Sports Amenities Subtotal:				\$		59,825.00
6.0	Planting					
6.1	Deciduous Park Trees (60mm cal)	12	ea.	\$	580.00	\$ 6,960.00
6.2	Coniferous Park Trees (200 cm HT)	9		\$	380.00	\$ 3,420.00
Planting Subtotal:				\$		10,380.00
Construction Sub-total:				\$		346,293.00
Consultant Fees (Incl. Inspections) Landscape Architect, Civil & Geotechnical Engineer			1	LS	\$ 55,000.00	\$ 55,000.00
Consultant Fees Subtotal:				\$		55,000.00
CITY PARK BUDGET						
Park Rate (per ha)		\$	618,000.00			
Park Size (ha)			0.86			
Total Park Budget		\$	531,480.00			
Minus: City Review and Inspection Fees (4%)		\$	20,441.54			
Available funds (hard and soft costs)		\$	511,038.46			
SUB-TOTAL				\$		401,293.00
10% Contingency:				\$		40,129.30
GRAND TOTAL				\$		441,422.30
Park Budget:				\$		511,038.46
Surplus/Deficit						\$69,616.16

*NOTE: Review and Inspection Fee is payable at subdivision registration, as identified in the subdivision agreement.

While every effort will be made to provide the amenities and design features show on this plan, revisions may be necessary as the design progresses through the Concept Plan and detail design process. Physical layout may be revised at Concept Plan stage.

PARK 5 - BORRISOKANE PARK (0.77 HA) - FIT PLAN

FOR DEMONSTRATION ONLY



Park Description

Park 5 Borrisokane Park (0.77 HA)

Please note this is an approximate size; the exact park size and amenities to be determined through the subdivision process.

Classification

The park is classified as a parkettein the City Park Development Manual however given the variety of active upgraded and passive recreational uses in both summer and winter it will function like a neighborhood park.

Tree Canopy 30%

Proposed Facilities

- Junior and Senior Play equipment with Swing Set
- Shade Shelter
- River Look Out with Interpretive panel and seating
- Free Play area
- Connection to Jock River Trails and parking

Description of Facilities

This parkette is located west of Borrisokane Road and has frontage both on Borrisokane and on the Local streets. It is adjacent to the Jock River Corridor open space. This park will have a variety of active park uses typically located in a neighborhood park. This park will feature extensive play areas with junior and senior play equipment, and swing set. The park will include a pathway circuit with benches for seating and relaxing.

There will be a centrally located shade structure with picnic table located adjacent to the Jock River look out with interpretive panels and seating. The internal pathway system in the park will connect to Jock River trail system and will provide easy access to the proposed boat launch with parking in the Jock Corridor. Trees will be provided surrounding all amenities for shade and beautification of the park.

Cost Estimate

CLASS D COST ESTIMATE

Project: Caivan Communities Conservancy Lands Park 5 - Borrisokane Park - 0.77ha FIT PLAN SUBMISSION			Project No: 20-013 Date: 15-May-20 Revised Date: 29-Jun-20		
Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Prep and Rough Grading	7770	sq.m	\$ 4.50	\$ 34,965.00
1.2	Fine Grading (assumes topsoil is supplied, screened, amended)	7120	sq.m	\$ 8.00	\$ 56,960.00
1.3	Sod	5840	sq.m	\$ 7.50	\$ 43,800.00
1.4	Seeding	6470	sq.m	\$ 1.50	\$ 9,705.00
Site Work Subtotal:				\$	145,430.00
2.0	Pavement				
2.1	Asphalt Paving (Heavy Duty Pathways) *incl. rolled edges and ramps	710	sq.m	\$ 75.00	\$ 53,250.00
2.2	CIP Concrete Paving (Bench, waste receptacles, seating areas)	50	sq.m	\$ 150.00	\$ 7,500.00
2.3	CIP Concrete (Thickened slab for shade structure)	25	sq.m	\$ 325.00	\$ 8,125.00
2.4	CIP Concrete Curb (incl. drop curbs)	85	lin.m.	\$ 175.00	\$ 14,875.00
Pavement Subtotal:				\$	83,750.00
3.0	Servicing				
3.1	Storm servicing (all inclusive)	1	LS	\$ 25,000.00	\$ 25,000.00
Servicing Subtotal:				\$	25,000.00
4.0	Site Furnishing (Incl. supply & installation)				
4.1	Shade Structure	1	LS	\$ 30,000.00	\$ 30,000.00
4.2	Park Sign - Double Post	1	ea	\$ 4,500.00	\$ 4,500.00
4.3	Picnic Table (Accessible)	1	ea	\$ 2,100.00	\$ 2,100.00
4.4	Bench (3 Armrests - Accessible)	5	ea	\$ 2,000.00	\$ 10,000.00
4.5	Waste Receptacle	1	ea	\$ 1,400.00	\$ 1,400.00
4.6	Interpretive Signage	1	ea	\$ 4,500.00	\$ 4,500.00
Site Furnishing Subtotal:				\$	52,500.00
5.0	Play & Sports Amenities (Incl. supply & installation)				
5.1	Playground (Includes Senior & Junior Play structure and Swings)	1	LS	\$ 50,000.00	\$ 50,000.00
5.2	Engineered Wood Fiber	500	sq.m	\$ 55.00	\$ 27,500.00
Play & Sports Amenities Subtotal:				\$	77,500.00
6.0	Planting				
6.1	Deciduous Park Trees (60mm cal)	31	ea.	\$ 580.00	\$ 17,980.00
6.2	Shrubs	25	ea.	\$ 30.00	\$ 750.00
Planting Subtotal:				\$	18,730.00
Construction Sub-total:				\$	402,910.00
		Consultant Fees (Incl. Inspections) Landscape Architect, Civil & Geotechnical Engineer	1	LS	\$ 60,000.00
Consultant Fees Subtotal:				\$	60,000.00
CITY PARK BUDGET				SUB-TOTAL \$ 462,910.00	
Park Rate (per ha)		\$ 618,000.00	10% Contingency:		\$ 46,291.00
Park Size (ha)		0.77	GRAND TOTAL		\$ 509,201.00
Total Park Budget		\$ 475,860.00			
Minus: City Review and Inspection Fees (4%)		\$ 18,302.31			
Available funds (hard and soft costs)		\$ 457,557.69	Park Budget:		\$ 457,557.69
					Surplus/Deficit (\$51,643.31)

*NOTE: Review and Inspection Fee is payable at subdivision registration, as identified in the subdivision agreement.

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