



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 various options for active mobility and highlights the connections to the Jock River corridor lands.

The total area of open space in this community will be 33.7 ha which will include parkland (4.8 ha), Jock River open space (23.7 ha) and other open space channels (5.2 ha). The Jock River open space will include wetlands, meadows, reforested areas, and will provide trails and recreation amenities for the community. The combination of parkland and open space within this community will provide abundant opportunities for active and passive uses by residents.

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

The Parks Walkability Plan highlights walking distances to the parks within the Conservancy East community, while the Park Amenities Chart provides a detailed list of all recreation amenities in each park. The Parks Overview Plan provides the provision of parkland (size and locations) as well as highlighting other open spaces along the Jock River, O’Keefe Drain, Foster Drain and the Fraser Clarke Watercourse. The proposed sizes, shapes, 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 distinctive feature of this community. Providing community access to various passive and active open spaces of all sizes and characteristics 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 while providing activities that will help residents 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 Community Park in the southern section of the community is also ideally 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 with lots facing onto the parks allowing for natural surveillance. Each park will have a pathway network connecting all amenities, with connections to the street and 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. The overall park system will provide all the passive and active recreation amenities found in a typical park network. Each of the three parks will provide a standard set of recreation amenities including pathways, benches, junior and senior play areas, shade structures, picnic tables and unstructured green space for flexible uses. The park network will also be connected to the extensive trail system and recreation amenities provided within the Jock River open space corridor.

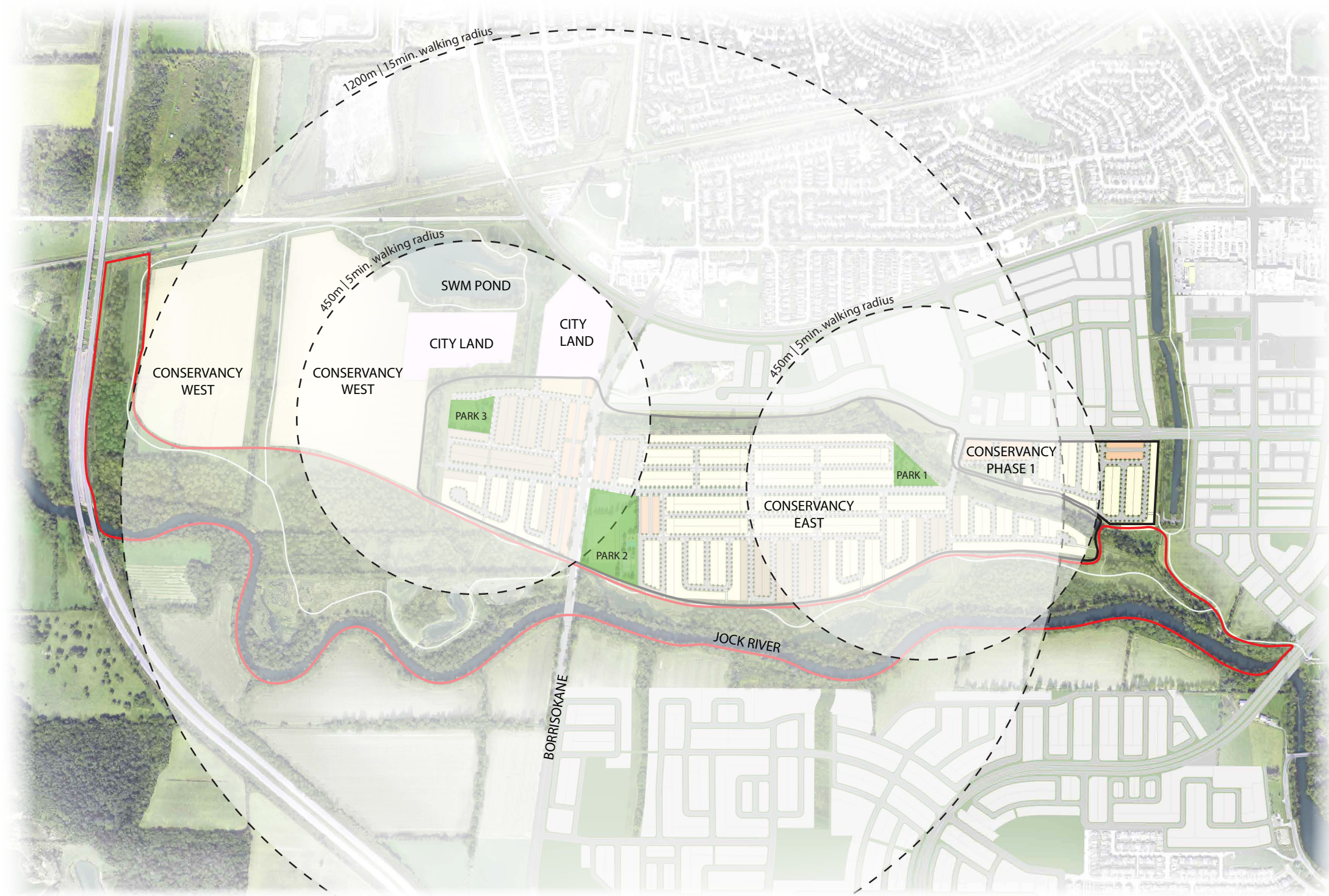
The 30,800m² Community Park is centrally located within the overall Conservancy development and will act as a focal point for the entire community. It will serve as the main active community-wide park, providing the residents of Conservancy East, and West, and those of neighbouring communities access to a wide variety of active recreational amenities including: a full-size soccer field; a full size permanent boarded winter rink with lights and puddle rink, also functioning in the summer as a multi-purpose hard surface court with double basketball; a full-sized double tennis court with pickleball overlay; a junior and senior play area with water play; and parking. With the Jock River corridor lands located along its southern boundary, the location of this park will serve as a physical and visual gateway from Borrisokane to the Jock River open space network, providing important access and connections to trails and surrounding recreational amenities. The park also exceeds the City’s preference for a minimum 50% frontage, providing excellent visibility and physical accessibility. As with other community parks found in Barrhaven South, this park has been strategically located along an arterial road to allow for easy access to the transit services to the north, including the future Chapman Mills BRT extension, and the Borrisokane cycling and multi-use trail. Furthermore, in keeping with the City’s 15 minute neighborhood goals, this park is ideally situated for neighborhood walkability and can be accessed within a 15 minute walk for the entire Conservancy community and others to the north and south.

The 9,600m² western Parkette will feature a mini soccer field and play area with water play. This park will be located adjacent to the Foster Creek open space.

The 7,600m² eastern Parkette will feature play areas, plaza with shade tables, pathways with benches, and a fitness area. This park will be located adjacent to the Fraser-Clarke Creek open space.

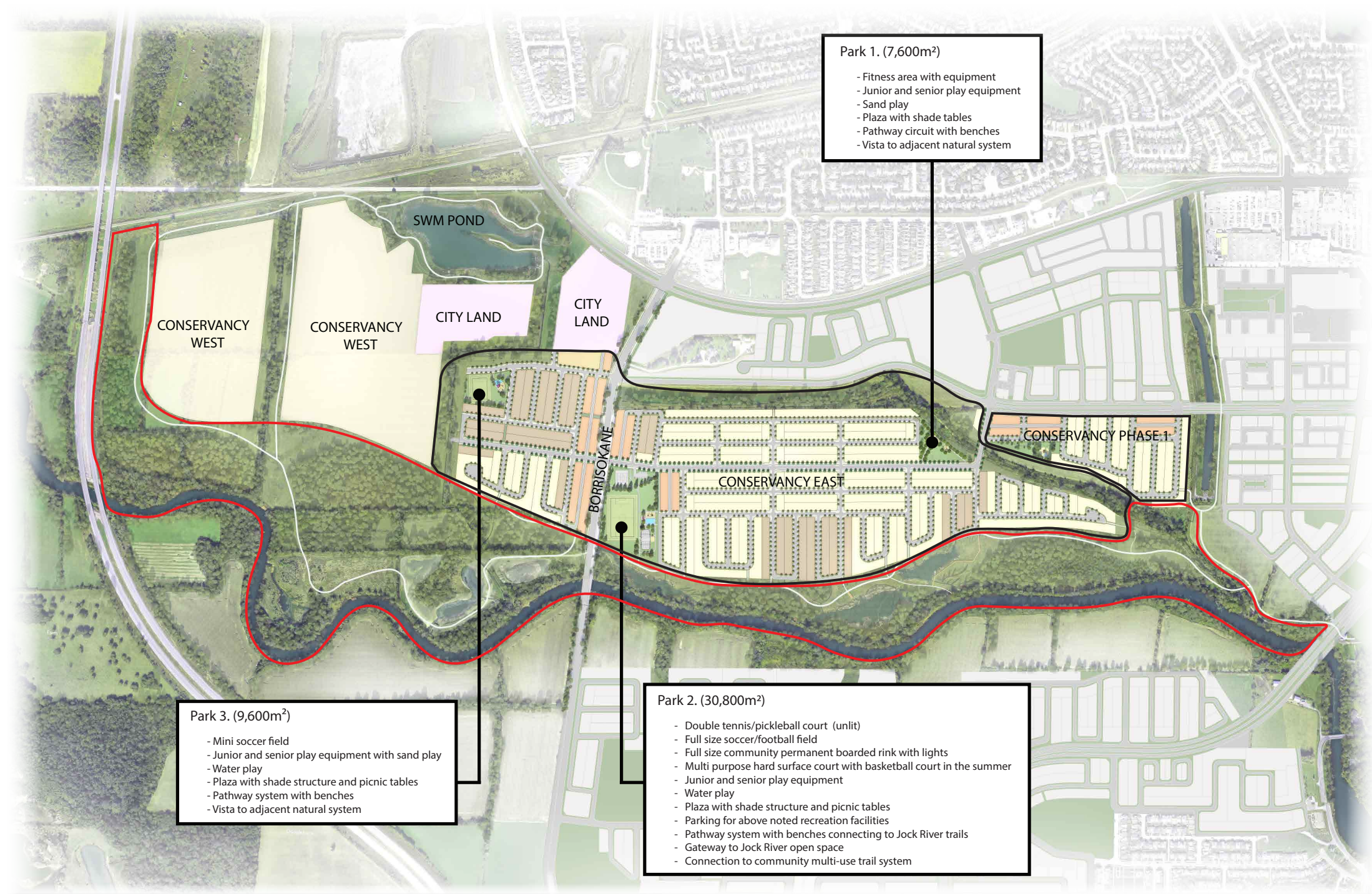
Parks Walkability Plan

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Parks Amenities Chart

	Name	EAST CONSERVANCY			EXISTING PARKS						Total Amenities (In New Parks)
		Park 1	Park 2	Park 3	Houlahan Park	Strandherd Ultimate Fields	Clarke Fields Park	Half Moon Bay Park	Berrigan Skateboard Park	Clarity Park	
	Size	7,600m²	30,800m²	9,600m²							
Site Amenities											
Benches											3
Basketball Key											0
BMX Track											0
Connection to Open Space Trails											3
Fitness area / Fitness Stations											1
Football Field											1
Full Basketball court											1
Full soccer field											1
Gathering area											3
Interpretive area											1
Intermediate soccer field											0
Junior Baseball											0
Junior play structure											3
Mini soccer field											1
Multi-use Court											1
Older Adult Amenities											3
Open lawn/ flexible space											3
Pathways											3
Parking											1
Park Signage											3
Permanent Boarded Rink											1
Pickleball Court											1
Picnic tables											2
Puddle Rink											1
Plaza											3
River lookout											1
Sand play											3
Senior play structure											3
Shade structure/Tables											3
Skateboard											0
Softball Field											0
Splash pad/ water play											2
Stonedust trail											1
Temporary boarded rink											0
Tennis Courts											1
Toboggan Hill											0
Ultimate Field (full size)											0
Ultimate (mide size)											0



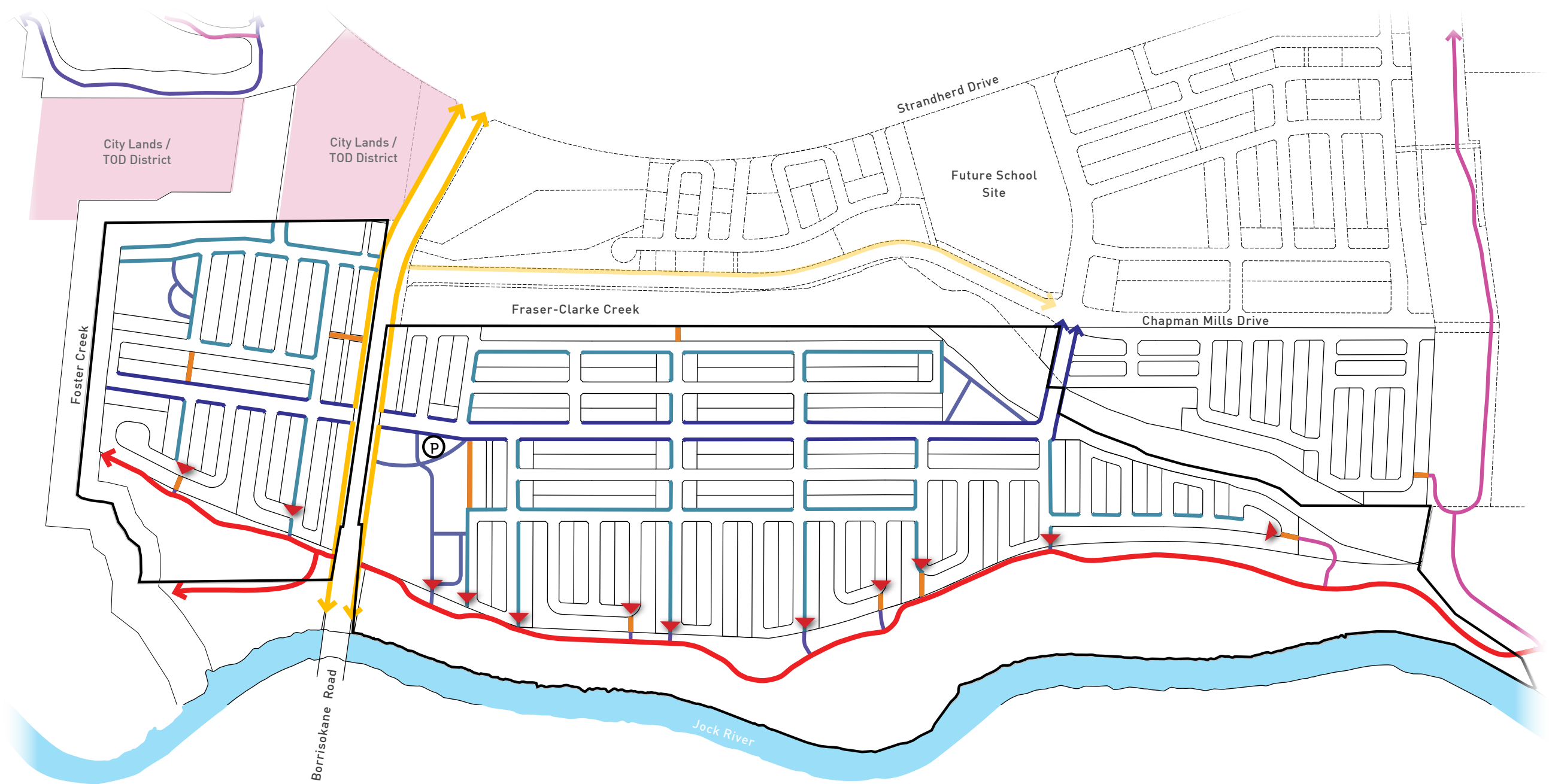
The Community Connection Plan identifies an internal community connection network linking all aspects of the Conservancy community. It also identifies external connections to the existing Barrhaven neighborhoods to the north, Chapman Mills neighbourhood to the south, and the Barrhaven Town Center to 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 cars or transit.










The connectivity in the community will be accomplished by means of proposed sidewalks for pedestrians, a network of multi-use 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 other more active forms of movement. The surfaces will be composed of asphalt, concrete or stone dust paving.

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



LEGEND

- | | | |
|--|--|--|
|  Sidewalk |  Recreational Pathway |  Multi-Use Trail |
|  Cycle Track/Sidewalk |  Primary Nature Trail |  Park Parking |
|  Walkway Block |  Secondary Nature Trail |  Jock River OS Connection |



Method of Parkland Calculation

The amount of parkland to be provided within the Conservancy East community and presented in this Area Parks Plan is based on the unit count of the community. Conservancy East will have a density of over 18 units per hectare. For a community of this density, parkland is calculated at 1.0 hectare per 300 dwelling units. The proposed unit count for East Conservancy is approximately 1440 units, equating to 4.8 hectares of parkland. The Area Park Plan identifies three parks which together total 4.8 hectares of land. Park 1 is 0.76 hectares, Park 2 is 3.08 hectares, and Park 3 is 0.96 hectares of land.

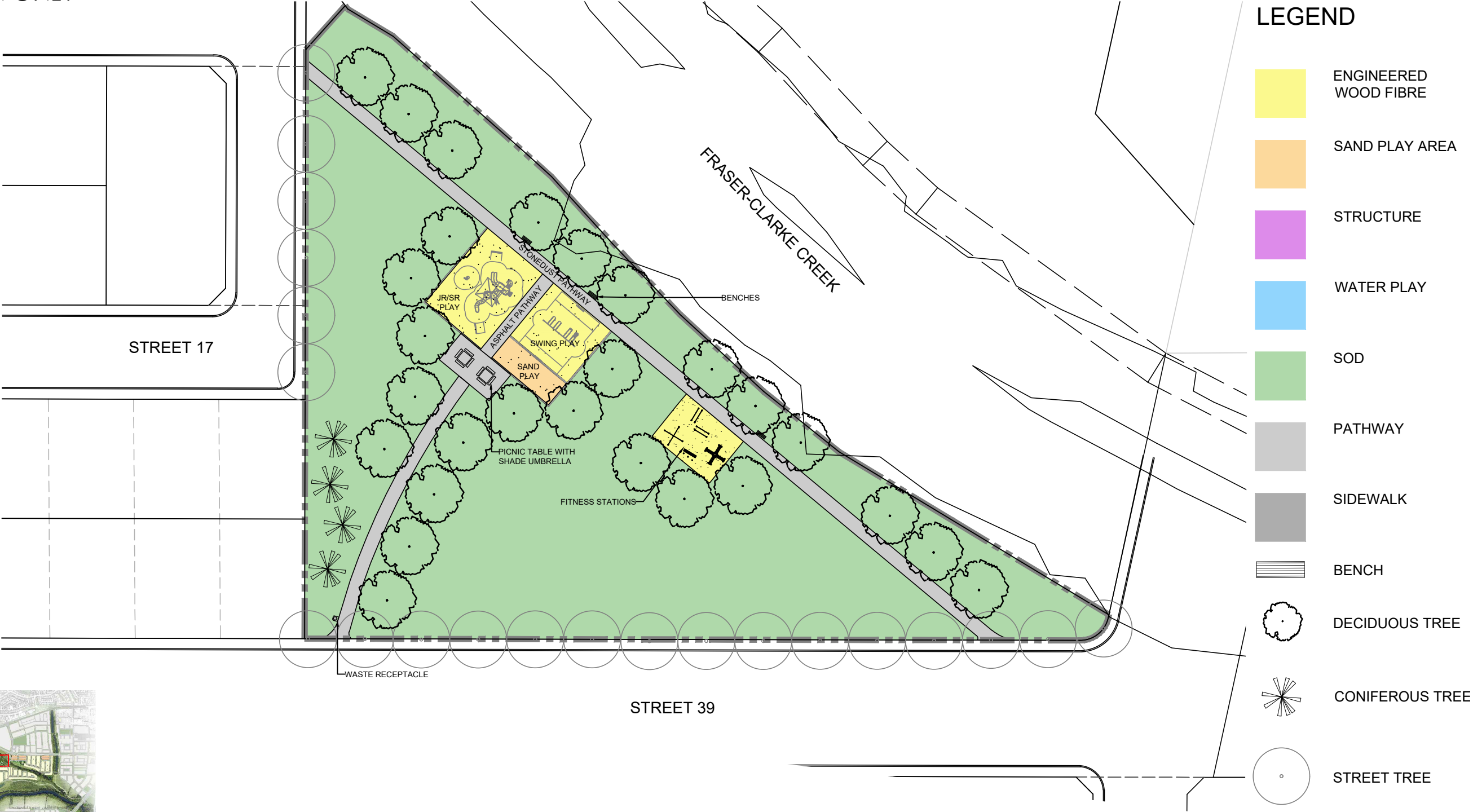
In addition to this parkland, the extensive open space system which will be provided along the Jock River will complement the local parkland. The total area of additional open space that will become available to residents is approximately 33.7 hectares.

	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	0.76	\$618,000	\$469,680.00	\$451,615.38	\$449,152.00	(+\$2,463.38)
	Park 2	3.08	\$618,000	\$1,903,440.00	\$1,830,230.77	\$1,832,902.50	(-\$2,671.73)
	Park 3	0.96	\$618,000	\$593,280.00	\$570,461.54	\$573,083.50	(-\$2,621.96)
	Subtotal: Park Dedication Provided	4.80		\$2,966,400.00	\$2,852,307.69	\$2,855,138.00	

Park Fit Plans, Budgets, and Descriptions

PARK 1 (7,600m²) - FIT PLAN

FOR DEMONSTRATION ONLY



THE PARK DESIGN WILL UNDERGO PUBLIC CIRCULATION AT A LATER DATE

Park Description

Park 1 (7,600m²)

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

- Fitness area with equipment
- Junior and senior play equipment
- Sand Play
- Plaza with shade tables
- Pathway circuit with Benches
- Vista to adjacent natural system

Description of Park Facilities

Park 1 is located with 50% road frontage along a local collector road and adjacent to the Fraser Creek open space. The parkette will have both active and passive park uses. The main active facilities within the park are extensive play facilities for youth and fitness equipment for adults. An internal pathway system will link all park facilities, and in combination with sidewalk will provide a pathway circuit. There will be benches located along the pathways to encourage resting for older adults. The passive features include a large green open space for free play and social gatherings. Trees will be provided surrounding all amenities for shade and beautification of the parkette.

Cost Estimate

CLASS D COST ESTIMATE					
Breakdown					
Project: Caivan Communities Conservancy Lands Park 1 - 7,600m² FIT PLAN SUBMISSION			Project No: 20-013 Date: 8-May-20 Revised Date: 25-Feb-21		
Item	Description	Quantity	Unit	Unit Cost	Amount
1.0 Site Work					
1.1	Subgrade Prep and Rough Grading	7600	sq.m	\$ 4.50	\$ 34,200.00
1.2	Fine Grading (assumes topsoil is supplied, screened, amended)	6775	sq.m	\$ 7.00	\$ 47,425.00
1.3	Sod	480	sq.m	\$ 7.50	\$ 3,600.00
1.4	Seeding	6295	sq.m	\$ 2.00	\$ 12,590.00
Site Work Subtotal:				\$	97,815.00
2.0 Pavement					
2.1	Asphalt Paving (Heavy Duty Pathways) *incl. rolled edges and ramps	165	sq.m	\$ 75.00	\$ 12,375.00
2.2	Stonedust Paving	375	sq.m	\$ 25.00	\$ 9,375.00
2.3	CIP Concrete Paving (Bench, waste receptacles, seating areas)	75	sq.m	\$ 200.00	\$ 15,000.00
2.5	CIP Concrete Curb (incl. drop curbs)	70	lin.m.	\$ 200.00	\$ 14,000.00
Pavement Subtotal:				\$	50,750.00
3.0 Servicing					
3.1	Storm servicing (all inclusive)	1	LS	\$ 45,000.00	\$ 45,000.00
Servicing Subtotal:				\$	45,000.00
4.0 Site Furnishing (Incl. supply & installation)					
4.1	Shade umbrella table	2	ea	\$ 7,500.00	\$ 15,000.00
4.2	Park Sign - Double Post	1	ea	\$ 4,500.00	\$ 4,500.00
4.3	Bench (3 Armrests - Accessible)	3	ea	\$ 2,000.00	\$ 6,000.00
4.4	Waste Receptacle	1	ea	\$ 1,400.00	\$ 1,400.00
Site Furnishing Subtotal:				\$	26,900.00
5.0 Play & Sports Amenities (Incl. supply & installation)					
Playground					
.1	Senior & Junior Play structure and Swings	1	LS	\$ 53,000.00	\$ 53,000.00
.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:				\$	76,375.00
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
Play & Sports Amenities Subtotal:				\$	112,975.00
6.0 Planting					
6.1	Deciduous Park Trees (60mm cal)	27	ea.	\$ 600.00	\$ 16,200.00
6.2	Coniferous Trees (200cm HT.)	4	ea.	\$ 420.00	\$ 1,680.00
Planting Subtotal:				\$	17,880.00
Construction Sub-total:				\$	351,320.00
Consultant Fees (Incl. Inspections) Landscape Architect, Civil Eng, Geotechnical Eng, Electrical Eng , Playground CSA Inspection					
		1	LS	\$ 57,000.00	\$ 57,000.00
Consultant Fees Subtotal:				\$	57,000.00
CITY PARK BUDGET				SUB-TOTAL \$ 408,320.00	
Park Rate (per ha)				\$ 618,000.00	
Park Size (ha)				0.76	
Total Park Budget				\$ 469,680.00	
Minus: City Review and Inspection Fees (4%)				\$ 18,064.62	
Available funds (hard and soft costs)				\$ 451,615.38	
				10% Contingency: \$ 40,832.00	
				GRAND TOTAL \$ 449,152.00	
				Park Budget: \$ 451,615.38	
				Surplus/Deficit \$2,463.38	

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

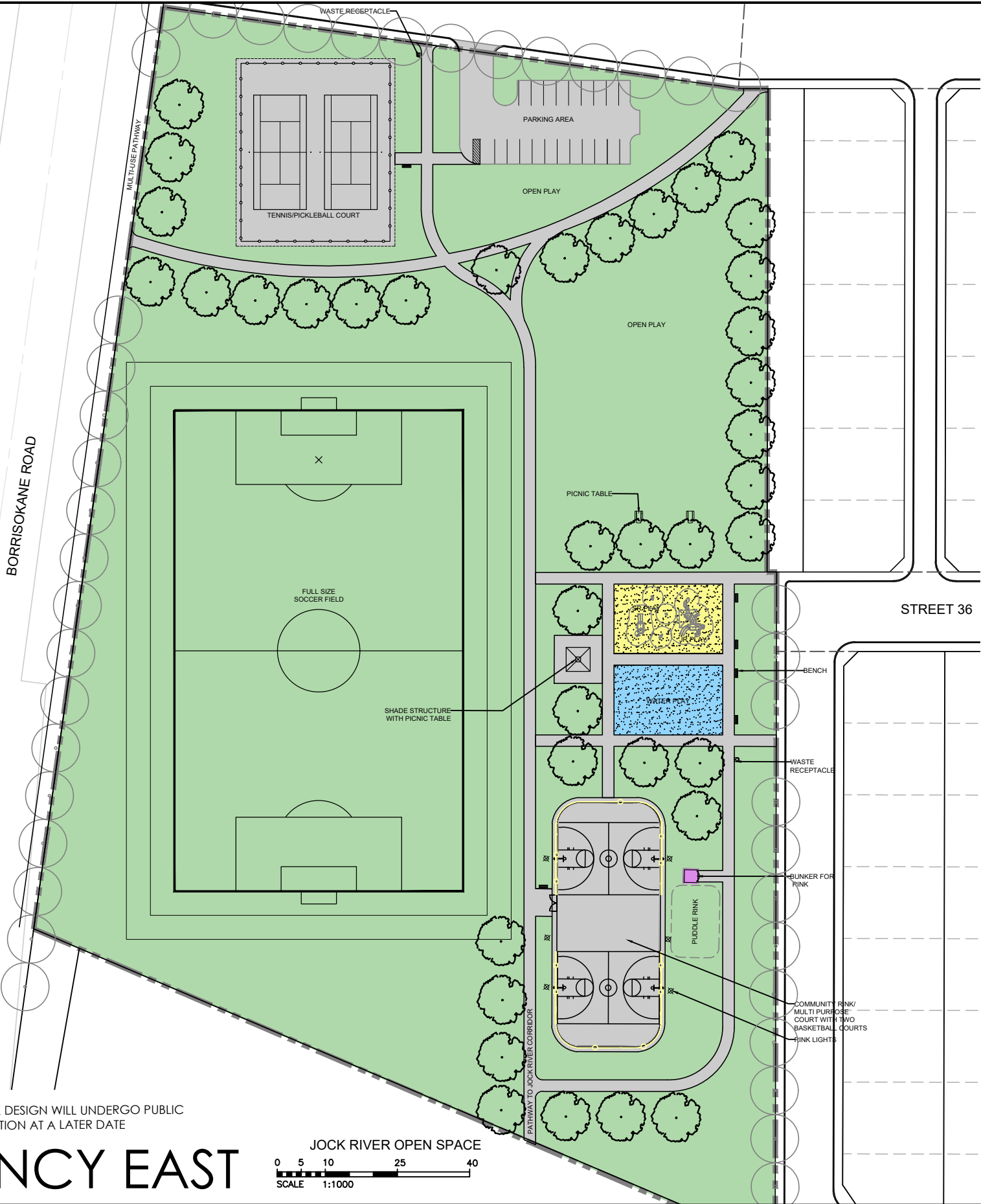
**While every effort will be made to provide the amenities and design features show on this plan, revisions may be necessary as the design progresses through the Concept Plan and detail design process. Physical layout may be revised at Concept Plan stage. **

PARK 2 - (30,800m²) - FIT PLAN

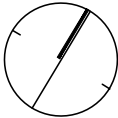
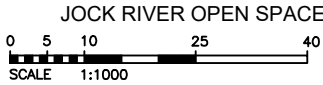
FOR DEMONSTRATION ONLY

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: March 2021
Scale: 1:1000
Job No.: 20-013



CAIVAN COMMUNITIES

Park Description

Park 2 (30,800m²)

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

Classification

The park will function as a Community Park under the City Park Manual park definitions.

Tree Canopy 30%

Proposed Facilities

- Double tennis/pickleball court (unlit)
- Full-size soccer/football field
- Full-size community permanent boarded rink with lights (in winter), which also functions as a multi-purpose hard surface court with basketball court (in summer)
- Junior and senior play equipment
- Water play
- Plaza with shade structure and picnic tables
- Parking for above noted recreation facilities
- Pathway system with benches connecting to Jock River pathway system
- Gateway to Jock River corridor open space
- Connection to community multi-use trail system

Description of Facilities

Park 2 is located at the corner of Borrisokane Road and the east- west collector road with more than 50% road frontage, providing excellent visibility and physical accessibility to Conservancy East and West residents, and those in neighbouring communities. With the Jock River corridor located along the park’s southern boundary, it will function as a gateway to the Jock River open space network including connections to corridor pathways and will give easy access to the river for recreational boating. This park will be the largest in the community and will provide many larger active recreational amenities including: a full-size soccer/football field, a community scale boarded rink/multi-purpose hard surface court, double tennis courts/pickle ball, and parking. The park will also have an extensive play area for youth with water play. It is ideally situated to provide easy access to transit services to the north and will connect to the community multi-use trail system along Borrisokane. An internal pathway system will link all park facilities, and benches will be located along the pathways to encourage resting for older adults. The passive features include a large green open space which can be used for free play and social gatherings. 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 Park 2 - 30,800m² FIT PLAN SUBMISSION			Project No: 20-013 Date: 8-May-20 Revised Date: 25-Feb-21		
Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work				
1.1	Subgrade Prep and Rough Grading	30800	sq.m	\$ 4.50	\$ 138,600.00
1.2	Fine Grading				
.1	Park Topsoil 150mm (Spreading Only)	25110	sq.m	\$ 2.50	\$ 62,775.00
.2	Sports Field Topsoil 200mm (Import and install)	6000	sq.m	\$ 8.00	\$ 48,000.00
1.3	Sod	1610	sq.m	\$ 7.50	\$ 12,075.00
1.4	Seeding	23500	sq.m	\$ 2.00	\$ 47,000.00
	Site Work Subtotal:			\$	308,450.00
2.0	Pavement				
2.1	Asphalt Paving (Heavy & Light Duty Pathways) *incl. rolled edges and ramps	1745	sq.m	\$ 65.00	\$ 113,425.00
2.2	Asphalt Paving (Parking)	660	sq.m	\$ 75.00	\$ 49,500.00
2.3	Concrete Curb (Parking)	125	lin.m	\$ 200.00	\$ 25,000.00
2.4	CIP Concrete Paving (Bench, waste receptacles, seating areas)	100	sq.m	\$ 200.00	\$ 20,000.00
2.5	CIP Concrete (Thickened slab for shade structure)	25	sq.m	\$ 325.00	\$ 8,125.00
	Pavement Subtotal:			\$	216,050.00
3.0	Servicing				
3.1	Storm servicing (all inclusive)	1	LS	\$ 183,000.00	\$ 183,000.00
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:			\$	238,000.00
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)	3	ea	\$ 2,100.00	\$ 6,300.00
4.4	Bench (3 Armrests - Accessible)	6	ea	\$ 2,000.00	\$ 12,000.00
4.5	Waste Receptacle	2	ea	\$ 1,400.00	\$ 2,800.00
	Site Furnishing Subtotal:			\$	55,600.00
5.0	Play & Sports Amenities (Incl. supply & installation)				
5.1	Playground				
.1	Senior & Junior Play Structures	1	LS	\$ 90,000.00	\$ 90,000.00
.2	Engineered Wood Fiber	330	sq.m	\$ 55.00	\$ 18,150.00
.3	Splash pad	1	LS	\$ 100,000.00	\$ 100,000.00
	Playground Subtotal:			\$	208,150.00
5.2	Community Rink/Multi Purpose Court				
.1	Bunker	1	LS	\$ 25,000.00	\$ 25,000.00
.2	Lights	6	ea	\$ 8,000.00	\$ 48,000.00
.3	Permanent Rink Boards (incl. fencing and footings)	1	LS	\$ 110,000.00	\$ 110,000.00
.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:			\$	299,450.00
5.3	Soccer field (full size)				
.1	Football Posts (Full size permanent)	1	LS	\$ 13,700.00	\$ 13,700.00
	Soccer field (full size) Subtotal:			\$	13,700.00
5.4	Double Tennis Court (Not Lit)				
.1	Asphalt Paving	1290	m²	\$ 65.00	\$ 83,850.00
.2	Tennis Court Fencing	115	lin.m	\$ 215.00	\$ 24,725.00
.3	Linemarking and Nets	1	LS	\$ 3,000.00	\$ 3,000.00
	Multi Purpose Court Subtotal:			\$	111,575.00
	Play & Sports Amenities Subtotal:			\$	632,875.00
6.0	Planting				
6.1	Deciduous Park Trees (60mm cal)	38	ea.	\$ 600.00	\$ 22,800.00
	Planting Subtotal:			\$	22,800.00
	Construction Sub-total:			\$	1,473,775.00
	Landscape Architect, Civil Eng, Geotechnical Eng, Electrical Eng , Playground	1	LS	\$ 192,500.00	\$ 192,500.00
	Consultant Fees Subtotal:			\$	192,500.00
CITY PARK BUDGET				SUB-TOTAL	\$ 1,666,275.00
Park Rate (per ha)				10% Contingency:	\$ 166,627.50
Park Size (ha)				GRAND TOTAL	\$ 1,832,902.50
Total Park Budget					
Minus: City Review and Inspection Fees (4%)				Park Budget:	\$ 1,830,230.77
Available funds (hard and soft costs)					
				Surplus/Deficit	(\$2,671.73)

*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

PARK 3 (9,600m²) - FIT PLAN

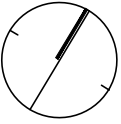
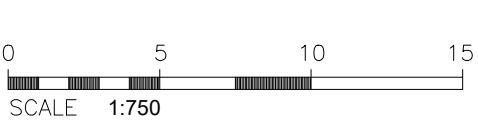
FOR DEMONSTRATION ONLY

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: March 2021
Scale: 1:750
Job No.: 20-013

NAK
design strategies

CAIVAN
COMMUNITIES

Park Description

Park 3 (9,600m²)

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 under the City Park Manual park definitions.

Tree Canopy 30%

Proposed Facilities

- Mini soccer field
- Junior and senior play equipment with sand play
- Water play
- Plaza with shade structure and picnic tables
- Pathway system with benches
- Vista to adjacent natural system

Description of Facilities

Park 3 is located in the west neighborhood and will have 50% road frontage given its location at the intersection of streets 1 and 5. The park will share it's western boundary with the Fraser Creek open space. The park will have an extensive play area for youth providing junior / senior play, sand play, as well as a water play area. Play areas will be combined with a plaza with a shade structure and seating. The park will have a mini soccer field. An internal pathway system will link all park facilities, and in combination with sidewalk will provide a pathway circuit. There will be benches located along the pathways to encourage resting for older adults. The passive features include a large green open space along the local road which can be used for free play and social gatherings. Trees will be provided surrounding all amenities for shade and beautification of the parkette.

CLASS D COST ESTIMATE						
Project: Caivan Communities Conservancy Lands Park 3 - 9,600m² FIT PLAN SUBMISSION			Project No: 20-013 Date: 15-May-20 Revised Date: 25-Feb-21			
Item	Description	Quantity	Unit	Unit Cost		Amount
1.0	Site Work					
1.1	Subgrade Prep and Rough Grading	9600	sq.m	\$	4.50	\$ 43,200.00
1.2	Fine Grading					
.1	Park Topsoil 150mm (Spreading Only)	8845	sq.m	\$	7.00	\$ 61,915.00
.2	Sports Field Topsoil 200mm (Import and install)	2060	sq.m	\$	8.00	\$ 16,480.00
1.3	Sod	160	sq.m	\$	7.50	\$ 1,200.00
1.4	Seeding	8685	sq.m	\$	2.00	\$ 17,370.00
	Site Work Subtotal:			\$		140,165.00
2.0	Pavement					
2.1	Asphalt Paving (Heavy & Light Duty Pathways) *incl. rolled edges and ramps	175	sq.m	\$	65.00	\$ 11,375.00
2.2	CIP Concrete Paving (Bench, waste receptacles, seating areas)	40	sq.m	\$	200.00	\$ 8,000.00
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)	65	lin.m.	\$	200.00	\$ 13,000.00
	Pavement Subtotal:			\$		40,500.00
3.0	Servicing					
3.1	Storm servicing (all inclusive)	1	LS	\$	40,000.00	\$ 40,000.00
3.2	Water servicing (includes water chamber, meter and connection)	1	LS	\$	30,000.00	\$ 30,000.00
	Servicing Subtotal:			\$		70,000.00
4.0	Site Furnishing (Incl. supply & installation)					
4.1	Shade Structure	1	LS	\$	30,000.00	\$ 30,000.00
4.2	Accessible Picnic Table (in Shade Structure)	1	ea	\$	2,000.00	\$ 2,000.00
4.3	Park Sign - Double Post	1	ea	\$	4,500.00	\$ 4,500.00
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:			\$		41,900.00
5.0	Play & Sports Amenities (Incl. supply & installation)					
5.1	Playground (Includes Senior & Junior Play structure)	1	LS	\$	50,000.00	\$ 50,000.00
5.2	Engineered Wood Fiber	280	sq.m	\$	55.00	\$ 15,400.00
5.3	Splash pad (Eco-activated)	1	LS	\$	75,000.00	\$ 75,000.00
5.4	Soccer Posts	2	ea	\$	4,500.00	\$ 9,000.00
5.5	Sand Play	20	sq.m	\$	55.00	\$ 1,100.00
	Play & Sports Amenities Subtotal:			\$		150,500.00
6.0	Planting					
6.1	Deciduous Park Trees (60mm cal)	14	ea.	\$	600.00	\$ 8,400.00
6.2	Coniferous Trees (200cm HT.)	6	ea.	\$	420.00	\$ 2,520.00
	Planting Subtotal:			\$		10,920.00
	Construction Sub-total:			\$		453,985.00
	Consultant Fees (Incl. Inspections) Landscape Architect, Civil & Geotechnical Engineer	1	LS	\$	67,000.00	\$ 67,000.00
	Consultant Fees Subtotal:			\$		67,000.00
CITY PARK BUDGET				SUB-TOTAL	\$	520,985.00
Park Rate (per ha)	\$	618,000.00		10% Contingency:	\$	52,098.50
Park Size (ha)		0.96		GRAND TOTAL	\$	573,083.50
Total Park Budget	\$	593,280.00				
Minus: City Review and Inspection Fees (4%)	\$	22,818.46		Park Budget:	\$	570,461.54
Available funds (hard and soft costs)	\$	570,461.54				
				Surplus/Deficit		(\$2,621.96)

*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.

CAIVAN CONSERVANCY EAST
AREA PARK PLAN

