

The
Conservancy

CAIVAN CONSERVANCY WEST

AREA PARK PLAN

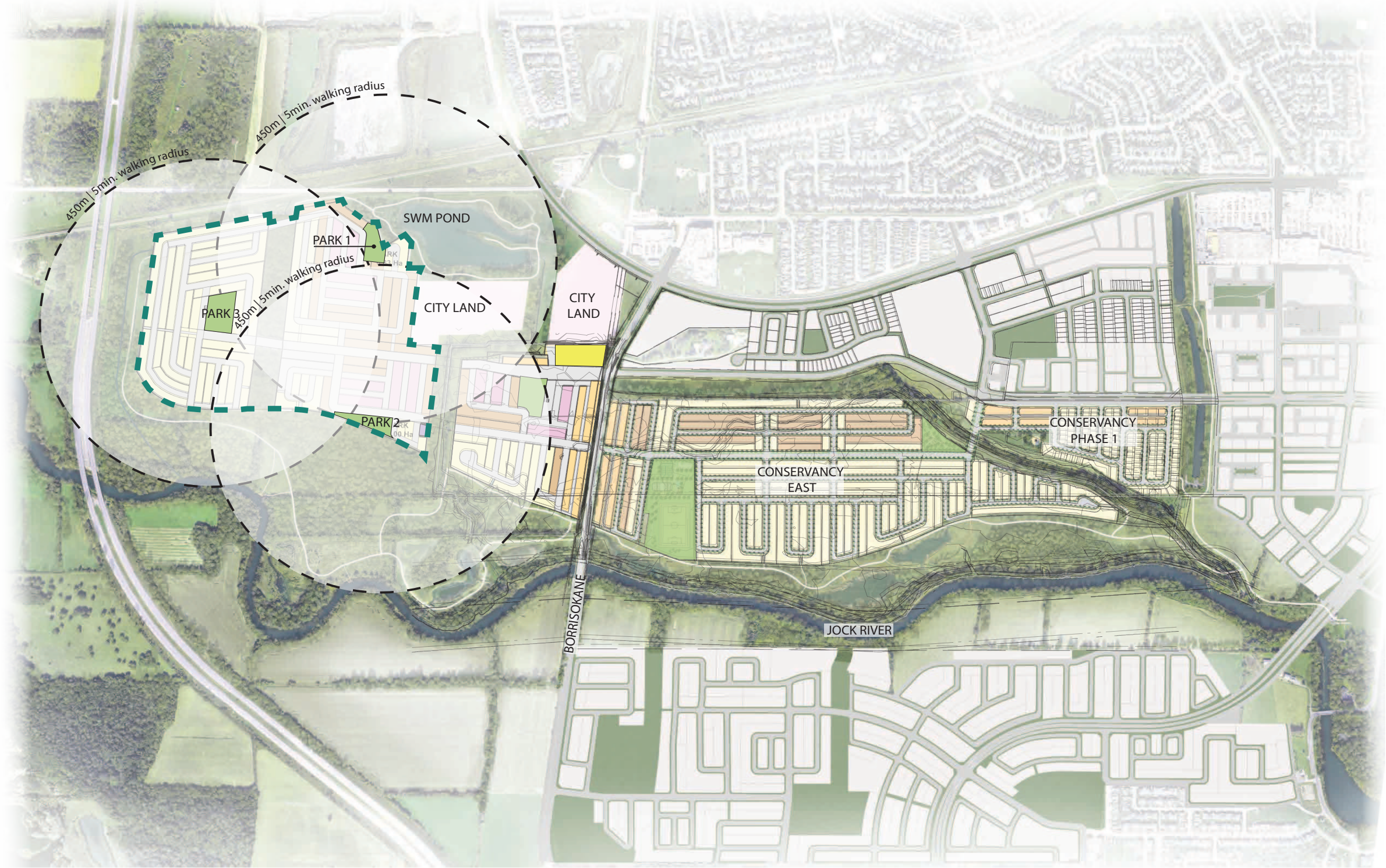
Introduction and Park Strategy

Parkland Strategy

The parks within Conservancy West will provide for active and passive recreational uses. They will be positioned to allow all residents to be within a two to five-minute walk (450 meters) of a park or parkette. Each park block will have a 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.

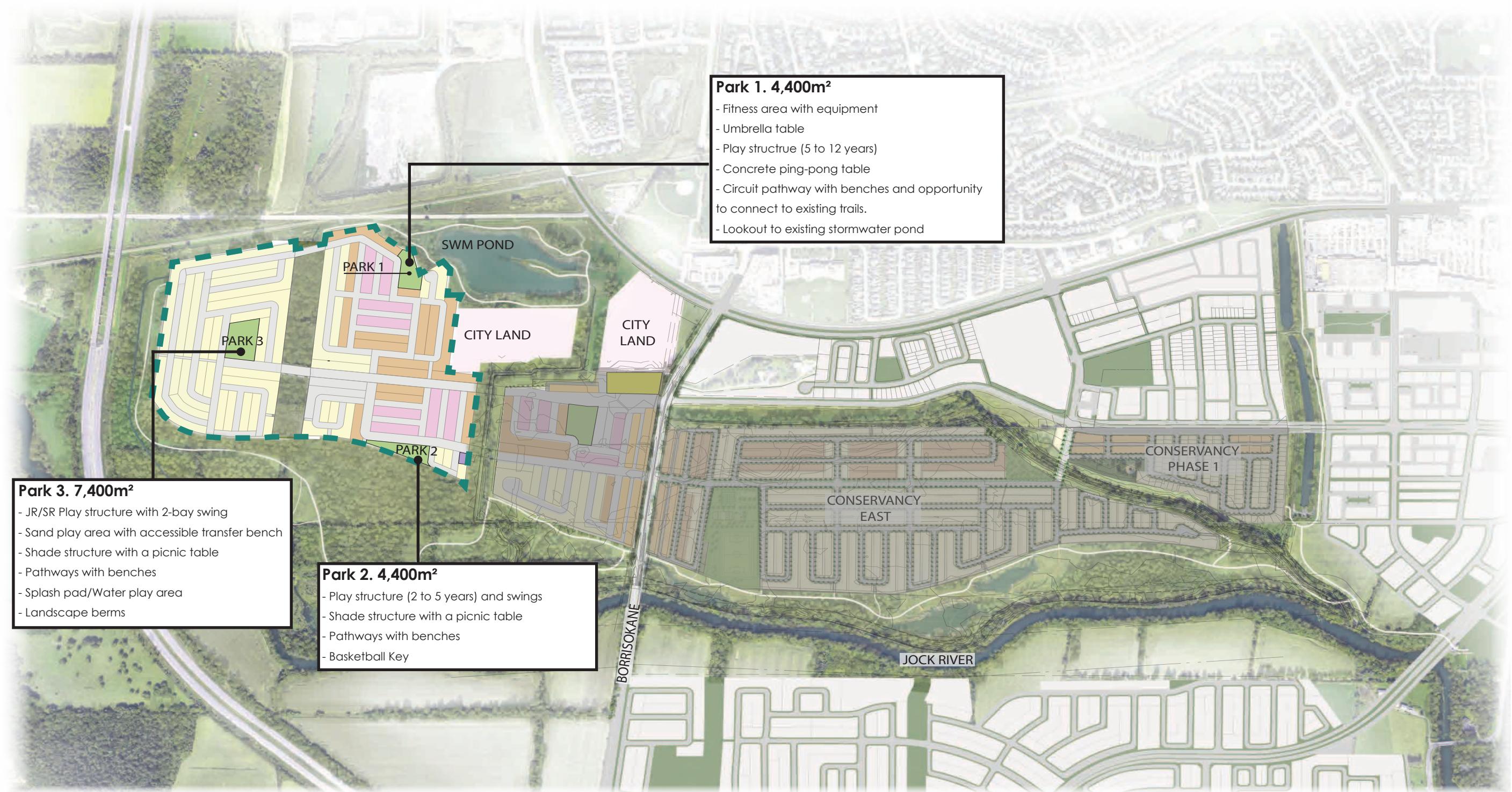
The key features within Conservancy West are that each park will be designed to provide amenities for all ages and activity levels. The overall park system will provide all the passive and active recreation amenities found in a typical park network. Each of the three parks will provide a standard set of recreational amenities including pathways, benches, junior and senior play areas, shade structures, and unstructured green space for flexible uses. These parks also will be linked to the Conservancy East neighbourhood's and parks, generating a single cohesive open space and extensive trail system with a variety of recreational amenities all within the Jock River open space corridor.

Parks Walkability Plan



Parks Amenities Chart

	WEST CONSERVANCY			EAST CONSERVANCY			EXISTING PARKS					
Name	Park 1	Park 2	Park 3	Park 1	Park 2	Park 3	Houlahan Park	Strandherd Ultimate Fields	Clarke Fields Park	Half Moon Bay Park	Berrigan Skateboard Park	Clarity Park
Size	4,400m ²	4,400m ²	7,400m ²	5,218m ²	31,973m ²	6400m ²						
Site Amenities												
Benches												
Basketball Key												
BMX Track												
Connection to Open Space Trails												
Fitness area / Fitness Stations												
Football Field												
Full Basketball court												
Full soccer field												
Gathering area												
Interpretive area												
Intermediate soccer field												
Junior Baseball												
Junior play structure												
Mini soccer field												
Multi-use Court												
Older Adult Amenities												
Open lawn/ flexible space												
Pathways												
Parking												
Park Signage												
Permanent Boarded Rink												
Pickleball Court												
Picnic tables												
Puddle Rink												
Plaza												
Lookout area												
Sand play												
Senior play structure												
Shade structure/Tables												
Skateboard												
Softball Field												
Splash pad/ water play												
Stonedust trail												
Temporary boarded rink												
Tennis Courts												
Toboggan Hill												
Ultimate Field (full size)												
Ultimate (mide size)												



Park 1. 4,400m²

- Fitness area with equipment
- Umbrella table
- Play structure (5 to 12 years)
- Concrete ping-pong table
- Circuit pathway with benches and opportunity to connect to existing trails.
- Lookout to existing stormwater pond

Park 3. 7,400m²

- JR/SR Play structure with 2-bay swing
- Sand play area with accessible transfer bench
- Shade structure with a picnic table
- Pathways with benches
- Splash pad/Water play area
- Landscape berms

Park 2. 4,400m²

- Play structure (2 to 5 years) and swings
- Shade structure with a picnic table
- Pathways with benches
- Basketball Key

Community Connections

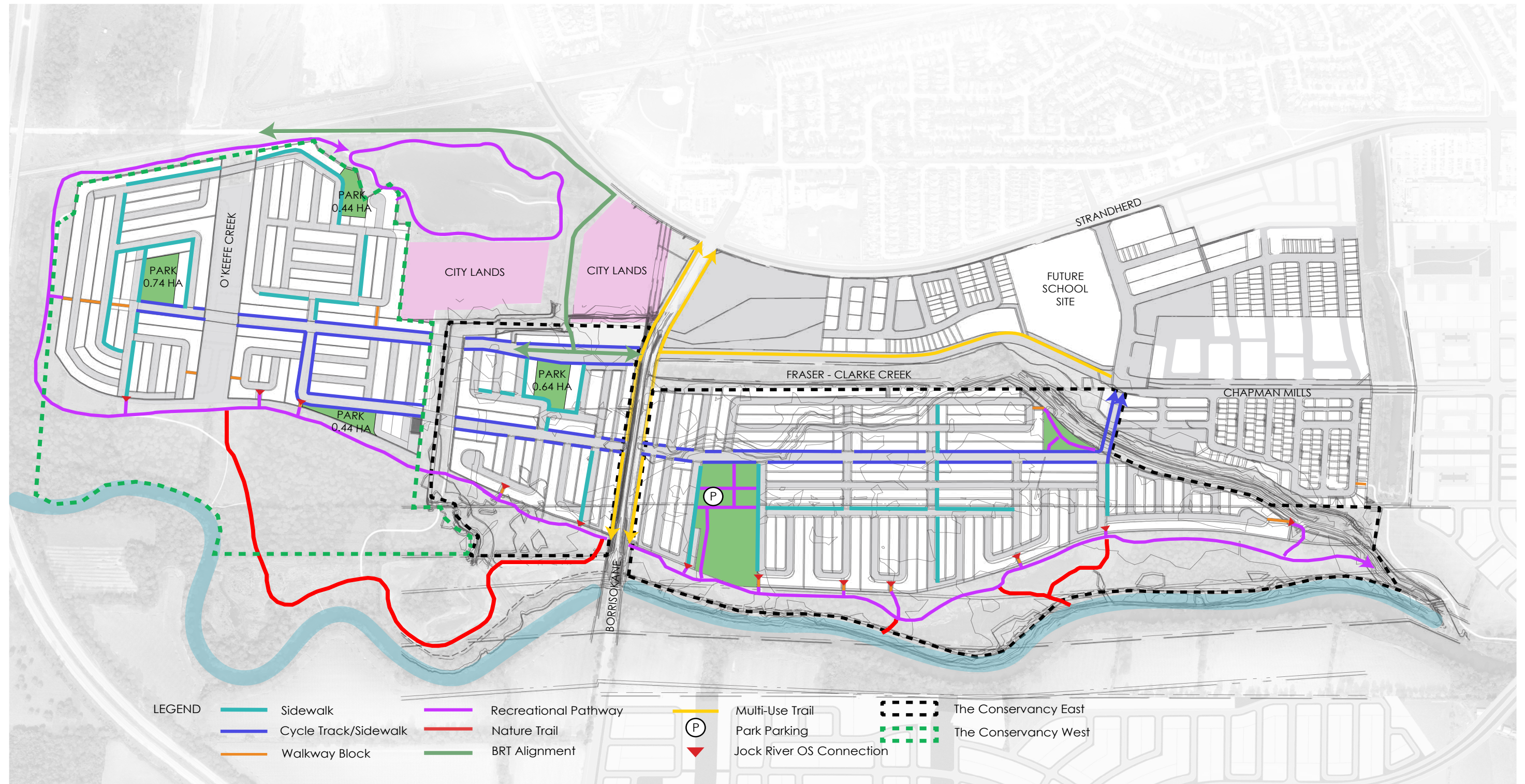
The Community Connection Plan identifies an internal community connection network linking all aspects of the Conservancy community. It identifies external connections to the existing Barrhaven neighborhoods to the north, Chapman Mills neighbourhood to the south, and the Barrhaven Town Center to the east. 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 West will feature a variety of different mediums for travel throughout the community that do not include cars or transit.

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 West Conservancy.



Park Fit Plans, Budgets, and Descriptions

	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
West Conservancy							
	Park 1	0.440	\$811,934	\$357,250.96	\$343,510.54	\$343,345.75	\$164.79
	Park 2	0.440	\$811,934	\$357,250.96	\$343,510.54	\$343,425.50	\$85.04
	Park 3	0.744	\$811,934	\$604,078.90	\$580,845.09	\$580,815.95	\$29.14
	Subtotal: Park Dedication Provided	1.624		\$1,350,346.82	\$1,267,866.17	\$1,267,587.20	\$278.97

PARK 1 (4,400m²) - Fit Plan

FOR DEMONSTRATION ONLY

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.

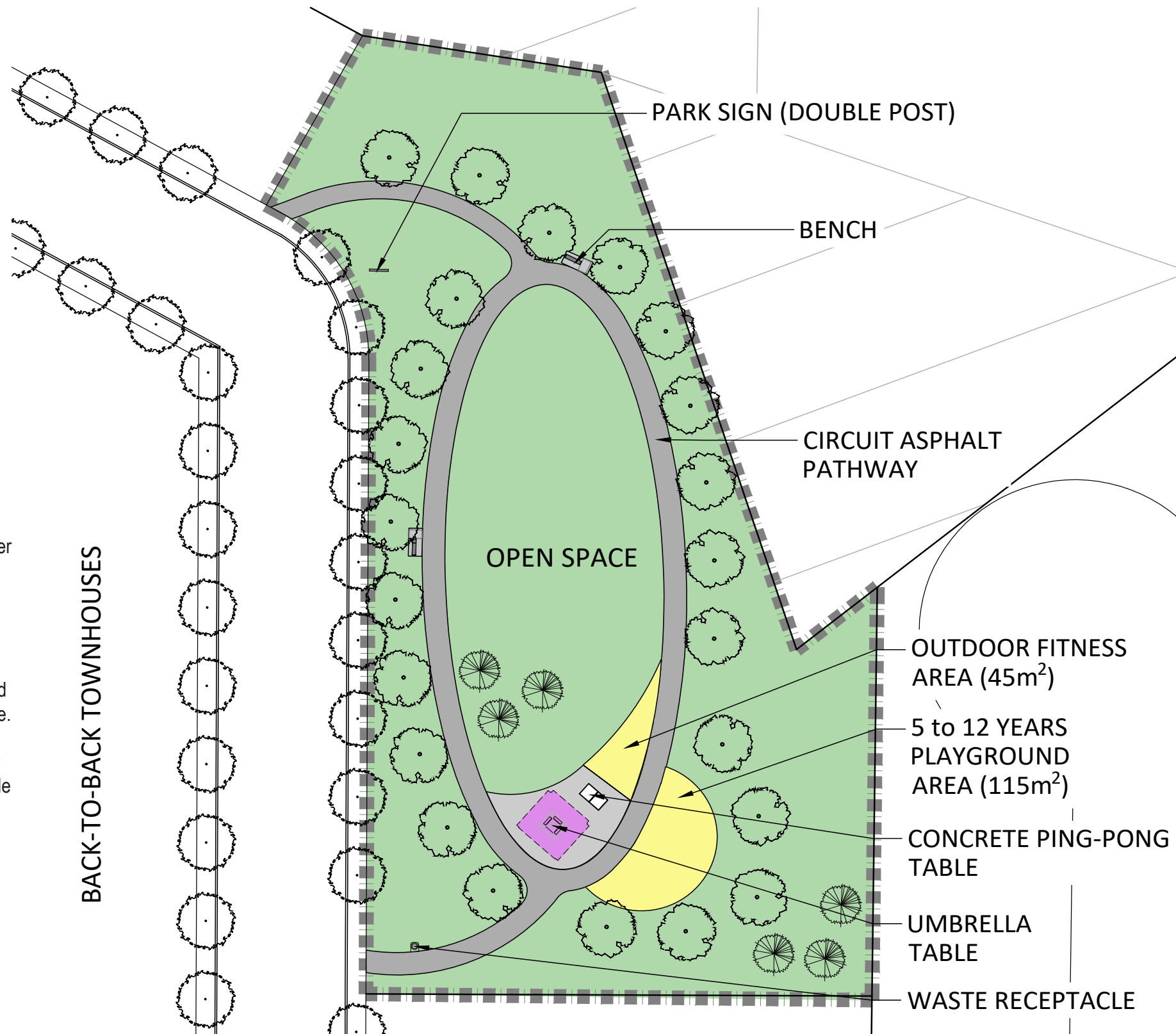
Proposed Facilities

- 5 to 12 years play equipment
- Seating area with umbrella table
- Concrete ping-pong table
- Circuit pathway system
- Fitness station area

Description of Facilities

The Parkette is located in the east end neighbourhood, adjacent to the existing stormwater pond. The parkette will have an extensive play area targetted to 5 to 12 year. Play areas will be combined with a small plaza with an umbrella table and concrete ping-pong table. A circular pathway will link all park facilities, and will provide connections to the surrounding neighbourhood and existing stormwater pond north-east of the parkette. There will be benches located along the pathway to serve as rest stations and a designated outdoor fitness area for adults. The passive features include a large programmable open space that can be used for free play and social gatherings. Trees will be provided surrounding all amenities for shade and beautification of the parkette.

BACK-TO-BACK TOWNHOUSES



- ENGINEERED WOOD FIBRE
- STRUCTURE
- SOD
- ASPHALT PATHWAY
- CIP CONCRETE
- BENCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- STREET TREE





1285 Wellington Street West
Ottawa, Ontario K1Y 3A8
Tel: 613.237.2345
Fax: 613.237.6423
Email: Ottawa@nak-design.com

**CLASS D COST ESTIMATE
Summary**

Project: Caivan Communities
Conservancy West
Park 1 - 4,400m²
FIT PLAN SUBMISSION

Project No: 21-247
Date: 18-Oct-22
Revised Date: 6-Dec-22

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work <i>Includes subgrade preparation, rough grading, topsoil spreading, fine grading, sod & seed</i>	1	LS	\$ 30,757.50	\$ 30,757.50
2.0	Pavement <i>Includes asphalt paving for walkway, CIP concrete paving at benches, seating area, and waste receptacles).</i>	1	LS	\$ 63,225.00	\$ 63,225.00
3.0	Site Servicing <i>Includes Storm Servicing</i>	1	LS	\$ 26,000.00	\$ 26,000.00
4.0	Site Furnishing <i>Includes 1 umbrella table, 2 benches, 1 park sign, and 1 waste receptacle.</i>	1	LS	\$ 31,500.00	\$ 31,500.00
5.0	Play and Sport Amenities <i>Includes play structures for 5 to 12 year old children, fitness station, and engineered wood.</i>	1	LS	\$ 86,800.00	\$ 86,800.00
6.0	Planting <i>Includes deciduous and coniferous trees</i>	1	LS	\$ 19,850.00	\$ 19,850.00
7.0	Consultant Fees <i>Landscape Architect, Civil Eng, Geotechnical Eng, Electrical Eng, Playground CSA Insp.</i>	1	LS	\$ 54,000.00	\$ 54,000.00

CITY PARK BUDGET	
Park Rate (per ha as of JAN 2023)	\$ 811,934.00
Park Size (ha)	\$ 0.440
Total Park Budget	\$ 357,250.96
Minus: City Review and Inspection Fees (4%)	\$ 13,740.42
Available Funds	\$ 343,510.54

SUB-TOTAL	\$ 312,132.50
10% Contingency:	\$ 31,213.25
GRAND TOTAL	\$ 343,345.75
Park Budget:	\$ 343,510.54
Surplus/Deficit	164.79

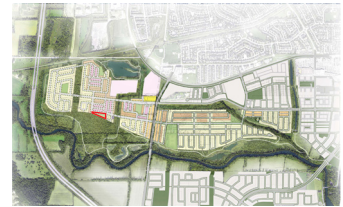
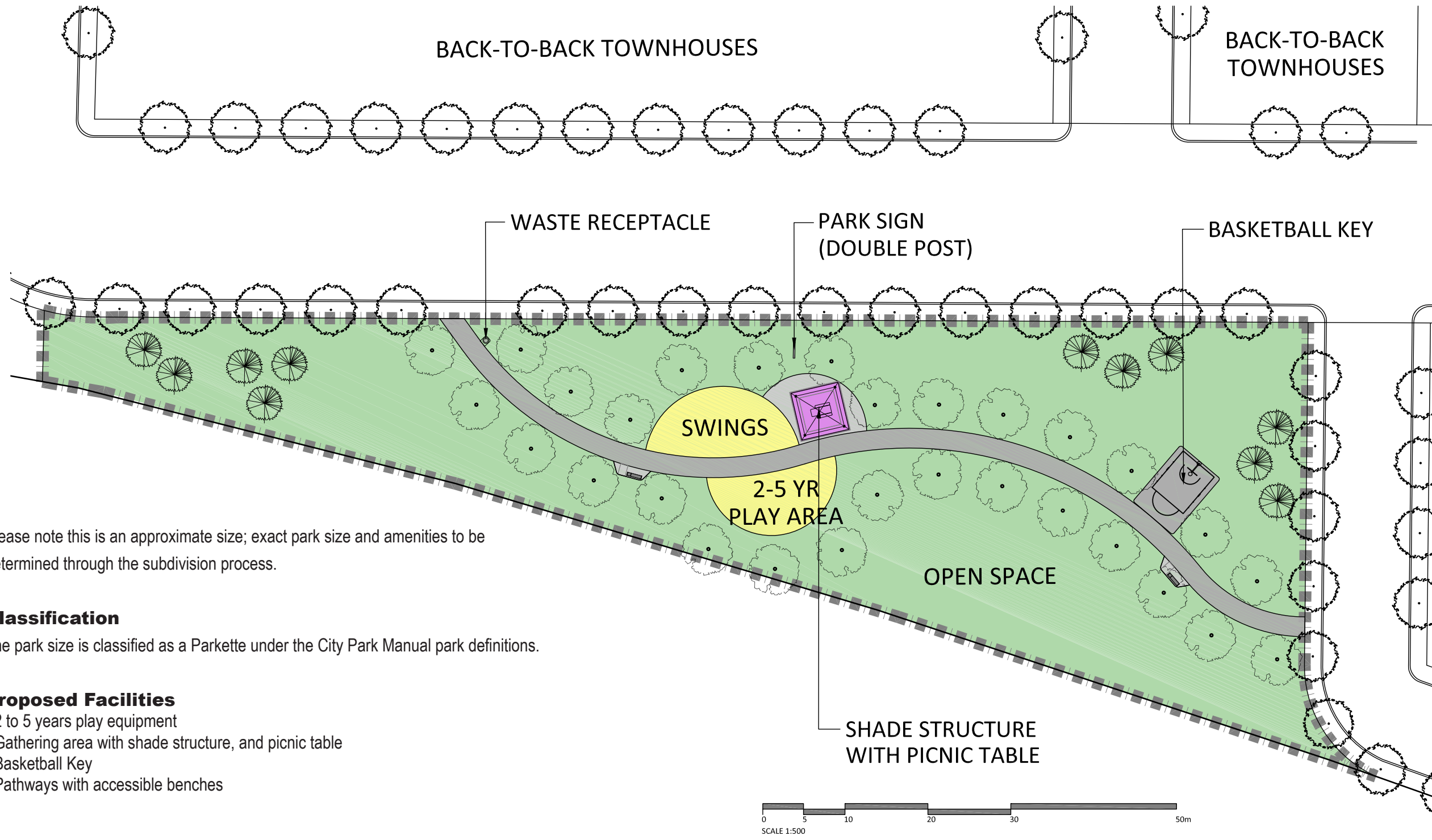
****NOTE:** Review and Inspection Fee is payable at subdivision registration, as identified in the subdivision agreement.

*******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 (4,400m²) - Fit Plan

FOR DEMONSTRATION ONLY



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.

Proposed Facilities

- 2 to 5 years play equipment
- Gathering area with shade structure, and picnic table
- Basketball Key
- Pathways with accessible benches

Description of Park Facilities

The Parkette is located with road frontage along a local collector road. The park will feature both active and passive recreational uses including: extensive play facilities for children ages 2 to 5 years and a basketball key. An internal pathway system will link all park facilities, and in combination with sidewalks, will provide a pathway circuit to the surrounding neighbourhoods. The passive features include benches along the pathways, and a large open space for free play and social gatherings. The park also serves as an opportunity for connecting into the Jock river trail network. Trees will be provided surrounding all amenities for shade and beautification of the park.



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Ottawa, Ontario K1Y 3A8
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**CLASS D COST ESTIMATE
Summary**

Project: Caivan Communities
Conservancy West
Park 2 - 4,400m²
FIT PLAN SUBMISSION

Project No: 21-247
Date: 18-Oct-22
Revised Date: 6-Dec-22

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work <i>Includes subgrade preparation, rough grading, topsoil spreading, fine grading, sod & seed.</i>	1	LS	\$ 30,480.00	\$ 30,480.00
2.0	Pavement <i>Includes asphalt paving for pathways, CIP concrete paving at benches, waste receptacle, seating area, and CIP concrete slabs at shade structure.</i>	1	LS	\$ 52,650.00	\$ 52,650.00
3.0	Site Servicing <i>Includes Storm Servicing.</i>	1	LS	\$ 26,000.00	\$ 26,000.00
4.0	Site Furnishing <i>Includes shade structure, 2 benches, 1 picnic table, 1 park sign, 1 waste receptacle.</i>	1	LS	\$ 40,600.00	\$ 40,600.00
5.0	Play and Sport Amenities <i>Includes play structures for 2 to 5 year old children, engineered wood fibre, and full basketball court.</i>	1	LS	\$ 88,025.00	\$ 88,025.00
6.0	Planting <i>Includes deciduous and coniferous trees.</i>	1	LS	\$ 25,450.00	\$ 25,450.00
7.0	Consultant Fees <i>Landscape Architect, Civil Eng, Geotechnical Eng, Electrical Eng, Playground CSA Insp.</i>	1	LS	\$ 49,000.00	\$ 49,000.00

CITY PARK BUDGET	
Park Rate (per ha as of JAN 2022)	\$ 811,934.00
Park Size (ha)	\$ 0.440
Total Park Budget	\$ 357,250.96
Minus: City Review and Inspection Fees (4%)	\$ 13,740.42
Available Funds	\$ 343,510.54

SUB-TOTAL	\$ 312,205.00
10% Contingency:	\$ 31,220.50
GRAND TOTAL	\$ 343,425.50
Park Budget:	\$ 343,510.54
Surplus/Deficit	85.04

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

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Tel: 613.237.2345
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**CLASS D COST ESTIMATE
Summary**

Project: Caivan Communities
Conservancy West
Park 3 - 7,400m²
FIT PLAN SUBMISSION

Project No: 21-247
Date: 18-Oct-22
Revised Date: 6-Dec-22

Item	Description	Quantity	Unit	Unit Cost	Amount
1.0	Site Work <i>Includes subgrade preparation, rough grading, topsoil spreading, fine grading, sod & seed</i>	1	LS	\$ 51,444.50	\$ 51,444.50
2.0	Pavement <i>Includes asphalt paving for walkways, CIP concrete paving at benches, waste receptacles, seating area, CIP concrete splash pad, CIP concrete slabs at shade structure and concrete curbs.</i>	1	LS	\$ 98,080.00	\$ 98,080.00
3.0	Site Servicing <i>Includes Storm Servicing</i>	1	LS	\$ 48,000.00	\$ 48,000.00
4.0	Site Furnishing <i>Includes shade structure, 3 accessible benches, 2 accessible picnic tables, 1 park sign, 1 waste receptacle</i>	1	LS	\$ 43,600.00	\$ 43,600.00
5.0	Play and Sport Amenities <i>Includes play structures for junior and senior children, engineered wood fibre, and splash pad components.</i>	1	LS	\$ 162,290.00	\$ 162,290.00
6.0	Planting <i>Includes deciduous and coniferous trees</i>	1	LS	\$ 33,600.00	\$ 33,600.00
7.0	Consultant Fees <i>Landscape Architect, Civil Eng, Geotechnical Eng, Electrical Eng, Playground CSA Insp.</i>	1	LS	\$ 91,000.00	\$ 91,000.00

CITY PARK BUDGET	
Park Rate (per ha as of JAN 2023)	\$ 811,934.00
Park Size (ha)	\$ 0.744
Total Park Budget	\$ 604,078.90
Minus: City Review and Inspection Fees (4%)	\$ 23,233.80
Available Funds	\$ 580,845.09

SUB-TOTAL	\$ 528,014.50
10% Contingency:	\$ 52,801.45
GRAND TOTAL	\$ 580,815.95
Park Budget:	\$ 580,845.09
Surplus/Deficit	\$ 29.14

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CAIVAN CONSERVANCY WEST
AREA PARK PLAN

CAIVAN
COMMUNITIES

NAK 
design strategies