



THE CONSERVANCY

BARRHAVEN

CAIVAN CONSERVANCY WEST

AREA PARK PLAN

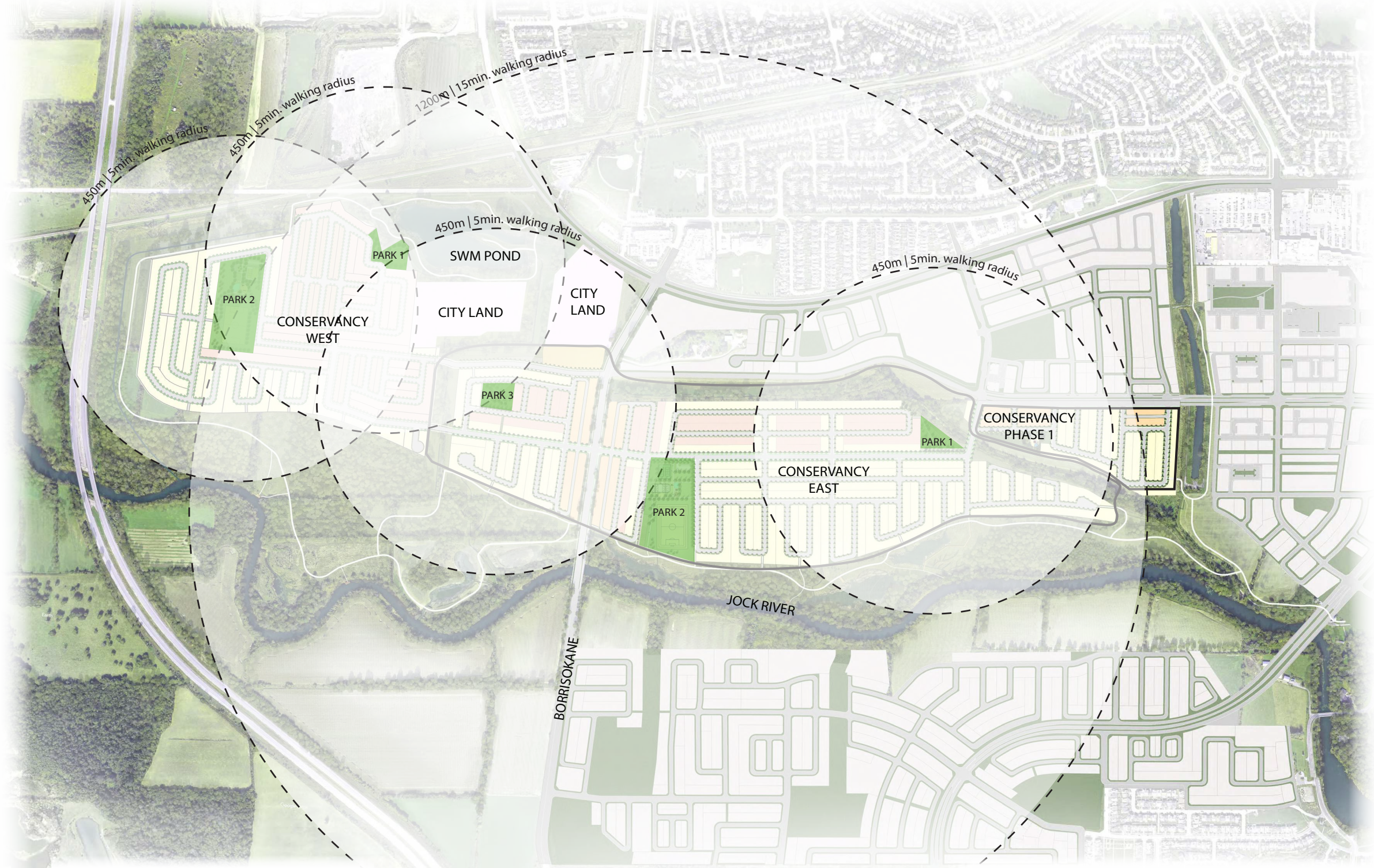
Introduction and Park Strategy

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 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 key feature of the parks in West 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 two 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 openspace and extensive trail system with a variety of recreational amenities all within the Jock River open space corridor.

Parks Walkability Plan

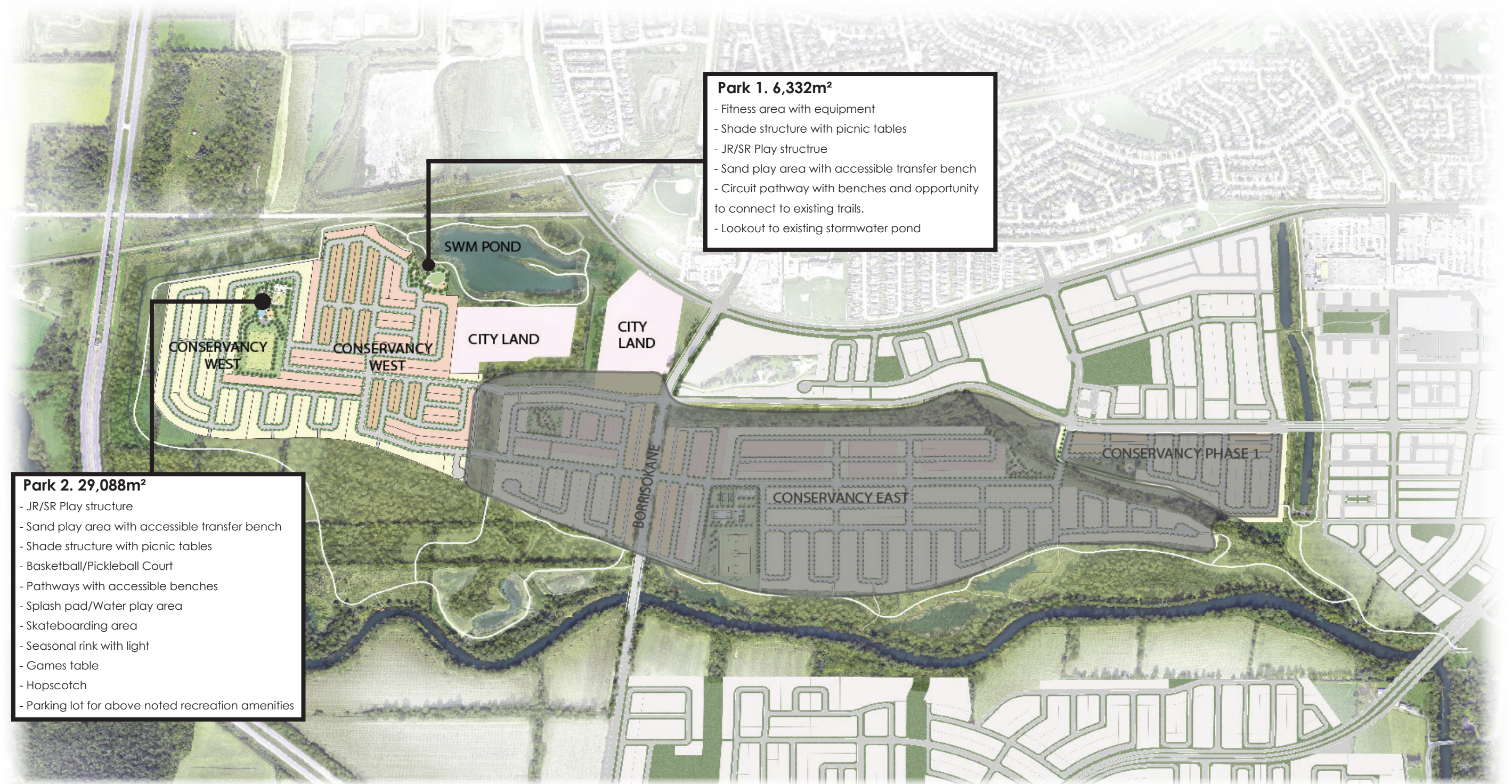


Parks Amenities Chart



Name	WEST CONSERVANCY		EAST CONSERVANCY			EXISTING PARKS					Total Amenities (In New Parks)	
	Park 1	Park 2	Park 1	Park 2	Park 3	Houlahan Park	Strandherd Ultimate Fields	Clarke Fields Park	Half Moon Bay Park	Berrigan Skateboard Park		Clarity Park
Size	6,332m ²	29,080m ²	5,218m ²	31,973m ²	5,827m ²							
Site Amenities												
Benches												2
Basketball Key												0
BMX Track												0
Connection to Open Space Trails												2
Fitness area / Fitness Stations												1
Football Field												1
Full Basketball court												1
Full soccer field												1
Gathering area												2
Interpretive area												2
Intermediate soccer field												0
Junior Baseball												0
Junior play structure												2
Mini soccer field												1
Multi-use Court												1
Older Adult Amenities												2
Open lawn/ flexible space												2
Pathways												2
Parking												1
Park Signage												2
Permanent Boarded Rink												0
Pickleball Court												1
Picnic tables												2
Puddle Rink												1
Plaza												2
Lookout area												1
Sand play												2
Senior play structure												2
Shade structure/Tables												2
Skateboard												1
Softball Field												0
Splash pad/ water play												1
Stonedust trail												0
Temporary boarded rink												1
Tennis Courts												0
Toboggan Hill												0
Ultimate Field (full size)												0
Ultimate (mide size)												0





Community Connections

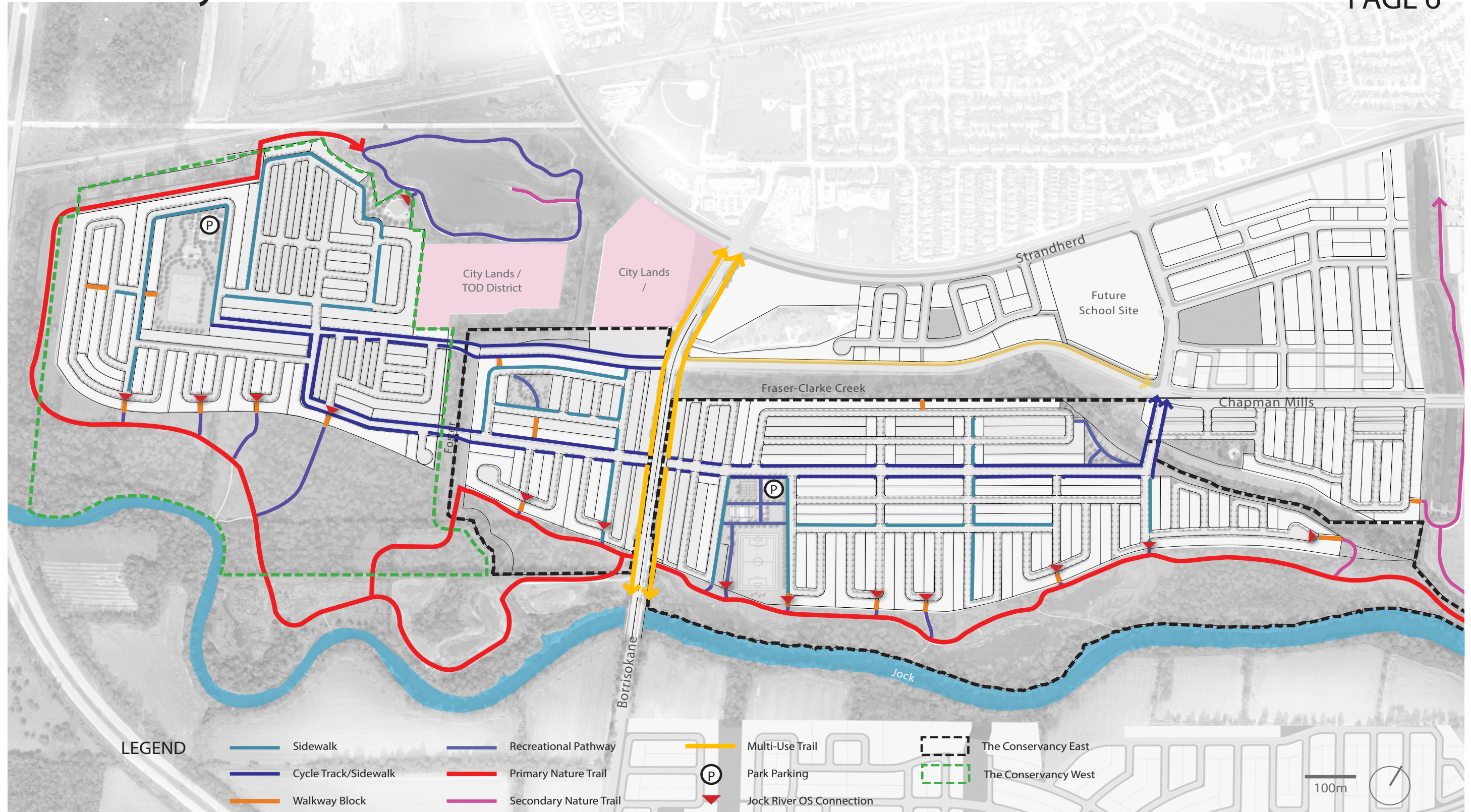
The Community Connection Plan identifies an internal community connection network linking all aspects of the Conservancy community. It also identifies external connections to the existing Barrhaven neighborhoods to the north, Chapman Mills neighbourhood to the south, and the Barrhaven Town Center to 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 West 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 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	0.633	\$692,776	\$438,527.21	\$421,660.78	\$436,111.50	-\$14,450.72
	Park 2	2.908	\$692,776	\$2,014,592.61	\$1,937,108.28	\$1,923,788.93	\$13,319.35
	Subtotal: Park Dedication Provided	3.541		\$2,453,119.82	\$2,358,769.05	\$2,359,900.43	-\$1,131.38

PARKETTE (6,332m²) - FIT PLAN (PARK 1)

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

- Junior and senior play equipment
- Sand play area
- Seating area with shade structure and two picnic tables
- Circuit pathway system with potential to connect to storm water tail network
- Fitness station area

Description of Facilities

The Parkette is located in the east end neighborhood, adjacent to the existing stormwater pond, and will have 50% road frontage along its west edge. The parkette will have an extensive play area for various aged youth providing junior / senior play and sand play. Play areas will be combined with a small plaza with a shade structure and picnic tables. 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 encourage resting for older adults 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.



THE PARK DESIGN WILL UNDERGO PUBLIC CIRCULATION AT A LATER DATE



KEY PLAN

LEGEND

- ENGINEERED WOOD FIBRE (Yellow square)
- SAND PLAY AREA (Orange square)
- SOD (Green square)
- CONCRETE (Grey square)
- ASPHALT (Light grey square)
- DECIDUOUS TREE (Circle with irregular outline)
- CONIFEROUS TREE (Starburst shape)
- STREET TREE (Circle with cross)



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**CLASS D COST ESTIMATE
Summary**

Project: Caivan Communities
Conservancy West
Park 1 - 6,332m²
FIT PLAN SUBMISSION

Project No: 21-247
Date: 18-Oct-21
Revised Date:

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	\$ 66,845.00	\$ 66,845.00
2.0	Pavement <i>Includes asphalt paving for walkway, CIP concrete paving at benches, seating area, and waste receptacles, CIP concrete slabs at shade structure and concrete curbs</i>	1	LS	\$ 87,850.00	\$ 87,850.00
3.0	Site Servicing <i>Includes Storm Servicing</i>	1	LS	\$ 34,000.00	\$ 34,000.00
4.0	Site Furnishing <i>Includes 1 shade structure, 2 picnic tables, 3 accessible benches, 1 park sign, 1 waste receptacle & 1 transfer station</i>	1	LS	\$ 51,800.00	\$ 51,800.00
5.0	Play and Sport Amenities <i>Includes play structures for junior and senior children, swings, fitness station, engineered wood fibre & sand play</i>	1	LS	\$ 59,200.00	\$ 83,050.00
6.0	Planting <i>Includes deciduous and coniferous trees</i>	1	LS	\$ 20,000.00	\$ 19,920.00
7.0	Consultant Fees <i>Landscape Architect, Civil Eng, Geotechnical Eng, Electrical Eng, Playground CSA Insp.</i>	1	LS	\$ 53,000.00	\$ 53,000.00

CITY PARK BUDGET	
Park Rate (per ha as of JAN 2022)	\$ 692,776.00
Park Size (ha)	\$ 0.633
Total Park Budget	\$ 438,527.21
Minus: City Review and Inspection Fees (4%)	\$ 16,866.43
Available Funds	\$ 421,660.78

SUB-TOTAL	\$ 396,465.00
10% Contingency:	\$ 39,646.50
GRAND TOTAL	\$ 436,111.50
Park Budget:	\$ 421,660.78
Surplus/Deficit	(14,450.72)

**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.**



NEIGHBOURHOOD PARK (PARK 2) (29,088m²) - FIT PLAN

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

Classification

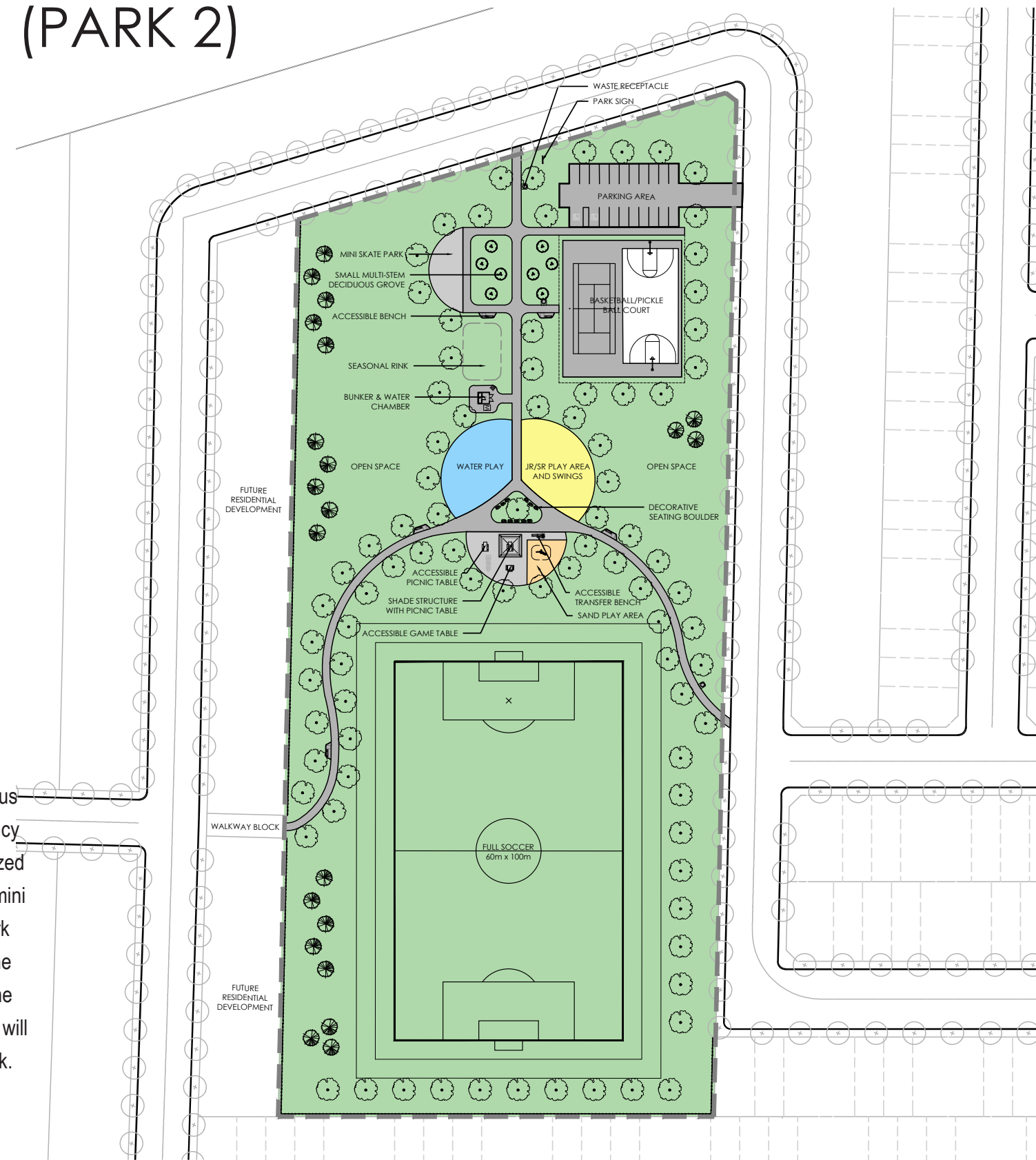
The park size is classified as a parkette under the City Park Manual park definitions. Tree Canopy 30%

Proposed Facilities

- Junior and senior play equipment
- Sand Play
- Splash pad area
- Plaza with shade structure, two picnic tables, games table, and hopscotch
- Pathways with accessible benches
- Full soccer field
- Basketball/Pickleball Court
- Seasonal rink
- Mini skateboarding area
- Parking lot

Description of Park Facilities

The Neighbourhood park is located with 50% road frontage along a local collector road. The park will feature both active and passive recreational uses. The main active facilities within the park are extensive play facilities for various aged youth and adults. This park will be the second largest in the Conservancy community and will provide several recreational amenities including: a full-sized soccer field, splash pad area, a basketball/pickleball court, seasonal rink, a mini skateboarding area, and parking. An internal pathway system will link all park facilities, and in combination with sidewalk will provide a pathway circuit to the surrounding neighbourhoods. The passive features include benches along the pathways, large green open space for free play and social gatherings. Trees will be provided surrounding all amenities for shade and beautification of the park.



THE PARK DESIGN WILL UNDERGO PUBLIC CIRCULATION AT A LATER DATE



KEY PLAN

LEGEND

- ENGINEERED WOOD FIBRE
- SAND PLAY AREA
- WATER PLAY
- SOD
- CONCRETE
- ASPHALT
- MULTI-STEM TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- STREET TREE



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**CLASS D COST ESTIMATE
Summary**

Project: Caivan Communities
Conservancy West
Park 2 - 29,088m²
FIT PLAN SUBMISSION

Project No: 21-247
Date: 18-Oct-21
Revised Date:

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	\$ 300,000.00	\$ 300,220.00
2.0	Pavement <i>Includes asphalt paving for walkway & parking lot, CIP concrete paving at benches, waste receptacles, seating area, and skate area, splash pad, CIP concrete slabs at shade structure and concrete curbs.</i>	1	LS	\$ 413,000.00	\$ 412,850.00
3.0	Site Servicing <i>Includes Storm Servicing, Electrical and Water</i>	1	LS	\$ 196,000.00	\$ 210,850.00
4.0	Site Furnishing <i>Includes shade structure, 5 accessible benches, 2 accessible picnic tables, 1 games table, 1 park sign, 3 waste receptacle</i>	1	LS	\$ 82,000.00	\$ 81,250.00
5.0	Play and Sport Amenities <i>Includes play structures for junior and senior children, engineered wood fibre, splash pad, seasonal rink (include bunker & lights), soccer goals & basketball and pickleball court (no lights), mini skate area.</i>	1	LS	\$ 387,000.00	\$ 407,775.00
6.0	Planting <i>Includes deciduous, small multi-stem, and coniferous trees</i>	1	LS	\$ 67,000.00	\$ 67,220.00
7.0	Consultant Fees <i>Landscape Architect, Civil Eng, Geotechnical Eng, Electrical Eng, Playground CSA Insp.</i>	1	LS	\$ 262,000.00	\$ 200,000.00

CITY PARK BUDGET	
Park Rate (per ha as of JAN 2022)	\$ 692,776.00
Park Size (ha)	\$ 2.908
Total Park Budget	\$ 2,014,592.61
Minus: City Review and Inspection Fees (4%)	\$ 77,484.33
Available Funds	\$ 1,937,108.28

SUB-TOTAL	\$ 1,680,165.00
14.5% Contingency:	\$ 243,623.93
GRAND TOTAL	\$ 1,923,788.93
Park Budget:	\$ 1,937,108.28
Surplus/Deficit	13,319.35

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CAIVAN CONSERVANCY WEST
AREA PARK PLAN

CAIVAN
COMMUNITIES

NAK 
design strategies