

Heron Gate Area Parks Plan

July 2025



hazelview
INVESTMENTS

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1.0 Introduction

The purpose of an Area Parks Plan is to provide an overview of all the park amenities planned for a community, and their distribution over the various proposed parks. In the case of the Heron Gate Master Plan, only one new Neighbourhood Park is proposed, so the programming for this park has been proposed in consideration of the existing and proposed network of parks and open spaces within the study area and surrounds, including several Privately Owned Public Spaces. The guiding objective of this study is to ensure that the future local residents are afforded equitable access to open space throughout the community, which offer a variety of active and passive recreation experiences and opportunities for social interactions, for people from different ages and cultural backgrounds.

This document will be a useful planning tool for City staff, Council, the development community and their consultants as they undertake detailed design activities for the Neighbourhood Park and POPS in fulfillment of subsequent site plan applications. It is a living document, subject to review and change as recreation and leisure needs evolve and is subject to further consultation from the community and other stakeholders.

The APP has been completed concurrently and as an adjunct to the Heron Gate Master Plan. This high-level planning document explores and makes recommendations for an appropriate distribution of parks and open space within the study area, while considering pedestrian connectivity. It seeks to balance the size, distribution, physical characteristics, and development budget for parkland against an appropriate program of facilities.

2.0 Methodology

2.1 Parkland Dedication

Per the Official Plan Amendment OPA and the requirements in the Parkland Dedication By-law, a central public park of approximately 1.55 ha will be provided to the satisfaction of the City. The central public park shall be conveyed to the City upon approval of 50% of the planning area. The park is designated as a Neighbourhood Park per the City of Ottawa Park Development Manual (2nd Edition, 2017), and will be designed and constructed in accordance with this manual. The actual parkland size shown on the plan of subdivision is 1.53 ha.

2.2 Privately Owned Public Space

Three POPS are also identified in Schedule B of the Official Plan Amendment OPA , to be provided in addition to the parkland dedication. In addition to the three POPS shown on the plan of subdivision, a fourth POPS is proposed in the Community Overview Plan.

2.3 Existing Parks Inventory & Matrix

Nearby Parks and Amenities

An inventory of existing park amenities within and adjacent to the Heron Gate Master Plan study area is illustrated through the Park Amenities Plan and the Park Amenities Matrix. These documents offer a snapshot of the recreational amenities that are provided in nearby parks. The amenities proposed for the neighbourhood park were developed in consultation with City of Ottawa Park Planning staff, and is based on the projected needs of the population within the study boundaries. These proposed amenities have been included in this table to allow for assessment in the context of existing nearby parks.

LEGEND

-  Subject Lands
-  Bike Network
-  City of Ottawa Parks
-  5 Min. Walk (450m)
-  10 Min. Walk (800m)
-  5-10 Min. Drive (3km)

AMENITIES

-  Playground
-  Wading Pool
-  Passive Park
-  Community Garden
-  Dogs Off-Leash
-  Dogs On-Leash
-  Fitness
-  Toboggan Hill
-  Skating Rink
-  Soccer Field
-  Public Tennis/Pickleball Court
-  Basketball
-  Ball Diamond
-  Volleyball



2.3 Existing Parks Inventory & Matrix

	PROPOSED PARK	PARK 1	PARK 2	PARK 3	PARK 4	PARK 5	PARK 6	PARK 7
	Herongate Park	Sandalwood Park	Heron Road Community Centre	Heatherington Park	Heron-Walkley Park	WRENS Way	Orlando Park	Fairlea Park
		Distance: 0.5km	Distance: 0.6km	Distance: 0.7km	Distance: 0.7km	Distance: 0.9km	Distance: 0.9km	Distance: 1km
		Size: 2.7ha	Size: .56ha	Size: 3.4ha	Size: 2.1ha	Size: 14.4ha	Size: 4.6ha	Size: 2.3ha
PARK AMENITIES								
Attractive Landscaping / Tree Planting	✓	✓			✓	✓	✓	✓
Bike Maintenance station	✓							
Bike Racks	✓							
Bleachers								
Boardwalk/ Lookout								
Community Centre				✓				
Dogs Off-Leash Permitted		✓		✓		✓	✓	✓
Dogs Permitted (On-Leash)	✓		✓		✓			
Electrical Outlet								
Hardscape Gather/ Multi-purpose space								
Interesting Landforms / Berms		✓					✓	✓
Interpretive Gardens/ Community Garden	✓							
Interpretive Signage / Monument								
Multipurpose Open Space	✓					✓	✓	
Natural Landscape Features				✓		✓	✓	
Outdoor BBQ								
Outdoor Kitchen								
Park Shelter with Picnic Tables/Benches	✓		✓	✓				✓
Park Sign	✓				✓			✓
Parking Lot	✓	✓	✓	✓				
Pathway Circuit					✓			
Seating Areas / Benches		✓	✓	✓	✓		✓	✓
Stage								
Waste Receptacles		✓		✓	✓	✓	✓	✓
Water feature / water jet plaza								

2.3 Existing Parks Inventory & Matrix

	PARK 8	PARK 9	PARK 10	PARK 11	PARK 12	PARK 13	PARK 14	PARK 15	PARK 16
	Walkley Albion Park	Jim Durrell Woods	Rabbi Bulka Kindness Park	Sharel Park	Conroy Woods	Grasshopper Hill	Reeves Park	Ledbury Park and Pavilion	Edgehill Park
	Distance: 1km	Distance: 1km	Distance: 1km	Distance: 1.2km	Distance: 1.2km	Distance: 1.5km	Distance: 1.6km	Distance: 1.6km	Distance: 1.7km
	Size: 3.2ha	Size: 2.6ha	Size: 3.1ha	Size: 2.3ha	Size: 10.7ha	Size: 12.2ha	Size: 0.3ha	Size: 10.8ha	Size: 0.2ha
PARK AMENITIES									
Attractive Landscaping / Tree Planting	✓		✓	✓		✓	✓		✓
Bike Maintenance station									
Bike Racks			✓						✓
Bleachers						✓			
Boardwalk/ Lookout									
Community Centre								✓	
Dogs Off-Leash Permitted	✓		✓	✓		✓	✓	✓	
Dogs Permitted (On-Leash)						✓			
Electrical Outlet									
Hardscape Gather/ Multi-purpose space									
Interesting Landforms / Berms			✓			✓		✓	
Interpretive Gardens/ Community Garden									
Interpretive Signage / Monument									
Multipurpose Open Space	✓		✓	✓		✓	✓	✓	
Natural Landscape Features		✓		✓	✓	✓			
Outdoor BBQ									
Outdoor Kitchen									
Park Shelter with Picnic Tables/Benches	✓		✓	✓				✓	
Park Sign			✓	✓		✓			✓
Parking Lot				✓		✓			
Pathway Circuit	✓		✓	✓		✓			
Seating Areas / Benches			✓	✓		✓		✓	✓
Stage									
Waste Receptacles	✓		✓	✓		✓		✓	✓
Water feature / water jet plaza									

2.3 Existing Parks Inventory & Matrix

	PARK 17	PARK 18	PARK 19	PARK 20	PARK 21	PARK 22	PARK 23	PARK 24
	Frank J. Licari Park	Hunt Club Gate Park	Conroy Swamp	Pleasant Park Woods	Playfair Park	Alta Vista Park	Recreational Trail Greenspace (Tapiola Cresc.)	Cunningham Woods
	Distance: 1.8km	Distance: 1.9km	Distance: 2km	Distance: 2km	Distance: 2km	Distance: 2.1km	Distance: 2.1km	Distance: 2.3km
	Size: 1.8ha	Size: 0.6ha	Size: 8.4ha	Size: 8.9ha	Size: 1.6ha	Size: 0.9ha	Size: 15.7ha	Size: 1.4ha
PARK AMENITIES								
Attractive Landscaping / Tree Planting	✓	✓				✓	✓	
Bike Maintenance station								
Bike Racks						✓		
Bleachers								
Boardwalk/ Lookout								
Community Centre								
Dogs Off-Leash Permitted	✓				✓	✓	✓	
Dogs Permitted (On-Leash)		✓				✓	✓	
Electrical Outlet								
Hardscape Gather/ Multi-purpose space								
Interesting Landforms / Berms	✓					✓	✓	
Interpretive Gardens/ Community Garden								
Interpretive Signage / Monument								
Multipurpose Open Space	✓	✓			✓	✓	✓	
Natural Landscape Features			✓	✓			✓	✓
Outdoor BBQ								
Outdoor Kitchen								
Park Shelter with Picnic Tables/Benches	✓	✓				✓		
Park Sign	✓	✓				✓		✓
Parking Lot								
Pathway Circuit				✓			✓	✓
Seating Areas / Benches	✓	✓			✓	✓	✓	
Stage								
Waste Receptacles	✓	✓				✓	✓	✓
Water feature / water jet plaza								

2.3 Existing Parks Inventory & Matrix

	PARK 25	PARK 26	PARK 27	PARK 28	PARK 29	PARK 30	PARK 31	PARK 32	PARK 33
	Recreational Trail (45 greenboro)	Firefly Park	Ladybug Park	Greenboro Park	Ottawa Business Park/ Conroy Field	Bruce Timmermans Park	Greenboro Skateboard Park	Kaladar Park	Sawmill Creek Constructed Wetlands
	Distance: 2.3kr	Distance: 2.4kr	Distance: 2.4kr	Distance: 2.4kr	Distance: 2.5km	Distance: 2.53 km	Distance: 2.56 km	Distance: 2.56 km	Distance: 2.60 km
	Size: 0.3ha	Size: 3.0ha	Size: 0.3ha	Size: 0.4ha	Size: 13.7ha	Size: 2.5ha	Size: 4.1ha	Size: 32.3ha	Size: 303.3ha
PARK AMENITIES									
Attractive Landscaping / Tree Planting			✓	✓				✓	
Bike Maintenance station				✓					
Bike Racks			✓	✓					
Bleachers									
Boardwalk/ Lookout									
Community Centre				✓					
Dogs Off-Leash Permitted				✓				✓	
Dogs Permitted (On-Leash)		✓			✓				
Electrical Outlet									
Hardscape Gather/ Multi-purpose space									
Interesting Landforms / Berms									
Interpretive Gardens/ Community Garden									
Interpretive Signage / Monument									
Multipurpose Open Space				✓	✓			✓	
Natural Landscape Features	✓				✓				✓
Outdoor BBQ									
Outdoor Kitchen									
Park Shelter with Picnic Tables/Benches				✓					
Park Sign		✓	✓	✓		✓			
Parking Lot				✓					
Pathway Circuit	✓					✓			✓
Seating Areas / Benches		✓	✓	✓				✓	✓

2.3 Existing Parks Inventory & Matrix

	PARK 34	PARK 35	PARK 36	PARK 37	PARK 38	PARK 39	PARK 40	PARK 41	PARK 42	PARK 43
	Winterwood Park/Pike Park	Robert Andrew Russell Park	Applewood Park	R. George Pushman Park	Billings Park	Lynda Lane Park	Canterbury Park	Linton Park	Bruff Park	Hummingbird Park
	Distance: 2.61 km	Distance: 2.65 km	Distance: 2.67 km	Distance: 2.73 km	Distance: 2.73 km	Distance: 2.75 km	Distance: 2.80 km	Distance: 2.87 km	Distance: 2.87 km	Distance: 2.87 km
	Size: 32ha	Size: 6.5ha	Size: 4.3ha	Size: 32.4ha	Size: 38.5ha	Size: 129.6ha	Size: 46.6ha	Size: 12.7ha	Size: 70.8ha	Size: 3.4ha
PARK AMENITIES										
Attractive Landscaping / Tree Planting	✓			✓	✓		✓	✓		✓
Bike Maintenance station										
Bike Racks	✓								✓	✓
Bleachers						✓				
Boardwalk/ Lookout										
Community Centre							✓			
Dogs Off-Leash Permitted				✓	✓	✓	✓	✓		
Dogs Permitted (On-Leash)	✓			✓			✓			✓
Electrical Outlet										
Hardscape Gather/ Multi-purpose space										
Interesting Landforms / Berms									✓	
Interpretive Gardens/ Community Garden										
Interpretive Signage / Monument										
Multipurpose Open Space				✓	✓	✓		✓	✓	
Natural Landscape Features	✓				✓			✓		
Outdoor BBQ										
Outdoor Kitchen										
Park Shelter with Picnic Tables/Benches	✓						✓			
Park Sign	✓			✓					✓	✓
Parking Lot						✓	✓		✓	
Pathway Circuit	✓			✓	✓				✓	
Seating Areas / Benches	✓			✓	✓		✓		✓	✓
Stage										
Waste Receptacles	✓			✓	✓	✓	✓		✓	✓
Water feature / water jet plaza										

2.3 Existing Parks Inventory & Matrix

	Walkley Albion Park	Jim Durrell Woods	Rabbi Bulka Kindness Park	Sharel Park	Conroy Woods	Grasshopper Hill	Reeves Park	Ledbury Park and Pavilion	Edgehill Park
AMENITIES									
RECREATION AMENITIES									
Basketball (Court)				✓				✓	
Basketball (Key)									
Beach Access									
Bleachers									
Boat Launch									
Bocce Court									
Cricket Court									
Fitness Signage			✓						
Fitness Structures	✓		✓						✓
Games Tables									
Horsehoes									
Integrated Skateboard Components									
Multi-sport Court (with lights)									
Play - Junior Play Structure			✓	✓				✓	✓
Play - Sandbox with Play Element	✓					✓		✓	✓
Play - Senior Play Structure	✓		✓	✓		✓		✓	✓
Play - Swings (Junior)	✓		✓	✓		✓		✓	✓
Play - Swings (Saucer/Tire)									✓
Play - Swings (Senior)	✓		✓	✓		✓		✓	✓
Play - Swings (Toddler)				✓					✓
Play - Toddler Play Structure				✓					
Public Tennis / Pickleball Courts			✓						
Rink - Bunker									
Rink - Permanent Boarded								✓	
Rink - Puddle									
Rink - Seasonal Boarded Rink				✓					
Sliding Hill / Toboggan Hill						✓			
Soccer (Full)			✓					✓	
Soccer (Mini)			✓						
Ball Diamond	✓		✓	✓		✓		✓	
Volleyball Courts									
Water - Large Electronic Splashpad				✓					
Water - Small Hydraulic Splashpad									
Water - Swimming Pool/Beach									
Water - Wading Pool									

2.3 Existing Parks Inventory & Matrix

	Frank J. Licari Park	Hunt Club Gate Park	Conroy Swamp	Pleasant Park Woods	Playfair Park	Alta Vista Park	Recreational Trail Greenspace (Tapiola Cresc.)	Cunningham Woods
AMENITIES								
RECREATION AMENITIES								
Basketball (Court)								
Basketball (Key)		✓						
Beach Access								
Bleachers								
Boat Launch								
Bocce Court								
Cricket Court								
Fitness Signage								
Fitness Structures								
Games Tables								
Horsehoes								
Integrated Skateboard Components								
Multi-sport Court (with lights)					✓			
Play - Junior Play Structure	✓	✓						
Play - Sandbox with Play Element	✓					✓	✓	
Play - Senior Play Structure	✓	✓				✓		
Play - Swings (Junior)	✓				✓	✓		
Play - Swings (Saucer/Tire)	✓							
Play - Swings (Senior)	✓	✓			✓	✓		
Play - Swings (Toddler)		✓			✓	✓		
Play - Toddler Play Structure								
Public Tennis / Pickleball Courts					✓			
Rink - Bunker								
Rink - Permanent Boarded								
Rink - Puddle					✓	✓		
Rink - Seasonal Boarded Rink	✓				✓	✓		
Sliding Hill / Toboggan Hill								
Soccer (Full)								
Soccer (Mini)								
Ball Diamond	✓				✓	✓		
Volleyball Courts								
Water - Large Electronic Splashpad								
Water - Small Hydraulic Splashpad								
Water - Swimming Pool/Beach								
Water - Wading Pool	✓					✓		

2.3 Existing Parks Inventory & Matrix

AMENITIES	Recreational Trail (45 greenboro)	Firefly Park	Ladybug Park	Greenboro Park	Ottawa Business Park/ Conroy Field	Bruce Timmermans Park	Greenboro Skateboard Park	Kaladar Park	Sawmill Creek Constructed Wetlands
RECREATION AMENITIES									
Basketball (Court)				✓					
Basketball (Key)									
Beach Access									
Bleachers									
Boat Launch									
Bocce Court								✓	
Cricket Court									
Fitness Signage									
Fitness Structures									
Games Tables									
Horsehoes									
Integrated Skateboard Components							✓		
Multi-sport Court (with lights)								✓	
Play - Junior Play Structure		✓	✓	✓				✓	
Play - Sandbox with Play Element		✓	✓	✓				✓	
Play - Senior Play Structure		✓		✓				✓	
Play - Swings (Junior)		✓	✓	✓				✓	
Play - Swings (Saucer/Tire)								✓	
Play - Swings (Senior)		✓	✓	✓				✓	
Play - Swings (Toddler)									
Play - Toddler Play Structure				✓					
Public Tennis / Pickleball Courts								✓	
Rink - Bunker									
Rink - Permanent Boarded									
Rink - Puddle								✓	
Rink - Seasonal Boarded Rink								✓	
Sliding Hill / Toboggan Hill									
Soccer (Full)				✓	✓			✓	
Soccer (Mini)				✓	✓				
Ball Diamond				✓	✓				
Volleyball Courts									
Water - Large Electronic Splashpad				✓				✓	
Water - Small Interactive Splashpad									

2.3 Existing Parks Inventory & Matrix

	Winterwood Park/Pike Park	Robert Andrew Russell Park	Applewood Park	R. George Pushman Park	Billings Park	Lynda Lane Park	Canterbury Park	Linton Park	Bruff Park	Hummingbird Park
AMENITIES										
RECREATION AMENITIES										
Basketball (Court)							✓			
Basketball (Key)										
Beach Access										
Bleachers										
Boat Launch										
Bocce Court										
Cricket Court						✓				
Fitness Signage										
Fitness Structures										
Games Tables										✓
Horsehoes							✓			
Integrated Skateboard Components										
Multi-sport Court (with lights)										
Play - Junior Play Structure	✓						✓		✓	✓
Play - Sandbox with Play Element	✓			✓	✓				✓	✓
Play - Senior Play Structure	✓			✓	✓		✓		✓	✓
Play - Swings (Junior)	✓			✓			✓		✓	✓
Play - Swings (Saucer/Tire)							✓			
Play - Swings (Senior)	✓			✓	✓		✓		✓	
Play - Swings (Toddler)					✓				✓	
Play - Toddler Play Structure	✓				✓		✓			
Public Tennis / Pickleball Courts				✓			✓		✓	
Rink - Bunker							✓			
Rink - Permanent Boarded										
Rink - Puddle				✓						
Rink - Seasonal Boarded Rink	✓			✓						
Sliding Hill / Toboggan Hill									✓	
Soccer (Full)	✓			✓					✓	
Soccer (Mini)	✓			✓						
Ball Diamond				✓			✓	✓	✓	
Volleyball Courts										
Water - Large Electronic Splashpad	✓						✓			
Water - Small Hydraulic Splashpad										
Water - Swimming Pool/Beach										
Water - Wading Pool				✓			✓			

2.3 Existing Parks Inventory & Matrix

	PROPOSED PARK	PARK 1	PARK 2	PARK 3	PARK 4	PARK 5	PARK 6	PARK 7
	Herongate Park	Sandalwood Park	Heron Road Community Centre	Heatherington Park	Heron-Walkley Park	WRENS Way	Orlando Park	Fairlea Park
		Distance: 0.5km	Distance: 0.6km	Distance: 0.7km	Distance: 0.7km	Distance: 0.9km	Distance: 0.9km	Distance: 1km
		Size: 2.7ha	Size: .56ha	Size: 3.4ha	Size: 2.1ha	Size: 14.4ha	Size: 4.6ha	Size: 2.3ha
PARK AMENITIES								
Attractive Landscaping / Tree Planting	✓	✓			✓	✓	✓	✓
Bike Maintenance station	✓							
Bike Racks	✓							
Bleachers								
Boardwalk/ Lookout								
Community Centre				✓				
Dogs Off-Leash Permitted		✓		✓		✓	✓	✓
Dogs Permitted (On-Leash)	✓		✓		✓			
Electrical Outlet								
Hardscape Gather/ Multi-purpose space								
Interesting Landforms / Berms		✓					✓	✓
Interpretive Gardens/ Community Garden	✓							
Interpretive Signage / Monument								
Multipurpose Open Space	✓					✓	✓	
Natural Landscape Features				✓		✓	✓	
Outdoor BBQ								
Outdoor Kitchen								
Park Shelter with Picnic Tables/Benches	✓		✓	✓				✓
Park Sign	✓				✓			✓
Parking Lot	✓	✓	✓	✓				
Pathway Circuit					✓			
Seating Areas / Benches		✓	✓	✓	✓		✓	✓
Stage								
Waste Receptacles		✓		✓	✓	✓	✓	✓
Water feature / water jet plaza								

2.4 Community Overview Plan

Nearby Parks and Amenities

The Community Overview Plan identifies the locations and relationships between the existing and proposed parks within the community and connections to open spaces within the community, highlighting the network of recreational opportunities and connections across the study boundaries. The road network, public transit, cycling facilities, and pedestrian facilities are also shown on this plan. The Pedestrian and Cyclist Facilities Plan prepared by Fotenn adequately demonstrates this.

LEGEND

Central neighbourhood park

Naturalized areas as identifying landscape treatment

Tree canopy (retained and proposed trees)

Separate dedicated bikelane

Shared road bike lane

Multi-use path

Sidewalks within road right of way

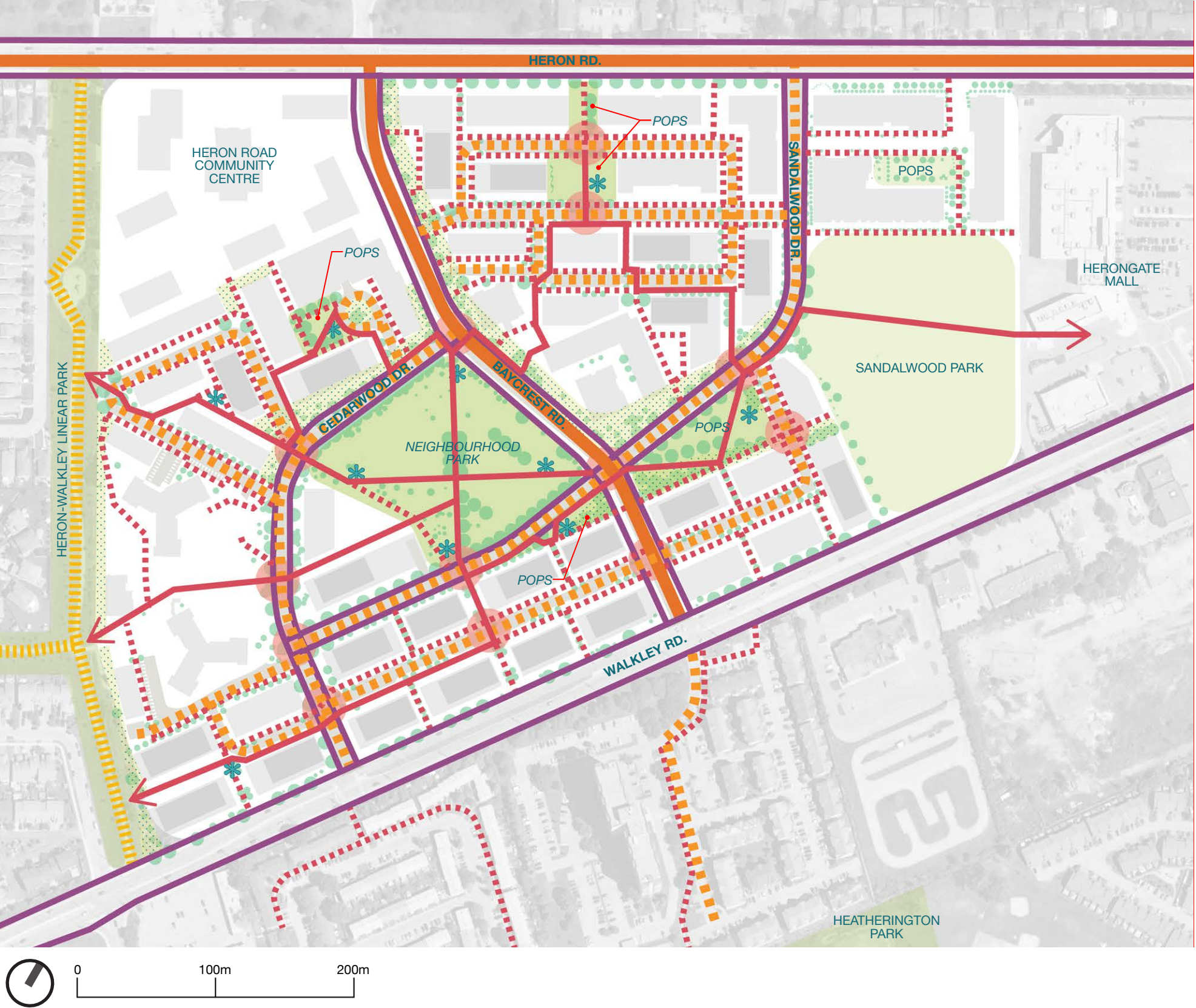
Primary off-street path

Secondary off-street path

Mid-block crossing

*

Destination stops along walking loop



2.5 Facility Fit Plan and POPS Concept Plans

A Facility Fit Plans (FFP) for the Neighbourhood Park schematically illustrates how the desired amenities could potentially be arranged on the site while respecting existing site conditions such as topography and natural features. Accompanying the FFP is a narrative describing the physical characteristics of the site and the proposed program for development. Unless otherwise noted, the dimensions and minimum setback required of all facilities comply with the standards established in the City of Ottawa Park Development Manual (2nd Edition, 2017).

An Opinion of Probable Cost (OPC) confirms the design and construction budget for the Neighbourhood park based on the current funding formula of \$ 2,236,824 per hectare as established by the City. The per hectare budget is based applicable in 2025/26 and will be updated with the current rate at the time of park development. The new rate is typically available in August of each year. Since there is only one developer of the Heron Gate area, a cost sharing agreement is not required prior to subdivision approval.

It should be noted that the FFP is intended as demonstration plan only and should not be considered as the final park design. Amenities and designs for the park may be revised following staff review and public consultation of the concept plans.

Several POPs have been identified within the development blocks, which contribute to the overall network of parks and open spaces, and provide additional recreational opportunities for the community. While concept plans for POPs are not typically a requirement of an APP, they have been included in this study to provide context to the proposed Neighbourhood Park, and to set direction for their future development.

In the City of Ottawa POPs are defined as a specific type of exterior space that remains privately-owned and managed, but remains accessible to the public in perpetuity. The final design of POPs are negotiated as part of the development review process, but for the purpose of this exercise, programmatic considerations have been made to augment the basic recreation service delivery mandated by the City of Ottawa. They also offer opportunities to provide a suite of features specifically tailored to the needs of the immediate community, that otherwise may not be realized in municipally owned and managed parks.

The POPs presented in the plan are strategically positioned and sized to:

- / Provide convenient and equitable access to greenspace throughout the community.
- / Employ the CPTED principal of increasing legitimate usership by encouraging the frequent and regular passage of commuting pedestrians and cyclists.
- / Provide points of rest and respite along the pathway network, particularly for the aging population and those with mobility challenges.
- / Create opportunities for a balanced distribution of urban forest canopy and all the associated benefits.
- / Help to manage stormwater and mitigate the effects of severe rainfall events with the use of L.I.D. features such as bio-swales and raingardens.
- / Contribute to an overall community character that is healthy and beautiful.
- / As a means to transition the height and scale of adjacent built-form.

3.0 Neighbourhood Park (Block 10.A)

3.1 Size / Classification

1.53 hectares / Neighbourhood Park

3.2 Site Description

This municipally owned Neighbourhood Park is sized and located in consideration of a newly densified Heron Gate community and augments the amenities offered in nearby Sandalwood Park. Its central location offers a reasonable walkshed for residents and will accommodate those visitors arriving by transit, bicycle, or car.

Three of the four edges of this park have public street frontage, and the pathway network permeates through it and connects with both public and private greenspaces within and beyond the boundaries of the community. These characteristics will contribute to making this park a visible, central hub and gathering space for Heron Gate.

The current condition of the non-developed spaces presents opportunities to retain some of the healthy vegetation that exists on some interesting landforms.

3.3 Proposed Facilities

- / Customized Shade Pavillion
- / Community / Allotment Gardens
- / Splashpad
- / Play Equipment (18months – 12 year-old age-appropriateness)
- / Full-size basketball court
- / 2 Tennis courts (incl. pickleball line-markings)
- / Walking Paths
- / Fitness Stations (on a looped circuit)
- / Site Furnishings (benches, waste receptacles, bike racks, picnic / games tables)
- / Tree Planting
- / Decorative planting at entries
- / Free-play / flex-space on turfgrass
- / Existing mature trees (retained where feasible)
- / Accessible parking for approx. 20+ vehicles

3.4 Description of Park Facilities

The proposed layout of this Park is centrally anchored by a generously sized plaza and a large, architecturally distinctive open-air pavilion.

Flanking either side of a central, widened spine pathway, the plaza will provide adequate crush space for the turnover of players using the tennis/pickleball and basketball courts while providing shade and room for families to congregate and enjoy the playground to the east of the spine. While not typical for Ottawa parks with the “Neighbourhood” classification, the community has a high youth population and lighting of the courts should be a budgetary consideration to promote longer service hours.

The paved, barrier-free pathway layout is predicated on likely desire lines to and through the park and equitable access to every amenity within it. There should be a municipal commitment to maintaining the two pathways that bisect the park as it will minimize the walkshed for many members of the community who rely on public transit. Although not standard in “Neighbourhood” Parks, lighting and winter maintenance of these 2 spines through the Park is a recommended consideration as the design evolves and budget is refined.

Active play provisions for toddlers all school-age children are accommodated in the large (815m2) playground area. Creative and imaginative play opportunities for children of all cognitive and physical abilities should be considered when designing and selecting equipment. Select portions of the safety surfacing are contemplated to be constructed with poured-in-place rubber with the balance done in City-standard engineered wood fibre. Budget permitting, universal accessibility could be maximized by employing rubberized safety surfacing throughout. A generously-sized (415m2) splashpad is also proposed and should include a variety of equipment, clustered according to age-group.

Given the ultimate volume of young visitors accompanied by parents and caregivers, the number of site furnishings, particularly picnic tables and benches, should exceed the typical number found in suburban parks in less dense neighbourhoods.

As part of the pathway network a series of independent fitness stations with static equipment is proposed to allow for self-guided circuit training. Instructional signage can outline various exercises for strength and flexibility for all ages and abilities.

With aging populations, less private open space and increasing food insecurity, the popularity of community allotment gardens is rapidly growing. Open, exposed space within this park can allow for a community garden to increase in size in pace with the growth of the redeveloped community and as interest expands. Consideration for the operational requirements (water service, fencing, sun exposure, barrier-free access, storage / compost facilities) of these gardens should be addressed during detail design. The City of Ottawa operates a program to assist with the creation and management of such spaces.

Should volunteer interest arise, perennial beds could be located at each pathway entrance to the park.

It is recommended to include some misting equipment around the perimeter of the splashpad so adults who are using the fitness stations and participating in gardening work can experience the cooling effects without completely immersing themselves in the active play zones.

A reasonable volume of off-street parking is included as parks with splashpads and active recreation facilities tend to draw visitors from outside of the immediate community.

Existing vegetation and landforms should be retained wherever possible to provide a sense of timelessness and to help maintain and increase the urban forest canopy.

The open turfgrass quadrants defined by the intersecting pathway network in the Park offer space for impromptu play, pick-up games, or temporary programming.

Note:
Amenities and design may be revised following staff review and public consultation of the plan.

3.5 Neighbourhood Park Opinion of Probable Cost

DATE: 2025-05-30
CLIENT: Hazelview
SIZE (ha): 1.5300
BUDGET: \$3,422,340.72

ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)
1 ADMINISTRATIVE COSTS				
.01 City admistrative recovery fee (4% of park budget)	%	allow.	4.0%	\$136,893.63
.02 Professional Landscape Architectural design fees (11.5% of park budget**)	%	allow.	11.5%	\$377,826.42
			SUB-TOTAL	\$514,720.04

2 SITE WORKS				
.01 Mobilization (bonding, utility locates, tree protection, hoarding, layout, erosion control)	I.s.	1	\$40,000.00	\$40,000.00
.02 Rough grading	m²	15,300	\$4.00	\$61,200.00
.03 Catch Basin (parking lot)	ea.	1	\$7,500.00	\$7,500.00
.04 Area Drain (splashpad)	ea.	1	\$4,200.00	\$4,200.00
.05 Supplemental Drainage (sub drains, area drains)	I.s.	1	allowance	\$60,000.00
.06 Electrical Service Kiosk (City standard)	I.s.	1	\$25,000.00	\$25,000.00
.07 Secondary electrical service distribution to splashpad (TBD, allowance for trenching, conduit, wiring and all connections)	I.s.	1	allowance	\$5,000.00
.08 Secondary water service (to splashpad and community gardens)	m	40	\$360.00	\$14,400.00
.09 Shade structure (incl. footings or structural slab)	I.s.	1	allowance	\$335,000.00
			SUB-TOTAL	\$552,300.00

3 HARDSCAPE				
.01 Concrete Curbs (parking lot)	m	150	\$205.00	\$30,750.00
.02 Concrete Curbs (playground)	m	70	\$180.00	\$12,600.00
.03 Concrete paving	m²	615	\$205.00	\$126,075.00
.04 Concrete paving (Splashpad)	m²	415	\$233.00	\$96,695.00
.05 H.D. asphalt paving (Basketball and Tennis Courts)	m²	1680	\$87.00	\$146,160.00
.06 H.D. asphalt paving (parking lot)	m²	720	\$87.00	\$62,640.00
.07 H.D. asphalt paving (Pathways)	m²	990	\$87.00	\$86,130.00
.08 Asphalt paving (Pathways)	m²	275	\$63.00	\$17,325.00
.09 Stabilized fines at community garden	m²	270	\$38.00	\$10,260.00
.10 Chain-link Fencing (3.6m ht., incl. gates)	m	146	\$370.00	\$54,020.00
.11 Chain-link Fencing at Community Gardens (1.2m ht., incl. gates)	m	95	\$200.00	\$19,000.00
.12 Acrylic Surfacing (tennis courts)	m²	1155	\$16.50	\$19,057.50
.13 Line painting (basketball key, parking)	I.s.	1	\$10,500.00	\$10,500.00
			SUB-TOTAL	\$691,212.50

4 PLAYGROUND, PLAY & FITNESS EQUIPMENT				
.01 Senior-age (5-12 year) Play Equipment	I.s.	1	allowance	\$160,000.00
.02 Junior-age (18month - 5 year) Play Equipment	I.s.	1	allowance	\$90,000.00
.03 Splashpad Equipment (includes manifold vault, plumbing, electrical connections, controller)	I.s.	1	allowance	\$175,000.00
.04 Fitness Equipment and Instructional Signage (incl. safety surfacing)	I.s.	1	allowance	\$95,000.00
.05 Basketball Net Assembly (adjustable)	ea.	2	\$8,500.00	\$17,000.00
.06 Tennis Net Assembly (adjustable)	ea.	2	\$3,800.00	\$7,600.00
.07 Full Depth EWF Safety Surfacing at playground (includes excavation, geo-textile fabric, clear stone drainage layer and sub-drains)	m²	615	\$70.00	\$43,050.00
.08 Poured-in-place Rubberized Safety Surfacing (includes excavation, geo-textile fabric, clear stone drainage layer, sub-drains)	m²	200	\$343.00	\$68,600.00
			SUB-TOTAL	\$656,250.00

5 SITE FURNITURE				
.01 Benches (City standard, accessible)	ea.	20	\$3,900.00	\$78,000.00
.02 Players Benches (at courts)	ea.	4	\$1,800.00	\$7,200.00
.03 Picnic / Games Tables (City standard, accessible)	ea.	10	\$3,900.00	\$39,000.00
.04 Waste receptacles (City standard)	ea.	6	\$1,900.00	\$11,400.00
.05 Bike racks (5 ea.)	ea.	3	\$2,000.00	\$6,000.00
.06 Garden Trugs	I.s.	1	allowance	\$15,000.00
.07 Park sign (City standard 2-post model, including concrete footings)	ea.	1	\$8,200.00	\$8,200.00
.08 Miscellaneous signage (tennis, gardens)	ea.	1	\$4,000.00	\$4,000.00
			SUB-TOTAL	\$168,800.00

6 SOFTSCAPE & PLANTING				
.01 Deciduous Shade Tree (50-70mm cal.)	ea.	28	\$800.00	\$22,400.00
.02 Coniferous Tree (1.5-2.0m ht.)	ea.	20	\$675.00	\$13,500.00
.03 special planting at entrances	I.s.	1	allowance	\$8,000.00
.04 Spread and fine grade topsoil and sod (supply of topsoil not incl.)	m²	5065	\$17.00	\$86,105.00
.05 Spread and fine grade topsoil and seed (supply of topsoil not incl.)	m²	3765	\$9.00	\$33,885.00
			SUB-TOTAL	\$163,890.00
			PROJECT SUB-TOTAL	\$2,747,172.54
			30% CONTINGENCY	\$669,735.75
			PROJECT TOTAL	\$3,416,908.29
			BALANCE	\$5,432.43

This Opinion of Probable Cost references Herongate Neighbourhood Park, Facility Fit Plan, dated 2025-05-30.

* Budget based on City of Ottawa 2024 park development rate of \$2,236,824.00/ha for parks inside the greenbelt.

** Fee budget based on the OALA Fee Guide for Landscape Architectural Services, for a "Type 2" project, with "Complex" level of complexity.

Costs listed do not include taxes.

The costs are provided for budgetary purposes only. Actual Costs will vary from this opinion of probable cost. By accepting this estimate, the owner waives the right to make any claim or commence action or bring any other proceedings in any Court of Law against Fotenn Planning + Design, in connection with advice or information relating to this estimate whether in contract, tort or otherwise.

Prepared by: Fotenn Planning + Design, 2025-05-30

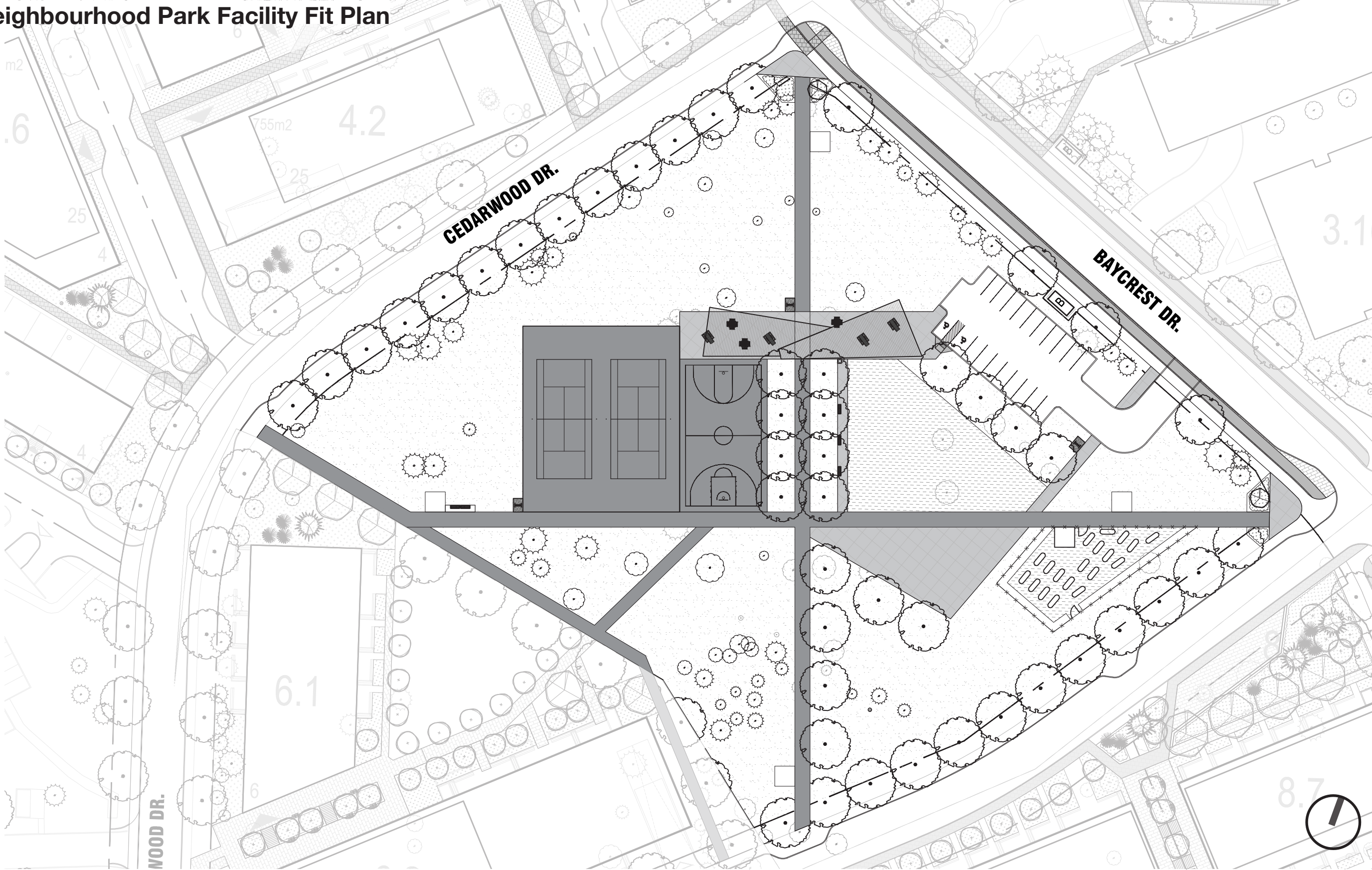
ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)
DEVELOPER OBLIGATED COSTS				
.01 Water meter chamber (City standard)	ea.	1	\$45,000.00	\$45,000.00
.02 SUPPLY topsoil (150mm depth)	m²	8520	\$9.50	\$80,940.00
			SUB-TOTAL	\$125,940.00
			30% CONTINGENCY	37,782.00
			*DEVELOPER PARK COST TOTAL	163,722.00

*Costs listed do not include design fees or taxes.

ITEM	UNIT	QTY.	UNIT (\$)	SUB-TOTAL (\$)
ADDITIONS AND UPGRADES FOR CONSIDERATION AS BUDGET PERMITS				
.01 Benches (City standard, accessible)	ea.	0	\$3,900.00	\$0.00
.02 Picnic / Games Tables (City standard, accessible)	ea.	0	\$3,900.00	\$0.00
.03 Waste receptacles (City standard)	ea.	0	\$1,900.00	\$0.00
.04 Pathway lighting	ea.	14	\$14,000.00	\$196,000.00
.05 Court lighting	ea.	6	\$17,000.00	\$102,000.00
.06 Poured-in-place Rubberized Safety Surfacing throughout (includes excavation, geo-textile fabric, clear stone drainage layer, sub-drains)	m²	615	\$273.00	\$167,895.00
			SUB-TOTAL	\$465,895.00
			30% CONTINGENCY	139,768.50
			*ADDITIONS & UPGRADES TOTAL	605,663.50

*Costs listed do not include design fees or taxes.

3.5 Neighbourhood Park Facility Fit Plan



Refer to Appendix for 1:500 scale plan.

4.0 POPS (Block 2.A)

Size / Classification

0.17 hectares

Site Description

This site provides an element of visual permeability and cycling and pedestrian access to the Heron Road multi-use pathway and transit connections. Its width functions to transition down the scale of an adjacent proposed 18-storey residential tower.

This POPS is proposed to be constructed predominantly atop an underground parking garage. Detail design will ensure that sufficient overburden depth is achievable to permit the planting of large stature trees.

Proposed Facilities

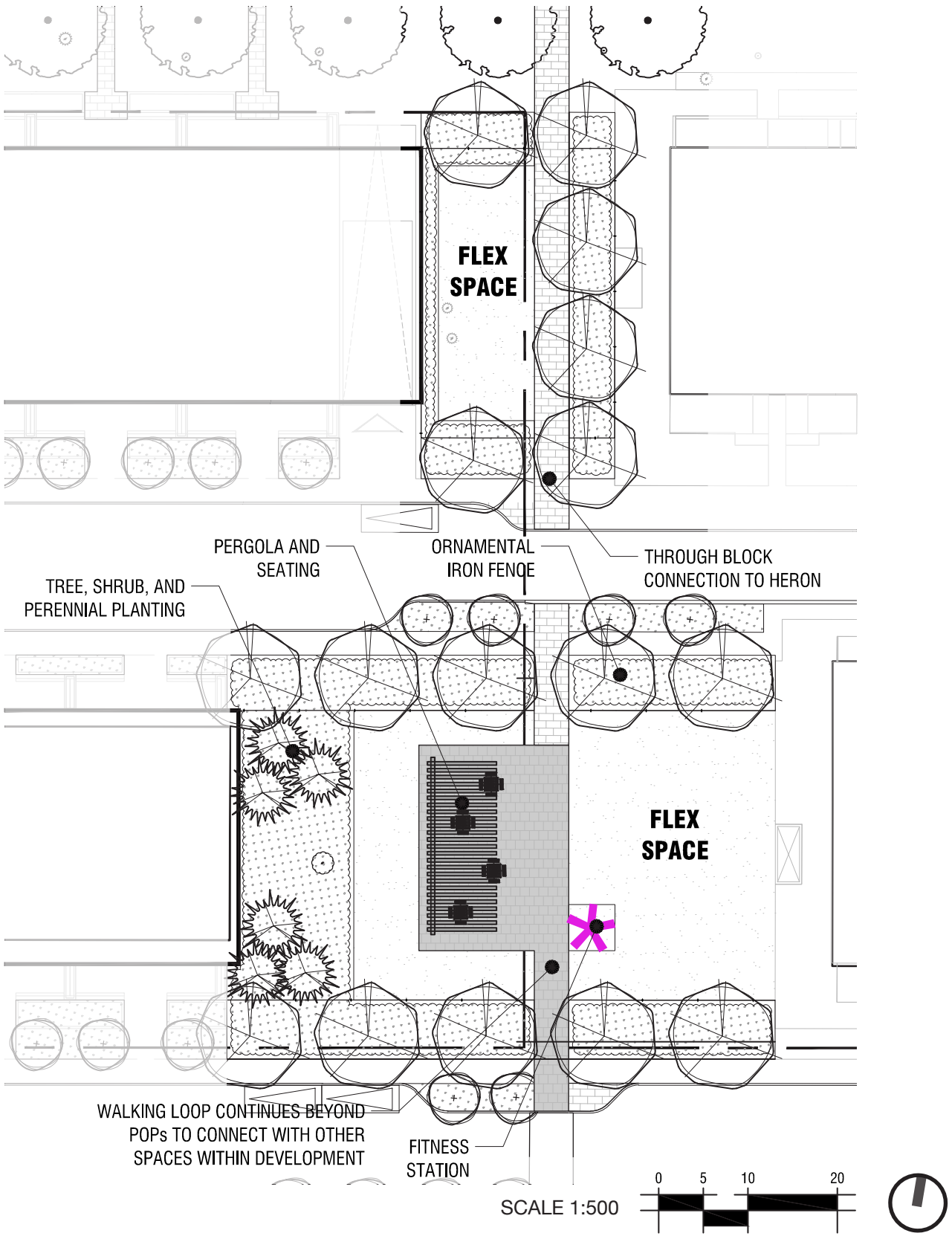
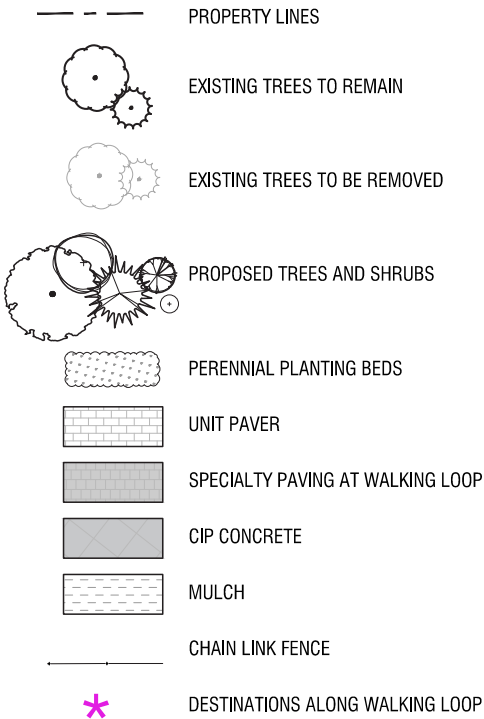
- / Pergola structure
- / Pathway connection
- / Gardens (see description)
- / Flex open space (see description)
- / Site Furnishings (benches, waste receptacles, picnic / games tables)
- / Ornamental Iron Fencing
- / Tree, shrub and perennial Planting

Description of Park Facilities

At a width of approximately 46m, this space can accommodate a high volume of commuting pedestrians while still providing a quite reflective space. Large coniferous tree planting along the west boundary and adjacent 18-storey building will help to create a people-friendly scale and offer a green backdrop for perennial beds that bloom throughout the growing season. Based on interest, this could be a community-maintained garden. A cantilevered pergola, planted with some fragrant, flowering vines, offers some privacy from the overlooking building and a comfortable, intimate space to linger.

A small flex-space lawn on the opposite side of the bisecting pathway is envisioned to include “eldertainment” features such as portable lawn games (cornhole, horseshoes) or may include permanent, social games like shuffleboard, ping pong or bocce.

Note:
Amenities and design may be revised following Owner review and / or community engagement.



5.0 POPS (Block 8.A)

Size / Classification

0.10 hectares

Site Description

This wedge-shaped POPS is well connected to the pathway network and nearby new and existing parks. A central location and proximity to the street will allow it to serve as a quiet and convenient rest-stop for pedestrians.

This POPS is proposed to be constructed predominantly atop an underground parking garage. Detail design will ensure that sufficient overburden depth is achievable to permit the planting of large stature trees.

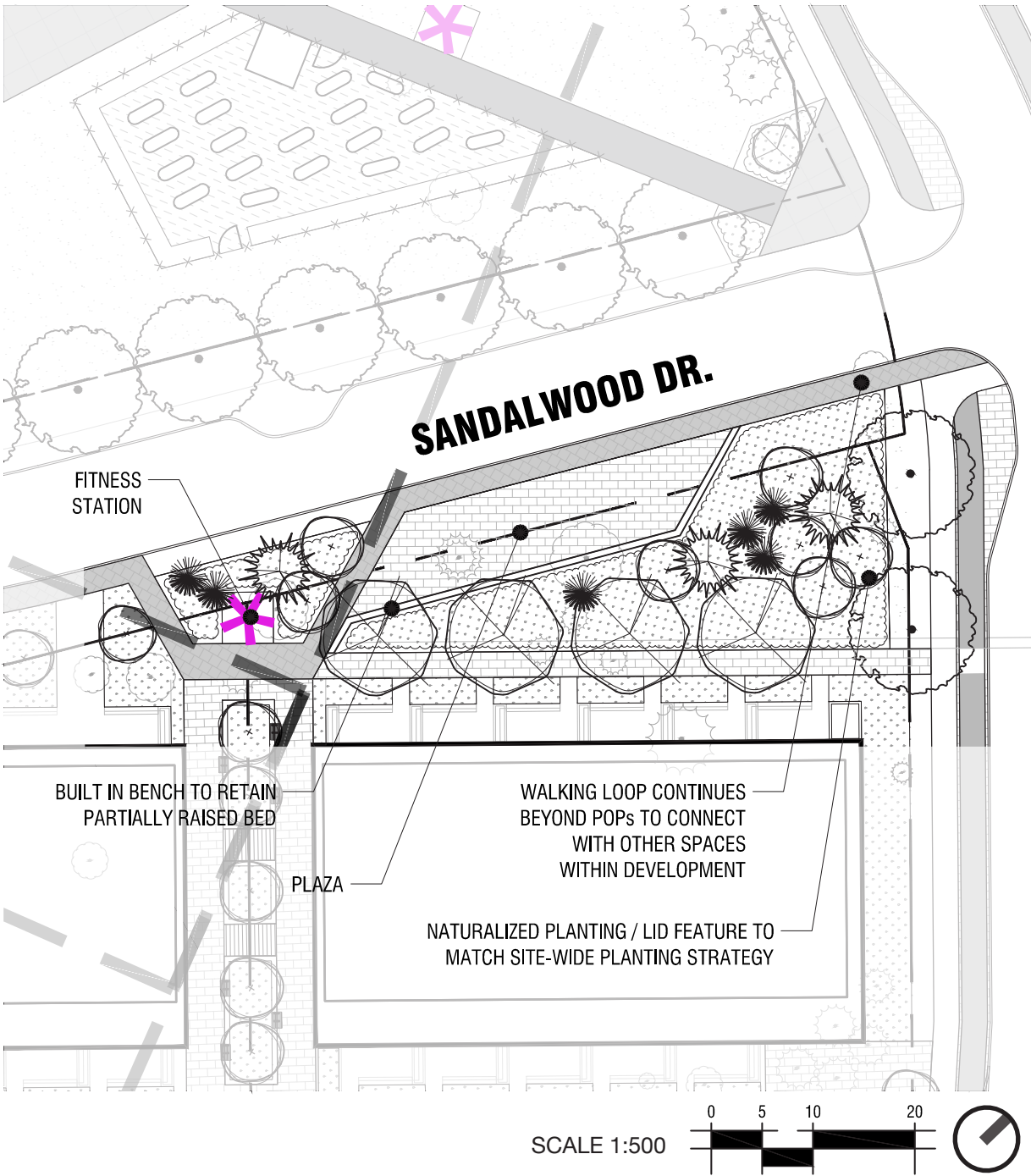
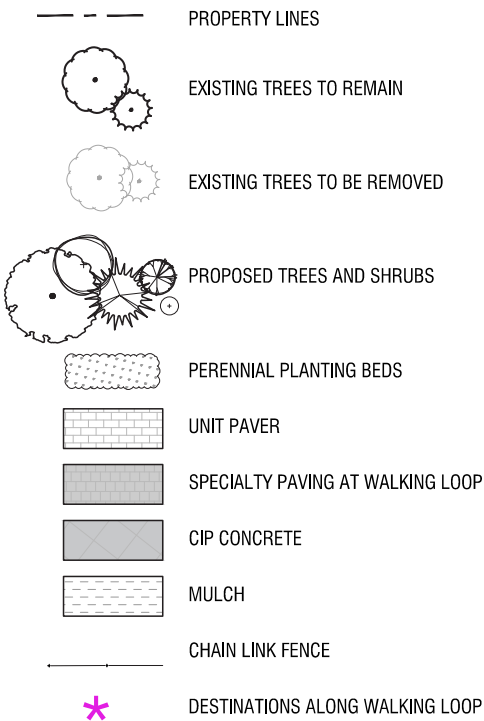
Proposed Facilities

- / Pathway connection
- / Gardens (see description)
- / Plaza Space
- / Seat Wall
- / Site Furnishings (picnic / games tables with umbrellas)
- / Fitness Station
- / Tree, shrub and perennial Planting
- / Low-impact Development feature

Description of Park Facilities

This POPS features a plaza space just off the sidewalk and a long seat wall to accommodate a high volume of visitors at once. Games tables with permanent, multi-coloured umbrellas would be well-used and create a memorable icon in the community. The softscape space available is sufficient to include many large-stature trees and shrubs for winter interest. A linear low-impact development feature (rain garden or bio-swale) can be easily incorporated and will help to define the private, ground floor outdoor terraces of the adjacent proposed 10-storey building. This feature is consistent with the Master Plan vision for an environmentally sustainable approach to design.

Note:
Amenities and design may be revised following Owner review and / or community engagement.



6.0 POPS (Block 9.A)

Size / Classification

0.41 hectares

Site Description

As with the Parks, POPS, and thru-blocks, this space is a vital link in the connectivity network and creates an open space linkage between the new Neighbourhood Park and Sandalwood Park.

This POPS may be constructed atop an underground parking garage. Detail design will ensure that sufficient overburden depth is achievable to permit the planting of large stature trees.

Proposed Facilities

- / Pathway connection
- / Gardens (see description)
- / Small-breed Dog Park
- / Ornamental Iron Fencing
- / Plaza Space (incl. some un-programmed space)
- / Fitness Station
- / Site Furnishings (benches, waste receptacles, group picnic / games tables)
- / Tree, shrub and perennial Planting
- / Low-impact Development feature

Description of Park Facilities

The angular, geometric layout of this POPS opens up unique options for programmed and flex space. A large triangular softscape areas can support the growth of large-stature trees, offering scale mitigation and privacy for ground-level terraces and from overlook of the 25-storey tower to the south.

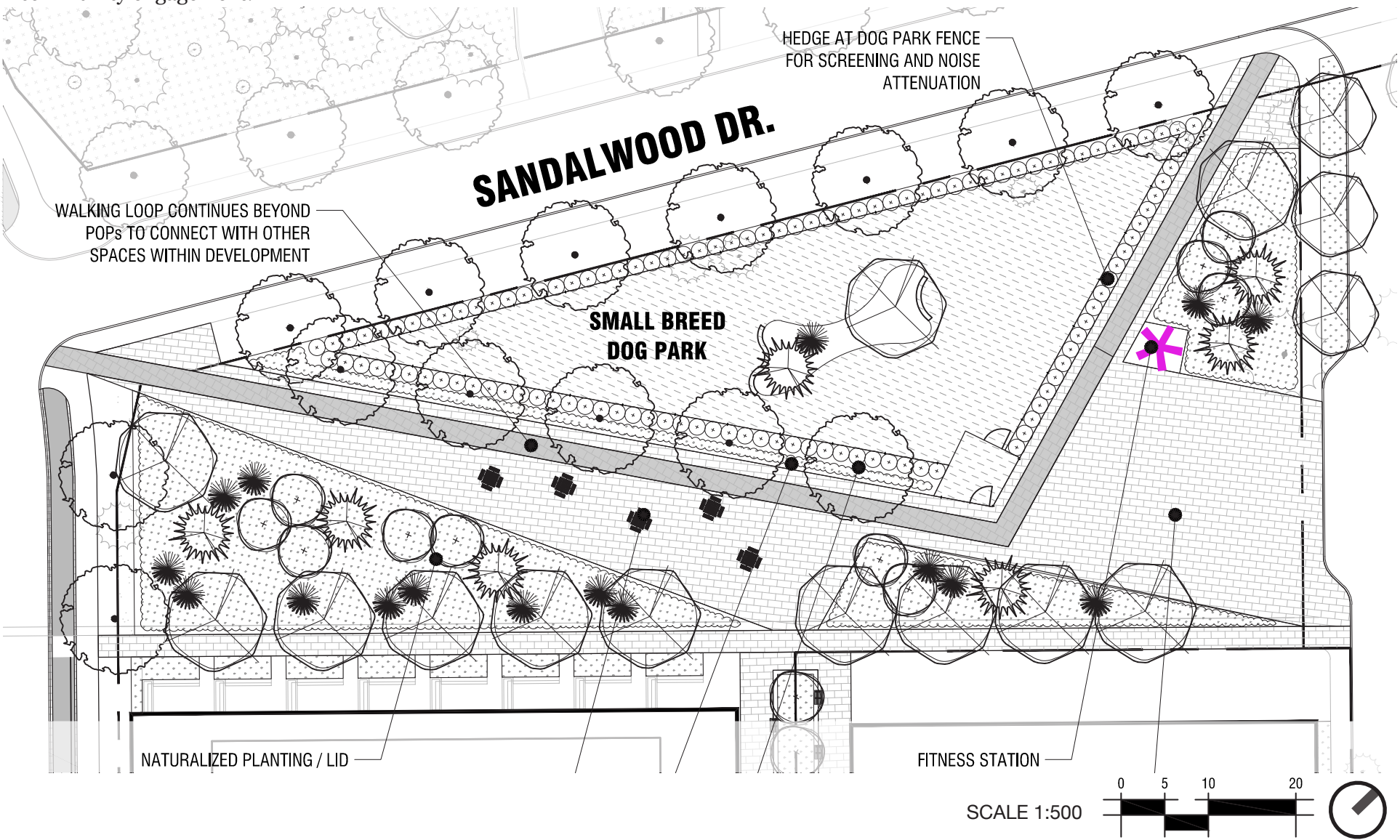
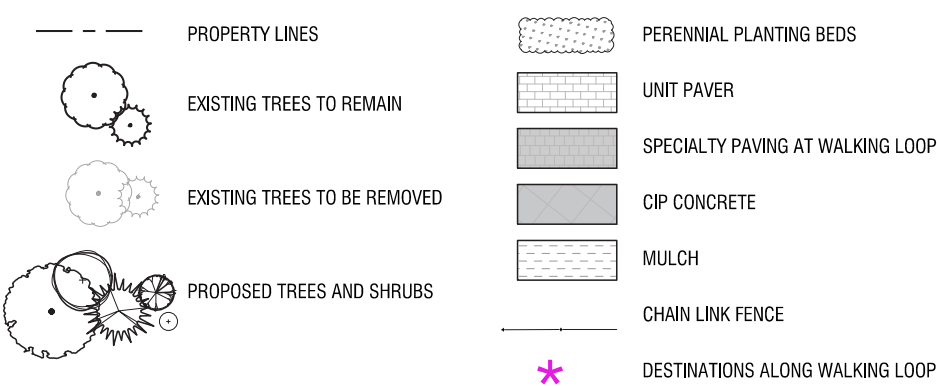
Generous plaza spaces can include a variety of seating options (group picnic tables, lounge benches, games tables) and flex space for “pop-up” events (art-in-the-park, market stalls, vegetable trugs) or .

The known general increase in pet ownership, validated by the addition of pet relief areas in the first phase of redevelopment in Heron Gate, can be addressed by the inclusion of a small off-leash dog park in this POPS. A social connection to others in the community can be as vital as the companionship with a dog, which translates to a healthy and engaged resident population. This 1,000m2 dog park, is comparable in size to other dog parks in similar communities and contexts. It requires special

surfacing (decomposed granite chip), adequate drainage, water service, waste management equipment, fencing and benches. Continuous low-growing hedges would enclose the space for the benefit of passers-by and any reactive dogs that are within the confines.

Similar to the treatment proposed at Block 8.A, a linear low-impact development feature (rain garden or bio-swale) can be easily incorporated along the southern edge to define the private, ground floor outdoor terraces of the adjacent proposed 25-storey tower.

Note:
Amenities and design may be revised following Owner review and / or community engagement.



7. POPS (Undefined Block at Blocks 4.1 and 4.2)

Size / Classification

0.41 hectares

Site Description

This intimate-scale site is surrounded by proposed mid-rise building to the west and a high-rise building atop a podium to the south. The existing single-storey above grade parking structure to the north and the 8-storey residential buildings are proposed to remain and help to provide a sense of enclosure to the space.

This open space is well connected to the proposed off-street pathway system throughout Heron Gate and its programming is complementary to the offerings found in other POPS, Parks, and interstitial open spaces proposed and existing in the adjacent neighbourhoods.

This POPS is proposed to be constructed predominantly atop an underground parking garage. Detail design will ensure that sufficient overburden depth is achievable to permit the planting of large stature trees.

Proposed Facilities

- / Pathway connection
- / Gardens (see description)
- / Small playground (under 5 year-old age appropriateness)
- / Ornamental Iron Fencing
- / Site Furnishings (benches, waste receptacles)
- / Tree, shrub and perennial plantings

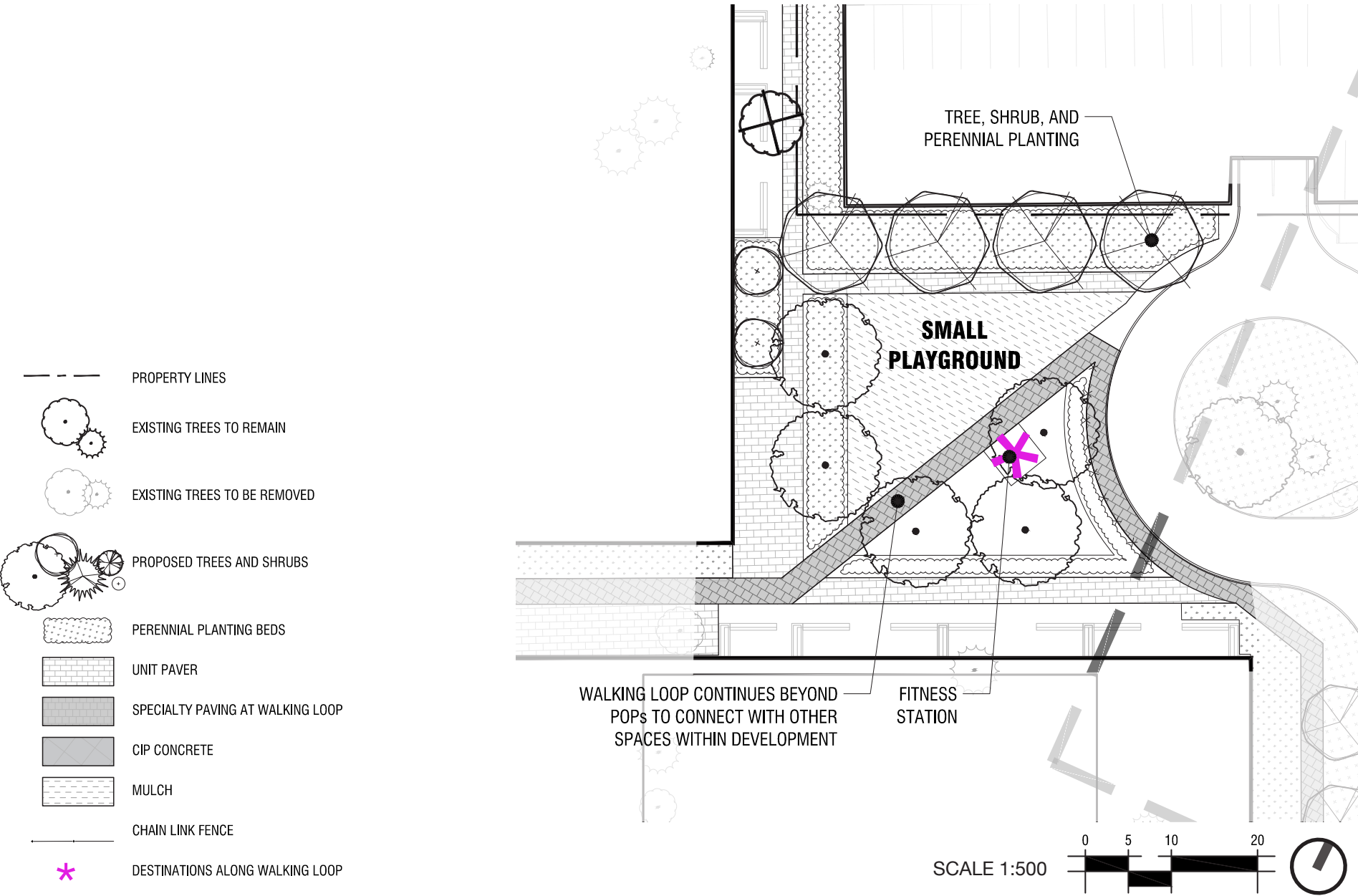
Description of Park Facilities

This POPS will provide convenient and safe access to a small-scale playground, focussed on creative and imaginative play mostly for toddlers and younger children. The play area will be enclosed from the street with ornamental iron fencing so immediately adjacent families should feel comfortable encouraging their younger school-age children to venture to this space and play independently. The surrounding grade-level terraces of Blocks 4.1 and 4.2 foster passive surveillance and supervision, while the low height (<1m) shrub and perennial planting seeks to distinguish the private from the public realms.

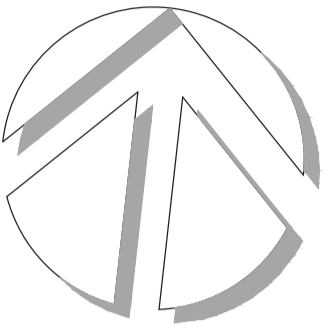
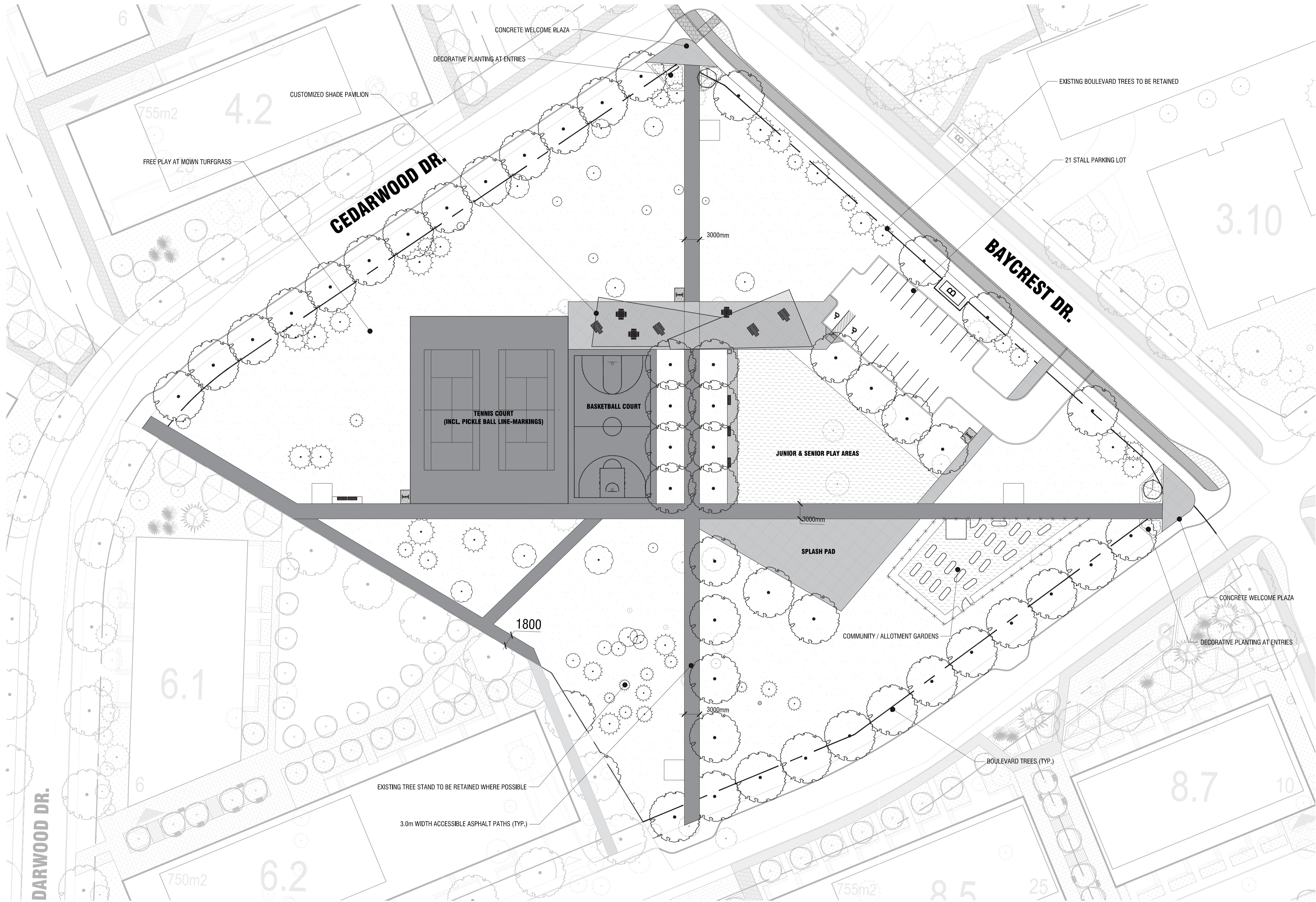
A canopy of deciduous shade trees provides a sense of enclosure from over-looking units and contributes to the feeling of a more comfortable, child-size scale.

An ample compliment of benches will ensure parents and caregivers can equally enjoy the space.

Note:
Amenities and design may be revised following Owner review and / or community engagement.



NOTE: FACILITY FIT PLANS ARE INTENDED AS DEMONSTRATION PLANS ONLY AND SHOULD NOT BE CONSIDERED THE FINAL PARK DESIGN.



KEY PLAN

LEGEND

- PROPERTY LINES
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- PROPOSED DECIDUOUS AND CONIFEROUS TREES
- CIP CONCRETE
- ASPHALT
- SAFETY SURFACING
- TURFGRASS
- CHAIN LINK FENCE
- FITNESS STATIONS
- TYP. UNIVERSALLY ACCESSIBLE BENCH
- UNIVERSALLY ACCESSIBLE PICNIC TABLES
- WASTE RECEPTACLE ON CONCRETE PAD
- TYP. CAST-IN-PLACE CONCRETE BICYCLE STORAGE PADS

SCALE 1:400

