



## Planning and Development Services

<b>Prepared for</b>	Council-in-Committee	<b>Report No.</b>	PDS-55-2019
<b>Agenda Date</b>	October 15, 2019	<b>File No.</b>	130102

### **Subject**

**DOUGLAS PARK MASTER PLAN**

### **Recommendations**

- THAT** Council receives and approves the Douglas Park Master Plan, to guide future development of the park, and further
- THAT** Council authorize staff to proceed with the necessary steps to stop up and close the sections of Champlain Drive West and Murray Street currently being used as parkland, and further
- THAT** Council consider the allocation of capital funds in order to implement the recommendations of the Douglas Park Master Plan, through future capital budget deliberations.

### **Relation to Council's 2018-2022 Corporate Strategic Plan**

**Priority:** Optimizing Health, Housing & Social Well-Being through Service Access and Healthy Lifestyles

**Goal 1.5:** Capital investment plan to include healthy living infrastructure (trails, parks/recreation, transit connections etc.)

**Priority:** Managed Growth through Responsibility, Stewardship and Preservation

**Goal 5.1:** Approve and implement recommendations identified in the Active Transportation Master Plan and Parks Master Plan

**Goal 5.3:** Capital investment plan to include cultural & natural heritage preservation, recreation, active transportation and infrastructure investments

### **List of Stakeholders**

The Corporation of the Town of Fort Erie  
Residents of the Town of Fort Erie  
Park Stakeholders  
SHIFT Landscape Architecture

Prepared jointly by:	Submitted by:	Approved by:
<i>Original Signed</i> Lindsay Richardson, MCIP, RPP		
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### **Purpose of Report**

The purpose of this Report is to seek Council's approval of the Douglas Park Master Plan in order to guide future development of the park.

### **Analysis**

#### Background

The Town's parks and open space system is comprised of 34 parks totaling 150 hectares, categorized as neighbourhood, community and specialized parks. This open space network provides both active and passive recreational facilities, natural areas and waterfront, heritage and civic spaces, and over 36 kilometers of actively used recreational trails.

Neighbourhood Parks form the foundation of the open space system and satisfy the basic open space and recreational needs of the Town's residents. They are situated to serve individual urban neighbourhoods, with a recommended service radius of 600 metres. Neighbourhood parks provide areas for passive activities such as sitting, viewing, conversing and contemplating, as well as active recreation such as play areas for children and open turf areas for unstructured active play. Neighbourhood Parks may also provide active recreational areas in the form of play fields and play courts.

As identified in the Parks and Open Space Master Plan, park development in Fort Erie will strive to meet the following principles – all of which apply to this project:

- **Leisure Activity and Skills Development:** provide venues for a diverse range of both structured and unstructured leisure pursuits for children, teens, adults and seniors to pursue activities of personal interest, to develop skills, to volunteer and to actively engage in community life.
- **Resident Health and Wellness:** provide opportunities to enhance resident physical, mental and social well-being and health by creating venues that allow the pursuit of activities that support fitness; social development; and the pursuit of reflective and

stress reducing activities.

- Urban Form, Beautification and Identity: provide park and open space resources that contribute to a more livable and functional urban form amongst the many land uses within the municipality, and the greening and beautification of the municipality via both natural and planted materials and venues.

#### Douglas Park

Douglas Park is located at 207 Bertie Street, adjacent to unopened municipal road allowances, a public elementary school, and the hospital. The park is located within the Southend Neighbourhood Plan catchment area, in a mixed use neighbourhood characterized by single residential and institutional land uses. The Southend Secondary Plan identifies potential future land uses of medium and high density residential, as well as opportunities for independent and assisted living facilities. As such, it is anticipated that the demand for this park will increase over time.

Douglas Park is 4.36 acres in size and contains a baseball backstop, a soccer field and a swing set. It currently serves the role of a Neighbourhood Park due to its limited amenities. These assets are in poor condition and not well used. The Parks and Open Space Master Plan identified that Douglas Park is outdated and no longer serves the needs of the community.

Through the 2018 capital budget process, Council allocated funds to prepare a park master plan to guide redevelopment of the park. A Request for Proposal was issued on February 28, 2019 for professional services to prepare the master plan for Douglas Park. Twelve proposals were received prior to the March 21, 2019 submission deadline. Pursuant to the Town's procurement policy, the contract was awarded to SHIFT Landscape Architecture, following evaluation of all twelve submissions.

The Douglas Park Master Plan is based on consultation with park stakeholders including the Mayor's Youth Advisory Committee, the Fort Erie Accessibility Advisory Committee, the District School Board of Niagara, students from Peace Bridge Elementary School, and the Town's Parks and Facilities Division. Douglas Memorial Hospital and the Senior Citizen's Advisory Committee did not respond to invitations to participate.

Additionally, a Public Open House was held on July 16, 2019 at the Douglas Heights Seniors Centre. The Public Open House was advertised in the Fort Erie Post, on the Town's website and through social media. Open house invitations were mailed to 112 residents located within a 150 metre radius of the park. Two unique park concepts were displayed at the open house for community review and feedback. Six residents attended the open house and five comment sheets were received. Several residents made inquiries about the master plan by phone. The park concepts and comment sheet were posted on the Town website, for the review and comments of those unable to attend the public open house.

Results of the consultation process are summarized in the Master Plan Report (Appendix 2).

Following the Public Open House and stakeholder consultation, a final Master Plan was developed incorporating the preferences and feedback from stakeholders and the community.

#### Douglas Park Master Plan

The Douglas Park Master Plan (Appendix “1”) provides a multi-use facility that supports the needs of the neighbourhood, as well as the adjacent institutional uses. The park design balances the desire for active recreational amenities such as a multi-use sports field, multi-use court surfaces, and a variety of play structures, with the desire for quiet, passive spaces, open turf areas, gathering places, shade, buffering of private property, drainage improvements, improved park access and parking.

The Douglas Park Master Plan Report (Appendix “2”) illustrates how the concept evolved from site analysis through concept development to the final master plan, and includes a summary of the public consultation process and estimated construction costs.

#### Unopened Road Allowances

Two unopened road allowances are located within Douglas Park – Champlain Drive West and Murray Street. These lands have long been used as part of the park. Except for the provision of land for a turnaround area at the end of Champlain Drive West, it is recommended that the unopened road allowances be stopped up and closed, pursuant to Section 34 of the Municipal Act, and designated as parkland.

This matter will be the subject of a future report to the Land Committee and Council.

### **Financial/Staffing Implications**

The estimated cost to implement this Master Plan is \$1.8 million. While this is a significant investment, it is comparable to the recent redevelopment of Crystal Ridge Park, which serves a similar role to that of Douglas Park. In addition, the park requires the resolution of significant drainage issues.

Funding to redevelop the park has been identified in the 2020 ten-year capital forecast, for 2022. The project has been identified in the most recent Development Charges by-law (Item 3.2.5), with funding allocated to the project. In addition, funding will be allocated through the Parkland Reserve. \$85,000 was allocated through the 2019 capital budget, for replacement of the existing play equipment. It is recommended that these funds be held until the park is redeveloped.

A local corporation has expressed interest in contributing to the park redevelopment, and has been updated throughout the master plan process. Once the concept is approved by Council, further discussions will explore a specific level of involvement.

The project is and will continue to be managed by the Manager of Community Planning and the Senior Community Planner, in consultation with the Director of Planning and

Development Services and the Parks and Facilities Manager.

### **Policies Affecting Proposal**

The Request for Proposal was issued in accordance with the Town of Fort Erie Purchasing By-law No. 2-10.

Section 11.4 of the Town's Official Plan identifies the Douglas Park Site as having potential archaeological interest. As such, Phase 1 and Phase 2 Archeological Assessments were completed by Archaeological Services Inc. as part of the Master Plan process. Representatives of the Mississauga of the Credit First Nation participated, with the archaeologists, in the site investigation. No archaeological resources were encountered during the course of the survey and no further archaeological assessment of the property is required.

### **Comments from Relevant Departments/Community and Corporate Partners**

Community stakeholders were consulted throughout this process as identified in this Report. Various Town staff and departments have been involved throughout the development of the Master Plan, including representatives from Parks and Facilities Division and Planning and Development Services.

### **Communicating Results**

The Master Plan process has been communicated through the Town's website, and specifically the Douglas Park webpage. Project updates are posted for information and community comment. This practice will continue through the implementation process.

### **Alternatives**

Council may elect to not advance improvements to Douglas Park. This is not advised, as the park has been identified as not meeting the needs of the community, which was reinforced by input from park stakeholders and neighbours.

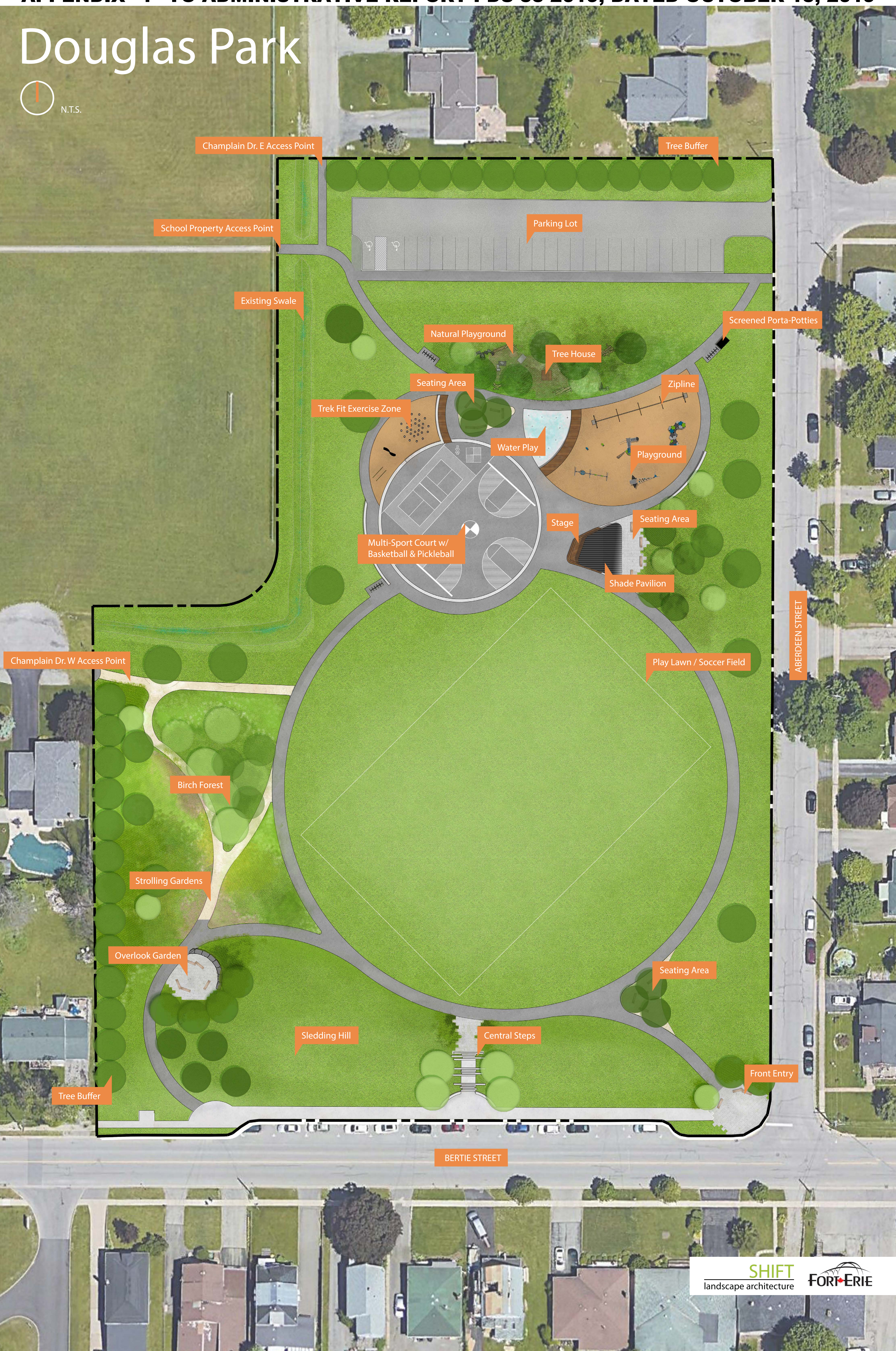
Council may elect to phase improvements to Douglas Park. This is not advised, as it complicates the construction process and management of potentially multiple contractors on site.

### **Attachments**

Appendix "1"-Douglas Park Master Plan  
Appendix "2"-Douglas Park Master Plan Report



# Douglas Park



Champlain Dr. E Access Point

Tree Buffer

School Property Access Point

Parking Lot

Existing Swale

Natural Playground

Tree House

Screened Porta-Potties

Seating Area

Zipline

Trek Fit Exercise Zone

Water Play

Playground

Multi-Sport Court w/  
Basketball & Pickleball

Stage

Seating Area

Shade Pavilion

Champlain Dr. W Access Point

Play Lawn / Soccer Field

ABERDEEN STREET

Birch Forest

Strolling Gardens

Overlook Garden

Seating Area

Sledding Hill

Central Steps

Front Entry

Tree Buffer

BERTIE STREET



# Douglas Park

## Master Plan

October, 2019



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- 2.0 Site Assessment
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- 6.0 Cost Estimate



# 1. Project Summary

In April of 2019 SHIFT Landscape Architecture was engaged through a public RFP process to develop a master plan for Douglas Park. The general scope was to develop concepts that could be shown to the public through various formats (meetings with committees, PIC, school children engagement) followed by the development of a final concept, along with an associated cost estimate. The intent of the project is to guide future detailed design and contract document production.

Throughout the project, SHIFT worked closely with Town of Fort Erie staff, Signe Hansen, Manager, Community Planning and Lindsay Richardson, Senior Community Planner. All parties were in constant contact in order to ensure an efficient and effective planning process. This collaborative process ensures that the completed designs fulfill the short and long term open space needs of the Town, meet the realities of future capital budgets and will assist the Town in attracting residents and businesses through the development of contemporary public space.

Enclosed within this document are the outcomes of the work that has taken place over the past 6 months.



Douglas Park \_ April 2019



## 2. Site Assessment

### Douglas Park

Douglas Park is a 4.35 acre park which attracts people mostly for minor league soccer practices and games. The park borders the Peace Bridge Elementary School's property and sits diagonally across from Douglas Memorial Hospital on Bertie Street. It is bounded by residential use to the North, East and partially along the Western property line.

On April 23rd, 2019, SHIFT Landscape Architecture completed a site inventory of the existing conditions of Douglas Park. The following were some observed existing conditions: the high point is the south-west corner with a prominent slope falling north; a swale runs along the edge of the property line shared with Peace Bridge Elementary School; a fence blocks direct connection from the park to the school, a road allowance is set within the park's boundary that would connect Champlain Dr. W and Champlain Dr. E, there are approximately 20 trees on site with all of them being at the park's perimeter. (15 newly planted near Bertie Street). There is a swing set near the intersection of Bertie Street and Aberdeen that is approaching the end of its useful life, along with movable bleacher-style seating along Aberdeen Street. An old chain link backstop, exhibiting extensive wear is also present on site, however no other baseball infrastructure is there.

Standing water covers the north end of the site. This could be due to soil conditions, the time of year (frost may still have been present reducing the ability for infiltration), or a combination of both. A geotechnical investigation should be undertaken prior to detailed design in order to determine existing soil conditions.

A diagram (on following page) was created to graphically illustrate all of the inventoried elements. A tree inventory was taken while present on site, noting the species and condition of each tree. Prior to the site visit, Signe Hansen of Town of Fort Erie Planning and Development informed SHIFT LA of the park's significant connection to Peace Bridge Elementary School and Douglas Memorial Hospital.

Stage 1 and 2 archaeological assessments were conducted by ASI Consulting concluding that no significant archaeological resources were encountered on site during the survey and that no further evaluation is required.

Based on the analysis of the existing conditions, it was determined that the site is generally free of any *observable* constraints that would limit its redevelopment.





DOUGLAS STREET PARK: ANALYSIS



RESIDENTIAL

FENCE BARRIER BETWEEN SCHOOL PROPERTY AND PARK

CULTURAL INFLUENCE FROM PEACE BRIDGE PUBLIC SCHOOL

INSTITUTIONAL

FRAGMENTED PATH  
LACK OF DEVELOPED ENTRY POINTS  
STANDING WATER

CONNECT SCHOOL YARD TO PARK?

DESIRE LINES FORMED BY PEDESTRIAN CONNECTION TO SCHOOL

SWALE

ROAD ALLOWANCE

LIMITED VARIETY OF PARK ELEMENTS

IMPROVE SEATING

SHADE TREES ARE THE MAIN SOURCE OF SHADE IN PARK

REDUCE THE PROMINENCE OF SPORTS FIELDS

PLAYGROUND LACKS INTEREST

PROMINENT SLOPE

LACK OF STREETSCAPE INTEREST

PARK BOUNDARY STREET PARKING

REMOVED TREE

REMOVED TREE

SUN EXPOSURE SUGGESTS SHADE IS NEEDED FOR COMFORTABLE MICRO-CLIMATE

CULTURAL INFLUENCE FROM DOUGLAS MEMORIAL HOSPITAL

INSTITUTIONAL

CULTURAL INFLUENCE FROM RICH PRODUCTS

BERTIE ST.- SECONDARY ROAD

RESIDENTIAL

INSTITUTIONAL



### 3. Concept Development Process

For Douglas Park, three high-level preliminary concepts were created by SHIFT Landscape Architecture. The three concepts were discussed with Signe Hansen and Lindsay Richardson of Town of Fort Erie Planning and Development through email correspondence. The three concepts were presented to the Accessibility Committee on June 4th, 2019, as well as the Mayor's Youth Advisory Committee and the District School Board of Niagara on June 10th 2019. The main requests that came of the meetings were to design to AODA standards, provide shade, and develop a direct pathway connection from Aberdeen St. to Peace Bridge Elementary School's property. The connection between the Park and the school requires further discussion with the School Board during detailed design as currently a fence divides the two sites. Overall, the three high-level schematic concepts were well received.

On June 10th 2019, SHIFT LA, along with Town Staff, ran a Children's Workshop with a group of twenty Peace Bridge Elementary School students in the school library. The objective was to gain feedback from potential park users to inform the design and decision-making for the future Douglas Park. The children had an opportunity to assess images of parks and park elements and also layout their own park spaces

Using the feedback from the conducted meetings and Children's Workshop, SHIFT LA created two refined concepts. The refined concepts were displayed on printed panels at an Open House that took place on July 16th, 2019. Supporting imagery was included with the concept plans as a visual aid to help communicate design ideas and intentions. Open House attendees were asked to complete a provided survey to reflect their likes and dislikes on the content presented as well as use stickers to indicate elements they would like to see in the park.

After the Town had time to review the comments from the Open House, SHIFT LA received detailed feedback from Community Planners and the Parks and Facilities staff. The feedback included suggestions such as, providing space for an intermediate size soccer field; including screened porta-potties; developing a multi-sport court that offers court lines for basketball and pickleball, but also provides more interest than the typical court space; adding parking and allowing for a shade structure, among other elements and ideas.

Throughout August and September SHIFT worked to refine a final concept and cost estimate corresponding regularly with Town staff. A final concept plan was developed with supporting perspective images to illustrate the possibilities of Douglas Park and guide detailed design.





**APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-55-2019, DATED OCTOBER 15, 2019**



Preliminary Concepts





Concept presented @ PIC







## 4. Public Consultation Process and Feedback

On the following pages we outline and summarize the fulsome public consultation efforts that were undertaken collaboratively between SHIFT and Town of Fort Erie Staff for this project.



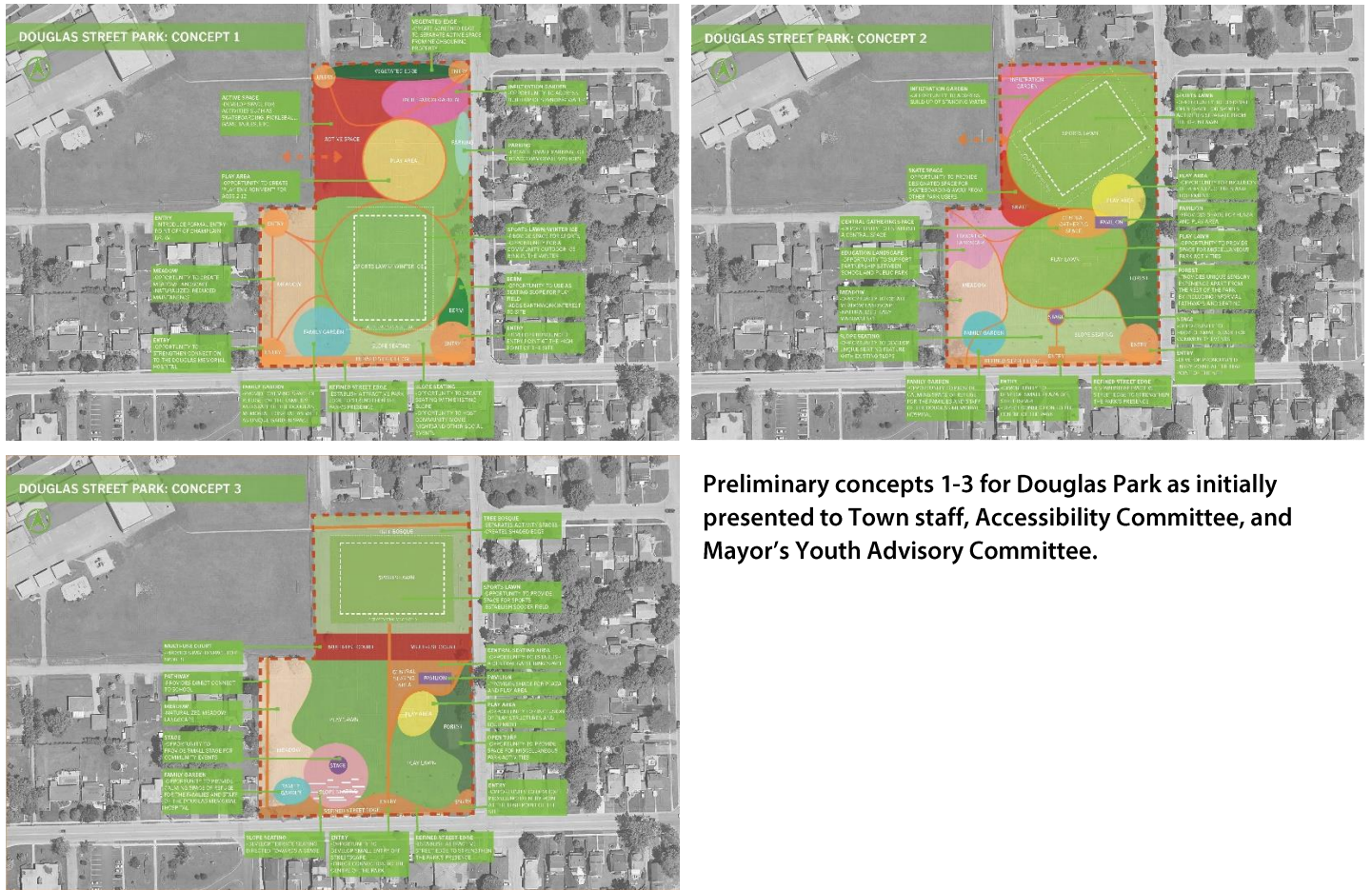
Public Open House \_ July 2019



# Douglas Park Conceptual Design

## Public Engagement Summary

This Public Engagement Summary includes the responses received by Shift Landscape Architecture and the Town of Fort Erie Planning and Development division received from meeting with the Accessibility Committee, Mayor's Youth Advisory Committee, District School Board of Niagara, and children's workshop; as well as a comprehensive summary of the feedback from the public open house held on July 16, 2019.



**Preliminary concepts 1-3 for Douglas Park as initially presented to Town staff, Accessibility Committee, and Mayor's Youth Advisory Committee.**

### Accessibility Committee Meeting

On June 4, 2019, Michael Barker of Shift LA and Signe Hansen of the Town of Fort Erie Planning and Development division met with the Accessibility Committee to review preliminary concepts for Douglas Park. The members of the committee were generally in favour of the park being redesigned and overall very supportive of the ideas presented. Their main advisement was to ensure that the park design follows AODA standards and provides for adequate shade opportunities.

### Mayor's Youth Advisory Committee Meeting

The meeting outcomes below are based on the discussion with the adult representative of the Mayor's Youth Advisory Committee (MYAC), Susan Javanovic, reflecting on the preliminary conceptual bubble diagrams on June 10, 2019. She in turn presented the matter at the June 17, 2019 MYAC meeting.



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### Park Element Suggestions:

- Water bottle refill station
- Charging stations for electronics
- Restroom facilities
- Multi-use courts
- Ice rink in winter
- Sloped seating (to accommodate outdoor movie viewing)
- Stage area
- Swings ("Teens like them too!")
- Shaded seating areas
- Natural playscapes
- Distinctive/unique quality to park
- Design not based on trends (not conclusive of the time it was built)
- WiFi access

### **District School Board of Niagara Meeting**

- There is a logical connection and opportunity to provide features that both the school and community could use throughout the year (with clarification that students may be able to use park features/spaces during recess under teacher supervision).
- It was discussed that the removal of a school property line fence has been done in some select cases based on context, but the school principal would need to be involved in this conversation and decision.
- There was concern around the public accessing the school yard during school hours, but it is a possibility to control this with alternative methods instead of fencing.
- Pathways and desire lines need to be anticipated to avoid students cutting across too many areas of the school site.
- Concerned that with increased amenities and a potential school addition, more people will likely drive to the park, potentially adding parking load to the streets and school parking lot.
- The existing soccer field could be reduced to provide for practice play, not full games, further reducing the parking demand. The Town standard for neighbourhood-level parks (like Douglas) does not provide for any parking, but rather encourages walking and cycling (active transportation).
- DSBN sees the park redevelopment as an opportunity to integrate spaces that the school can use and that the students can benefit from.

### **Children's Workshop**

On June 10<sup>th</sup>, Shift LA had the pleasure of conducting a playground design and idea workshop with a group of Fort Erie children from Peace Bridge Public School. 20 students were present, representing grades 3-8, and participated as select class representatives for the workshop as organized by Shift LA along with the school principal and Town of Fort Erie Planning and Development staff. The workshop was designed to get feedback from the children on what they like to do outside and at parks in order to inform the design and decision-making for the future Douglas Park site. The intent was also to gauge any opportunities to build upon the relationship between the school and the Douglas Park site.

The workshop consisted of three activities. First the students were shown a slideshow of images displaying different play elements and outside activities to generate open discussion. Next, the students were given a sheet of 12 images and were asked to place stickers on their favourite ways to play. Lastly the students were provided with a large printed aerial photograph of Douglas Park to draw out where they think park elements should go and discuss why. In addition to the



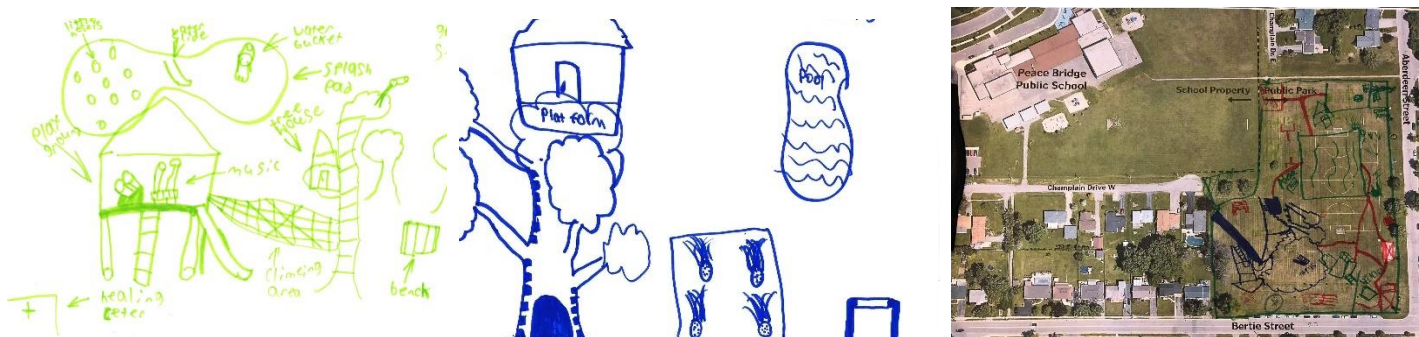
## APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-55-2019, DATED OCTOBER 15, 2019

aerial image, students were given blank paper and markers and encouraged to draw a response to the question, "what do you like to do outside?"

The children who participated in the workshop showed excitement over the many different possibilities presented. In particular, basket swings, slides and climbing features/structures (i.e. climbing net and ropes, tall posts and somersault bars) were very popular with all grades. It was observed that there is a strong desire for a space to play basketball, with 90% of the sampled students in agreement. In contrast, ball hockey was the least 'liked' activity out of the 12 images in the sticker activity with only 35% of students in favour.

The children showed enthusiasm about winter park activities such as sledding, skating and snow forts and mentioned community events that could take place, such as serving hot chocolate at a community skate. As well, the mention of water play activities sparked interest from some of the students.

The children responded well to the idea of natural play elements, such as wood logs and rocks, and were excited by the thought that they could use the elements for imaginative play. In connection with the concept of natural play, the children desired a naturalized environment for learning and exploration. Several of the students also mentioned that they would enjoy a quiet, restful space for passive activities such as reading or hanging out with a small group of friends.

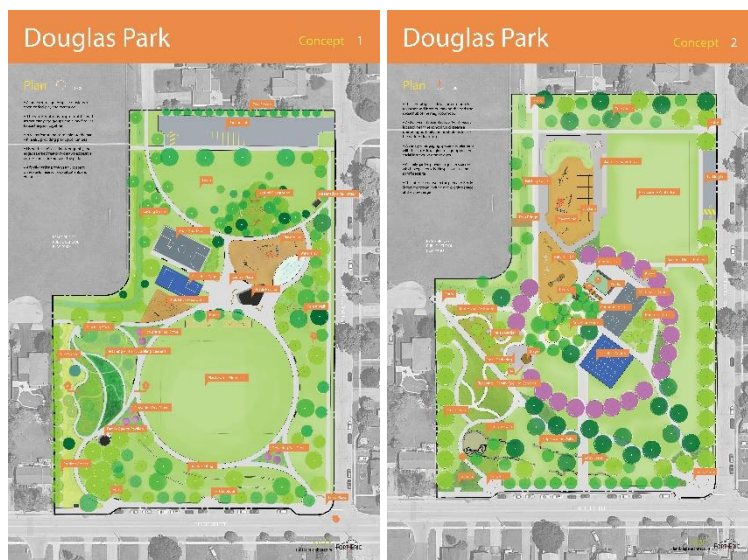


Children's drawings from Children's Workshop activities.

### Open House

Shift Landscape Architecture developed two conceptual masterplans for Douglas Park in response to what was heard at the stakeholder meetings (images below). An open house was held on July 16, 2019 to present the concepts to community members to provide an opportunity to look at the plans, ask questions and share opinions to Mike Barker, David Duhan and Mackenzie Fantini of Shift LA along with Signe Hansen and Lindsay Richardson of Town of Fort Erie Planning and Development.

After the open house, Shift LA collected the responses received, reviewed comments, surveys and concept panel input to highlight the likes, dislikes, motivations, and general trends of the community members that participated in person. Of the feedback received, most gave insight into what people would like to see in their neighbourhood park.



Douglas Park Concepts as presented at the public open house.



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The following represents a summary of the responses collected from the paper survey and personal discussions on the concepts presented at the open house (July 16, 2019). In total, **5 paper surveys** were received and there were **6 community members that attended the open house**.

### **General feedback and discussion:**

Based on the responses received from the survey and in-person discussions, Douglas Park exists as an underutilized space that offers very few amenities. Neighbouring residents would like to see the space developed to offer more opportunities to enjoy outdoor activities. Attendees brought up the concern of keeping the space "green" with lawn, trees and gardens with the addition of the different recreational amenities (i.e. playgrounds, sports courts, etc.). The community members are interested in a park that encourages areas of gathering, such as group seating areas or a space for picnics.

There was discussion about how the park's **close proximity to Peace Bridge Elementary School and Douglas Memorial Hospital** could play an important role in the park's design. All of the attendees were in strong support of integrating features into the park that support student's education and provide an "oasis" to the families, patients, and staff of the hospital.

Additionally, the issues with **parking** were discussed with attendees and which they expressed their concern with on-street parking during soccer games at Douglas Park. They feel that it is necessary to provide a parking lot for Douglas Park and heavily screen the edge from the adjacent neighbours with trees.

### **Desired programming and park elements:**

The suggested programming elements were ranked as noted below, with the highest possible score – "very important" being 4.0:

1. *Trees (4)*
2. *Play equipment for children (3.8)*
3. *Planted spaces/landscaping (3.8)*
4. *Environmentally-focused landscapes such as rain gardens, pollinator gardens (3.8)*
5. *Areas for community gathering, community picnics, etc. (3.5)*
6. *Open space for cultural events (3.3)*
7. *Unique sports activities such as bocce, table tennis, exercise equipment (2.8)*
8. *Public art (2.8)*
9. *Active sports areas such as a multisport court, basketball hoops (2.5)*

### **Other**

When given the opportunity to suggest other possibilities for programming/park elements, others were mentioned: **splash pad, community garden, and permanent washroom facilities**.

### **Seasonal uses:**

For elements desired in the warmer months of the year, the mentioned elements were: a **playground, a community event/gathering space, picnic space, seating, splash pad, bocce, fitness area**. During the cooler months, respondents noted: **winter ice for skating, walking path, playground, nature walk, and pavilion**.



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## Favourite elements:

Survey participants listed the following as their favourite programming pieces from the concepts: **water play, family garden, tiered hill seating, forest walk, nature play, parking near walking path, playground, walking path, shaded area,** and **fitness area.**

## Concept Feedback:

The table below details the results of the concept input activity where open house participants could place stickers on the concept plans to identify the ideas they support. They were advised to place the stickers near the labels indicating the proposed element to clearly identify their favourites. The colour of sticker had no attributed meaning.

\*\*Please be mindful that the sticker method is not a perfect science, observing that the data collected illustrates contradictions. This could be caused by repetition of stickers (ex. an individual placing more than one sticker on an image of water play) or that a person marked their favourite on one concept plan but did not repeat themselves on the other panels (ex. placing a sticker on the multi-use court in concept 1 but overlooking the multi-use court in concept 2 and in the imagery section).

### Concept 1



0	1	2	3	4+
<ul style="list-style-type: none"> <li>• Tree screen</li> <li>• Parking lot</li> <li>• Pickleball</li> <li>• Central plaza</li> <li>• Student access point</li> <li>• Park lookout</li> </ul>	<ul style="list-style-type: none"> <li>• Screened porta-potties</li> <li>• Lawn + winter ice</li> <li>• Multi-use court</li> <li>• Playground</li> <li>• Pavilion</li> <li>• Trek Fit</li> <li>• Bocce</li> <li>• Forest walk</li> <li>• Teaching circle</li> <li>• Family + Educational strolling gardens</li> </ul>	<ul style="list-style-type: none"> <li>• Family garden pavilion</li> <li>• Tiered seating</li> </ul>	<ul style="list-style-type: none"> <li>• Natural playground</li> <li>• Water play</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>

### Concept 2



0	1	2	3	4+
<ul style="list-style-type: none"> <li>• Parking lot</li> <li>• Playground</li> <li>• Lawn + winter ice</li> <li>• Playground</li> <li>• Central plaza</li> <li>• Flowering tree grove</li> <li>• Tiered seating</li> <li>• Skateboarding elements</li> <li>• Hammock grove</li> <li>• Music garden</li> <li>• Stage</li> <li>• Community table</li> <li>• Tree fort</li> <li>• Entry steps</li> </ul>	<ul style="list-style-type: none"> <li>• Natural playground</li> <li>• Multi-use court</li> <li>• Pickleball</li> <li>• Pavilion</li> <li>• Bocce</li> <li>• Forest walk</li> <li>• Family + educational strolling gardens</li> <li>• Zipline</li> <li>• Music note sculpture</li> </ul>			<ul style="list-style-type: none"> <li>• Family garden pavilion</li> </ul>



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### Sticky-Note comments:

Using sticky-notes, participants were encouraged to make note of their ideas that required more description. Two people made notes to suggest that **proper washroom facilities are needed if it is planned to host a significant number of users in the park.**

### Supporting imagery:

The supporting imagery section was a continuation of the sticker activity, where participants could indicate their favourite ideas by placing a sticker on the image. The following sections present the preferred concepts with the corresponding number of attached stickers in brackets.

#### Concept 1

**Inclusive play** (5), **water play** (4), **tiered stone seating** (4), **nature play** (4), **multi-use court** (2), **green infrastructure** (2)

#### Concept 2

**Winter activity** (5), **family garden** (3), **exciting play elements** (3), **unique lounging** (1), **teaching circle** (1), and **understory seating** (0)

### Additional imagery:

The additional imagery presents further images of possible ideas or elements that could be applied to either concept plan. The chart below organizes the presented images based on how many stickers it received.

0	1	2	3
<ul style="list-style-type: none"><li>• Multi-use court</li><li>• Small stage</li></ul>	<ul style="list-style-type: none"><li>• Custom play equipment</li><li>• Adventuresome play</li></ul>	<ul style="list-style-type: none"><li>• Community harvest table</li><li>• Unique low impact seating</li><li>• Pickleball court</li><li>• Movie nights + social functions</li><li>• Creative play equipment</li></ul>	<ul style="list-style-type: none"><li>• Fitness opportunity</li><li>• Water play</li><li>• Adventure and play for adults</li></ul>

### Overall concept feedback:

The public house attendees had a favourable response to the two concepts presented. The idea of developing a **family garden** in respect to the families, staff and patients of the nearby Douglas Memorial Hospital was unanimously supported, preferring the family garden pavilion shown in concept 2. Additionally, the proposed **educational garden** was liked and supported by most attendees, including a previous Peace Bridge Elementary School teacher. **Water play** was highly requested by many to support warmer season interest. To improve colder season interest, there is desire for **winter ice**. There was also some discussion in support of additional parking at the north end of the park rather than along the roadway. There was a generally positive response to the ideas of both **natural play** for children and a **fitness area** for



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adults. One attendee felt very strongly that the park should have **permanent washroom facilities** due to its anticipated large attraction of visitors, specifically for soccer games/practices.

Overall, both concepts generated very positive responses and were supported by the attendees of the open house. The survey and face-to-face discussions helped break down which programming/elements the community would like to see in their neighbourhood park. With this information, a concept can be developed that merges the favoured elements of the two concepts to provide a great park for the community.



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Sketches presented @ PIC



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**5. Master Plan**

**Summary of significant elements and design direction**

The master plan for Douglas Park, as illustrated on the following pages, endeavours to provide a variety of recreation opportunities, both passive and active for a wide spectrum of the population. Within the park areas of turf are provided to allow for programming as determined by the community members. These activities may include soccer, kite flying, picnicking and similar. A play field has been provided which is the same size as the current soccer field on site. Play equipment is allowed for with the final determination of character, material and type to be determined during detailed design. At Douglas Park it is suggested that there is a combination of both traditional and natural play elements which was suggested through our consultation with the students at Peace Bridge Public School. The park has a multi-use sport court sized for basketball and pickle ball but also incorporate unique line painting to create more active and inclusive space as opposed to just places for ball sports.

Within the park, a shade structure is included to provide a significant feature which will help to anchor a gathering space and draw people into the centre of the park. The structure is in close proximity to active recreational amenities so it will provide shade to people participating in activities such as pickle ball and basketball as well as for parents as they watch their children at the playground. A stage is suggested for incorporation into the shade structure which will allow for small-scale community theatre and similar types of events. Through thoughtful, detailed design, the stage will also be able to provide significant seating space so that it will be highly useful to the everyday operation and success of the park. Also, unique exercise equipment has been included. The "Trek Fit" equipment suggested, provides opportunities for all ages to participate in activities which assist in the development of a healthy lifestyle. The equipment is unique in form and as such it has a sculpture-like quality to it. As there are no moving parts to the equipment (relying on a user's body weight) the maintenance is greatly reduced when compared to other types of outdoor exercise equipment.

The active centre of Douglas Park includes a water feature and it is suggested that this is a relatively simple element with ground sprays, similar in character to the one found in the Ridgeway Village square. This type of element will allow children to play in it during the summer months, but it also has an artful character and will provide vibrancy and animation in the park even when it is not being used for recreation.

Through the public consultation process, it was apparent that passive spaces for reading, resting and simply being outside were important. As such the design provides seating areas under the shade of trees.

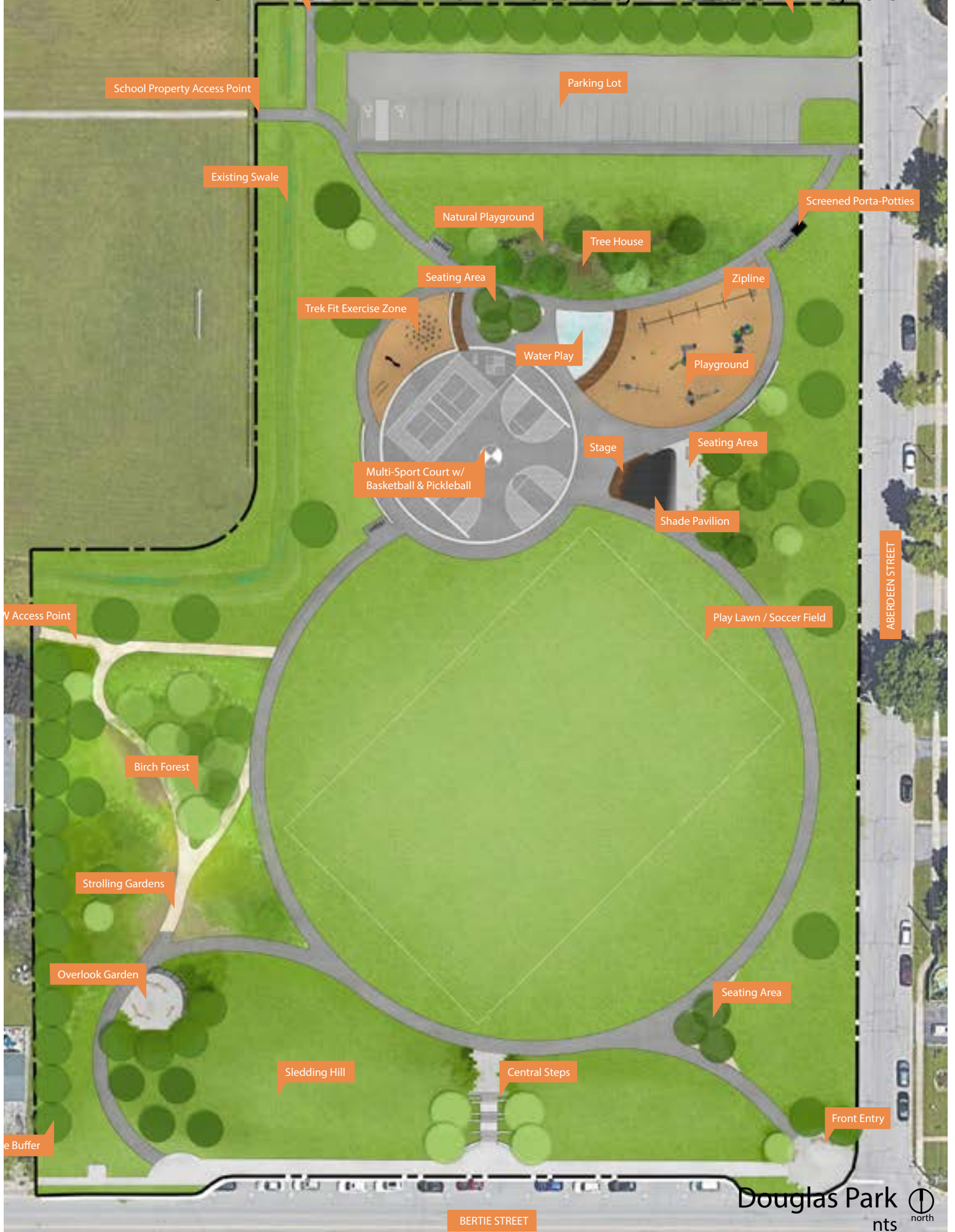
A parking lot has been provided to alleviate some of the stress on the street parking in the adjacent neighbourhood. As shown in plan, the parking lot is pushed south from the existing residential lots and screened with plant material. There are 25 standard spots and 2 accessible spots, meeting Town parking standards for an open space the size of Douglas Park.

Every effort has been made to provide open site lines from the all entry points of the park leading to safe and comfortable place for all members of the community.





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Entry at Bertie and Aberdeen



View towards Bertie Street





Pavilion and Stage



Natural Play and Water Feature



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**6. Cost Estimates**

Douglas Park Cost Estimate\_ October 2019

<b>1.0 Demolition, Removals, Investigations, Permits</b>					
1.1 Bonding, Mobilization	allow	\$ 50,000.00	1	\$	50,000.00
1.2 Temp. Fencing	lin m	\$ 35.00	600	\$	21,000.00
1.3 Removals (Goal posts, fencing)	allow	\$ 10,000.00	1	\$	10,000.00
<b>2.0 Rough Grading, Earthworks and Service Utilities</b>					
2.1 Rough Grading	allow	\$ 90,000.00	1	\$	90,000.00
2.2 New Civil work (CB's, MH), Pipe	allow	\$ 75,000.00	1	\$	75,000.00
2.3 Rough in Electrical (pavilion lighting, water play)	allow	\$ 15,000.00	1	\$	15,000.00
<b>3.0 Paving</b>					
3.1 Light duty asphalt Paths (2m wide)	sq m	\$ 60.00	535	\$	32,100.00
3.2 Med duty asphalt Paths (2.5m wide)	sq m	\$ 65.00	1000	\$	65,000.00
3.3 Med duty asphalt Parking lot	sq m	\$ 65.00	1200	\$	78,000.00
3.4 Light Duty asphalt court	sq m	\$ 60.00	900	\$	54,000.00
3.5 Line Painting re. Parking lot	allow	\$ 3,500.00	1	\$	3,500.00
3.6 Line Painting re. Sport Court	allow	\$ 7,000.00	1	\$	7,000.00
<b>4.0 Concrete Work + Unit Pavers</b>					
4.1 PIP Concrete (125mm) @ central plaza	sq m	\$ 100.00	425	\$	42,500.00
4.2 Pavers/Slabs at Front Entry - on Concrete	sq m	\$ 300.00	100	\$	30,000.00
4.3 Pavers/ Slabs at Plaza	sq m	\$ 250.00	125	\$	31,250.00
4.4 Pavers/ Slabs at Overlook Garden	sq m	\$ 250.00	75	\$	18,750.00
4.5 Pavers/ slabs at centre entry	sq m	\$ 250.00	35	\$	8,750.00
4.6 Concrete sidewalk at Douglas - broom finish	sq m	\$ 100.00	300	\$	30,000.00
4.7 Limestone Screenings Pathways and Seating areas	sq m	\$ 50.00	200	\$	10,000.00
4.8 Concrete steps and seat walls @ Douglas	allow	\$ 100,000.00	1	\$	100,000.00
4.9 Concrete Curb at P.lot	lin m	\$ 45.00	200	\$	9,000.00
<b>5.0 Site Features</b>					
5.1 Playground (include curb, surface and equipment)	allow	\$ 150,000.00	1	\$	150,000.00
5.2 Natural playground features	allow	\$ 80,000.00	1	\$	80,000.00
5.3 Trek Fit (include surface and equipment)	allow	\$ 50,000.00	1	\$	50,000.00
5.4 Water Play area	allow	\$ 100,000.00	1	\$	100,000.00
5.5 Wood stage (Thermal Wood)	sq m	\$ 750.00	60	\$	45,000.00
5.6 Wood bench on Precast Conc wall @ Splash/ Play	lin m	\$ 1,400.00	12	\$	16,800.00
5.7 Wooden inlay walkway @ trek Fit walk (Thermal Wood)	sq m	\$ 750.00	12	\$	9,000.00
5.8 Conc. Seat wall at court	lin m	\$ 900.00	30	\$	27,000.00



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Douglas Park Cost Estimate continued

5.9 Armourstone @ family garden	lin m	\$ 425.00	15	\$ 6,375.00
5.10 Basketball Post + Hoops	each	\$ 3,000.00	3	\$ 9,000.00
5.11 Pickeball net	allow	\$ 2,000.00	1	\$ 2,000.00
5.12 Allow for Chain Link at Sport Court (small sections)	lin m	\$ 400.00	40	\$ 16,000.00

**6.0 Site Furnishings**

6.1 Shade Structure	allow	\$ 120,000.00	1	\$ 120,000.00
6.2 Bike Racks	each	\$ 800.00	4	\$ 3,200.00
6.3 Benches	each	\$ 1,600.00	8	\$ 12,800.00
6.4 Trash Bins	each	\$ 800.00	3	\$ 2,400.00
6.5 Port-a-Pottie Shelter	allow	\$ 10,000.00	1	\$ 10,000.00
6.6 Park Signage	allow	\$ 7,500.00	1	\$ 7,500.00

**7.0 Lighting + Electrical**

7.1 Light Standards	each	\$ 8,000.00	3	\$ 24,000.00
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**8.0 Landscaping**

8.1 Trees	ea	\$ 400.00	60	\$ 24,000.00
8.2 Transplant existing	ea	\$ 300.00	15	\$ 4,500.00
8.3 Gardens (Entry @ Douglas, Overlook)	allow	\$ 15,000.00	1	\$ 15,000.00
8.4 Meadow Planting seed mix	sq m	\$ 7.00	700	\$ 4,900.00
8.5 Triple Mix	cu m	\$ 100.00	50	\$ 5,000.00
8.6 Mulch	cu m	\$ 100.00	50	\$ 5,000.00
8.7 Sod for restoration work	sq m	\$ 7.00	500	\$ 3,500.00
8.8 Seed for restoration work	sq m	\$ 3.50	6000	\$ 21,000.00

subtotal	\$ 1,554,825.00
10% contingency	\$ 155,482.50
HST @ 1.76%	\$ 30,101.41
<b>Sub-Total</b>	<b>\$ 1,740,408.91</b>

**Studies, plans etc**

Geotech	allow	\$ 10,000.00	\$ 10,000.00
Consultants for Detailed Design, Contract Documents	allow	\$ 90,000.00	\$ 90,000.00
Contract Administration @ 2.5%	allow	\$ 42,757.69	\$ 42,757.69

Less allocated Funds \$ 85,000.00

**TOTAL \$ 1,798,166.60**