



# Appendix A



# PARKS

## MASTER PLAN

FORMER CFB ROCKCLIFFE REDEVELOPMENT



COMMUNITY

CONNECT

NATURAL

GREEN

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## 1.0 Introduction

The purpose of this Parks Master Plan is to outline a vision for the new parks to be constructed in the former Canadian Forces Base (CFB) Rockcliffe community.

This report outlines the proposed parks as illustrated in **Figure 1** (page over). Proposed park locations represent a well-connected and diversified hierarchy of public park spaces.

The proposed community will have ten (10) new parks:

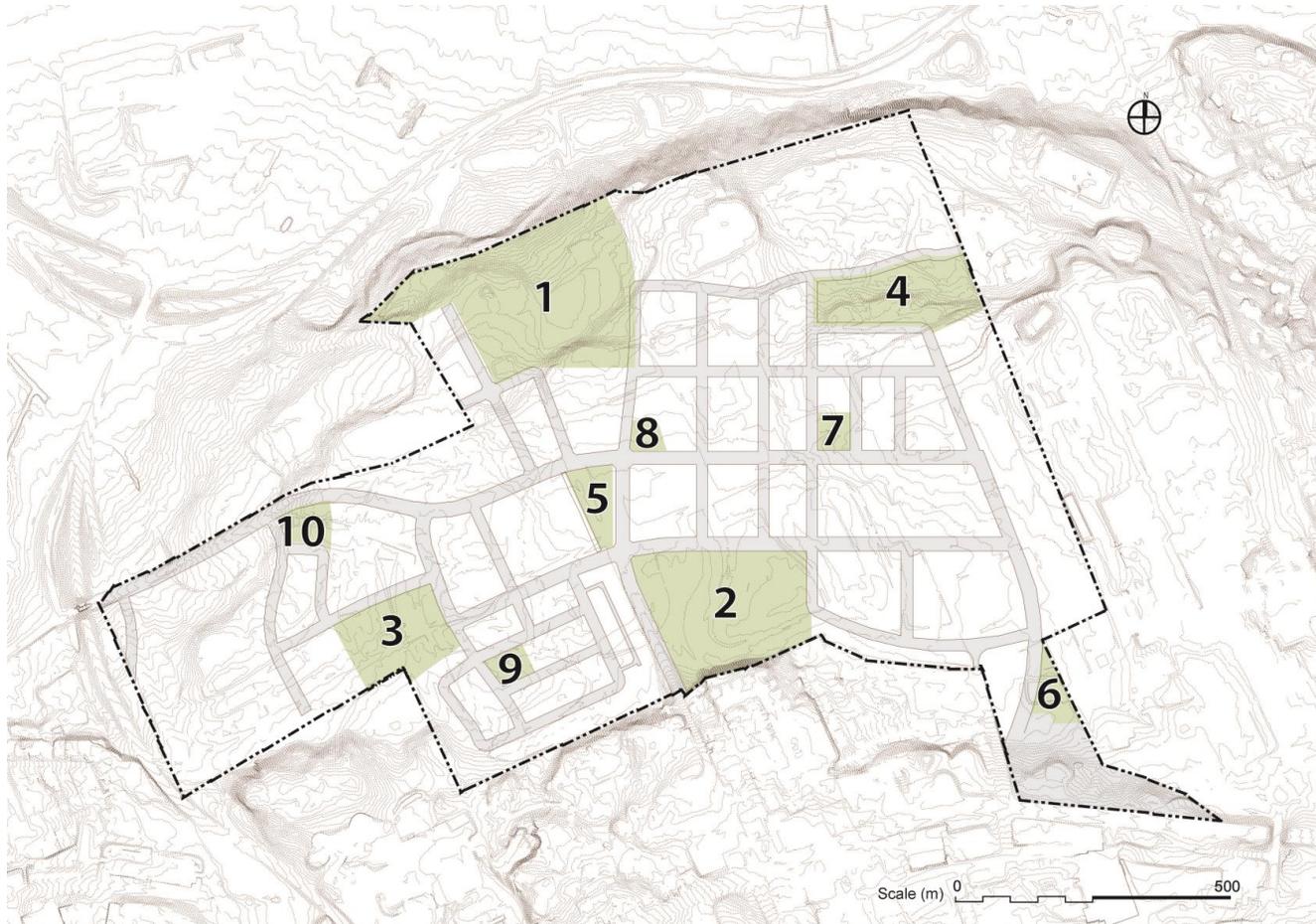
- **Two (2) Community Parks** will be focal points for community wide active and passive recreation;
- **Two (2) Neighborhood Parks** will serve the needs of local residents, and;
- **Six (6) Parkettes**, including a Town Square, will supplement the larger parks by ensuring park access to all residents by providing easy walking distance and access. The Town Square will provide a focus for the core neighbourhood and will create a dynamic multi-purpose gathering space.

The combined area of dedicated parkland is twenty-three (23.03) hectares.

General policies and site considerations are provided herein as well as descriptions of each proposed concept park diagram - including total park size, overview of existing site characteristics, geographical context, and proposed amenities and facilities.

*The facility fit plans (proposed park concept diagrams) are intended for demonstration purposes only and are not to be used to direct the ultimate parks design.*

Refer to **Section 3.0** for Concept Diagrams of each park.



**Figure 1: Context of Proposed Park Locations**

- |   |                         |    |                      |
|---|-------------------------|----|----------------------|
| 1 | North Community Park    | 6  | Southeast Parkette   |
| 2 | South Community Park    | 7  | East Parkette        |
| 3 | West Neighbourhood Park | 8  | Town Square Parkette |
| 4 | East Neighbourhood Park | 9  | Southwest Parkette   |
| 5 | Centre Parkette         | 10 | West Parkette        |

## 2.0 General Policies

The following general policies and guidelines apply to the design of parks in the community:

1. Parks and Parkettes will comply with design and 'facility fit' criteria and guidelines for Community and Neighbourhood Parks and Parkettes as per the *City of Ottawa Park and Pathway Development Manual* and per the proposed (pending) *New Business Process for Parks*.
2. All prevailing City policies, standards, guidelines and safety measures will be incorporated into the design of every park.
3. Park signs denoting the name of the park will be provided at the primary park entrance of every park and supplemented at secondary entrances as required.
4. Street trees will be provided in the right-of-way (ROW) fronting every park as per the recommendations of the Community Design Plan (CDP), additional to plantings as part of the Parks Master Plan.
5. Large canopy, native, deciduous shade trees, tolerant of urban conditions that provide seasonal interest will be selected for the ROW, spaced approximately 10 metres apart, along park frontages.
6. Where sidewalks are not provided around the frontage, a multi-use pathway or an internal pathway will be provided along the perimeter of the park (and as depicted on the concept park diagrams included as Appendix). Where a sidewalk or pathway does not exist within the proposed right-of-way, but a 'secondary pathway' is proposed within the park adjacent the right-of-way, the subject pathway shall be included within the costing and implementation of right-of-way street works and are to be considered exclusive of Parks budgeting.

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7. All parks will be designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) and through the principles of Universal Design.
  8. Significant trees and tree groupings have been identified for preservation as identified in the Park Concept Plans (1 through 10) and the Parks and Open Spaces diagram in Chapter 5 of the Community Design Plan (CDP). For a detailed assessment of trees to be retained refer to the CFB Rockcliffe Vegetation Survey (Baker, 2013). During construction and as part of detailed design of the parks Best Management Practices (BMPs) for the protection and preservation of trees shall be undertaken as per the ISA (International Society of Arboriculture) and relevant City of Ottawa Standards.
  9. In addition to the existing significant trees and tree groupings that will be retained in certain parks, a mix of new coniferous and deciduous native trees species.
  10. The goal of the grading design and the implied functional design of each park concept is to create viable park amenities and programmable features – i.e. facilities such as sports fields are proposed with areas of relatively ‘flat’ existing plateaus.
  11. The grading and functional design of each park shall preserve and protect trees and critical root zones during and post construction and as per best management practices outlined by the International Society of Arboriculture (ISA). *Refer also to General Policy 8.*
  12. Site grading at each park shall maintain existing grades where feasible and use existing topography as an integrated design feature. To conform to accepted best management practices, relevant City of Ottawa standards, or specific facility grading requirements (e.g. sports fields), existing grades shall be altered in certain locations without adverse impact to vegetation proposed to remain.

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13. The overall grading intent and detailed design for each park, and as shown on the concept plan diagrams, shall: protect existing significant trees and vegetation; accommodate the principles of Universal Design; and where feasible, maintain existing surface flow directions as per the Master Servicing Study. Construction and design efforts shall minimize site disturbance.
  14. The effects of solar radiation and the benefits of shadow corridors should be considered in the design of each park. To reduce adverse urban heat island effects, trees should be considered for their potential to create shaded environments in relation to proposed park facilities.
  15. A number of significantly vegetated areas, identified separately from significant trees, have high potential for preservation and should be protected.
  16. All parks will remain the responsibility of Canada Lands Company for maintenance and safety during the warranty period and until accepted by the City of Ottawa.
  17. View sheds and corridors, existing trees/woodlands, and spatial relationships to proposed streetscapes, intersections, and land uses should be protected and enhanced as applicable and identified on the proposed park concept diagrams.
  18. The design of each park will be subject to a formal parks design *process* in accordance with the City of Ottawa requirements.
  19. Stormwater management (SWM) facility *areas* are considered additional to park *area* designations. Refer also to the CDP – there areas are *excluded* as parkland dedication.

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## 3.0 Proposed Parks

### Park 1: North Community Park

**Area:** 10.34 hectares

**Location:** The North Community Park will be located along the northern border of the community on Block 26 and will overlook the NRC Woods and the Ottawa River.

**Topography:** The site generally slopes downward from south to north and is tiered. There are two steep ridges, one along the northern boundary and the other in the southern portion of the site. In the middle, the terrain slopes gently from west to east and levels near the centre of the site.

**Site Description:** Geographically, this is the largest proposed park in the community. The site is largely comprised of open terrain with some significant tree and vegetation groupings along the northern escarpment edge and southern portion of the site.

A minimum of twenty percent (20%) of the total area of the park will be naturalized. A deciduous canopy cover of at least thirty percent (30%) will be provided in addition to coniferous tree plantings.

**Park Facilities and Proposed Activities:** This park will serve as the primary passive-recreational park for the community and is envisioned to be a significant gathering space for community events and leisure activities. The park will partially front onto Codd's Road along the eastern boundary and along local roads on its southern and western boundaries. Important tree groupings will be preserved along the southern and northern boundaries of the park.

The primary entrance will be located in the southwestern corner at the intersection of two (2) local roads. There will be a secondary entrance along the western boundary which will provide direct access to a parking lot. There will be secondary entrances along the southern boundary at the termination of a local road, at the southeastern corner at the intersection of Codd's Road and a local road, and along the eastern boundary at the termination of a local road. These entrances will

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enhance the interface between the park and the bordering streetscape. The streetscape will provide sidewalks around the park perimeter.

A multi-use pathway system will be provided around the interior perimeter of the park to connect all entrances. There will be three (3) connection points where the multi-use pathway will link to the greater community-wide multi-use pathway system. These points will be near the northwestern, southeastern, and northeastern corners of the park. A secondary pathway system will be provided within the interior of the park which to allow direct access to all of the park amenities. The secondary pathway system will originate at the primary park node next to the parking lot near the western perimeter. Regularly spaced seating and integrated adult fitness areas will be provided along select segments of the pathway. Nature trails with interpretive signage will be provided with connection to the multi-use and secondary pathway networks.

As the primary passive-recreational park for the community, a number of amenities will be provided including:

- A community gathering area that will provide several seating options and opportunities for casual games and informal recreation;
- A splash pad and playground for children of all ages south of the community gathering area;
- An open space free play / seasonal amenity area with the potential to accommodate a mini sports field ('half' field) and space for a potential puddle rink on grass with a heated storage bunker and standpipe to the east of the playground and splash pad;
- A toboggan hill / seasonal amenity area in the central portion of the park which will take advantage of the natural sloping topography at this location, and;
- A potential 3,000 square foot community building to be designed and constructed by the Parks and Recreation Department.

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To take advantage of the elevated and symbolic position of this park in relation to the Ottawa River, views to the river will be optimized. A proposed look-out area and a prominent water feature is proposed along the northern boundary, including the potential for an outdoor amphitheatre. Due to the historical significance of this location, the proposed look-out area is viewed as a significant commemoration opportunity.

A number of stormwater management facilities will be incorporated into the design of the park. In the southeastern corner, immediately north of a significant tree grouping, there will be an integrated stormwater management feature. A naturalized swale (creek) will connect to the prominent water feature to the north. Crossings of the naturalized swale will be provided along the secondary pathways. As per the General Policies outlined in Section 1.0, trees at the base of the steep slopes adjacent to the proposed stormwater management facility in the southeast corner shall be evaluated and coordinated with the design of the stormwater pond to ensure no adverse impacts to the health of the trees and their critical root zones (CRZ). Refer to the Master Services Study (MSS) and Figure 6.22 for detail of proposed stormwater infrastructure in this area.

Refer to the MSS for detail of the proposed naturalized swale through the park (north-south, east of the proposed community building). The swale is anticipated to be in the range of 6 (six) metres wide and to a maximum of 1 (one) metre deep, with gentle, vegetated side slopes. A number of crossings may be required to ensure proper pedestrian and maintenance vehicular access – these crossing types may include drainage culverts and/or pedestrian (pre-engineered) bridges. The width of crossings should accommodate the potential for service vehicle access and be designed as per City Standards for pathway widths and per the principles of Universal Design.



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## Park 2: South Community Park

**Area:** 4.95 hectares

**Location:** The South Community Park will be located along the southern border of the community, on the east side of Codd's Road on Block 38.

**Topography:** The site is relatively flat with a steep upward slope from north to south along the southern boundary.

**Site Description:** Geographically, this is the second largest proposed park in the community. The site has some low density vegetation and scattered trees. There is a significant tree grouping along the southern ridge that will be retained. As the South Community Park is envisioned to be largely active, the 'flat' topography and open areas are conducive for the recreational spaces and program planned for the park.

A minimum of ten percent (10%) of the total area of the park will be naturalized. A deciduous canopy cover of at least thirty percent (30%) will be provided in addition to coniferous tree plantings.

**Park Facilities and Proposed Activities:** The South Community Park will be the primary active-recreational park for the community. The park will front onto Codd's Road on the western boundary, an east-west collector road on the northern boundary, and a local road on the eastern boundary. As Codd's Road is an important north-south corridor for the community, enhanced urban design features and standards of construction should be incorporated along this frontage. A forested ridge will border the park along the southern perimeter.

The primary pedestrian entrance will be located at the northwestern corner at the intersection of Codd's Road and a local east-west road. Enhanced features for this entrance should be considered such as decorative plantings and the provision of site furniture and lighting. Secondary entrances will be provided along the northern, eastern and western boundaries. These entrances will enhance the

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interface between the park and the bordering streetscape. The streetscape will provide sidewalks around the park perimeter to enhance external circulation. The vehicular entrance along the northern boundary, directly north of the primary park node, will provide access to a centrally located parking lot.

There will be a large integrated stormwater management area (flood control only) along the northern perimeter with cut through points at the two (2) secondary entrances. A 3,000 square foot community building to be designed and constructed by the Parks and Recreation Department is proposed near the western boundary of the park, immediately west of the parking lot. In the northwestern corner there will be a large community gathering area for all ages that will contain several seating options and a prominent shade structure. This area will provide an opportunity for casual games and informal recreation.

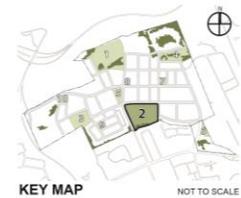
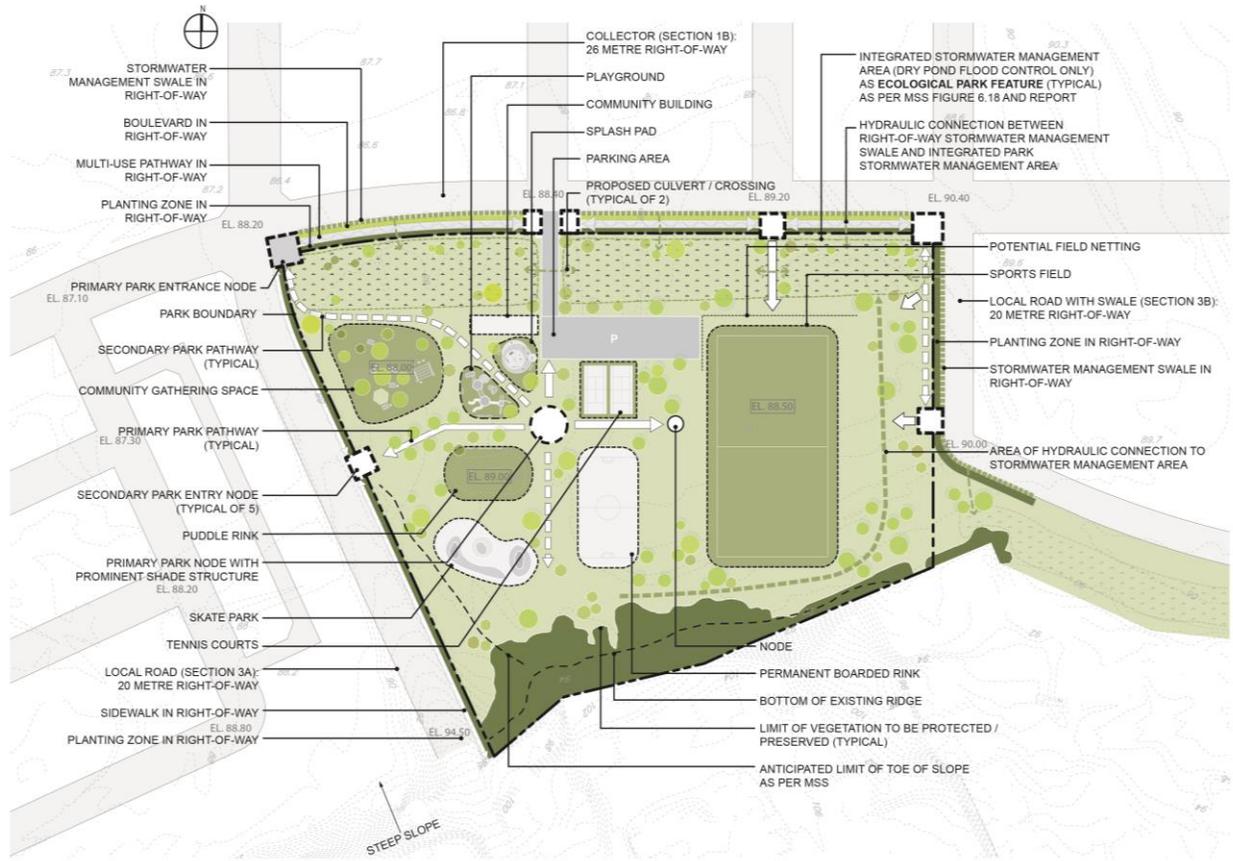
The final design and geometry of the stormwater facility shall ensure no adverse impact to the proposed sports field. Although the area of stormwater management (SWM) will be dry for the vast majority of time, final design may consider items such as field netting to prevent errant balls from entering the area or streetscape. Figure 6.18 of the MSS depicts the conceptual limits of the stormwater area. The final design of this SWM feature will consider the potential for non-structured elements (no retaining walls where/as permissible) and be designed to ensure its perception as an **ecological park feature**. The width and quantity of crossings through the proposed SWM area shall ensure convenient and intuitive flow of pedestrians and park users as well as maintenance access.

A multi-use pathway will be provided along the northern perimeter between the street and the integrated stormwater management area. A series of primary and secondary pathways will originate at various entrances, connecting to a primary park node in the central-western portion of the park. The multi-use pathway will feature regularly spaced seating and integrated adult fitness areas along select segments.

The primary node will be central to various active-recreational spaces in the park's western half including:

- 
- Two (2) tennis courts with fencing and potential for lighting; a permanent boarded rink with lights on a hard multi-surfaced court;
  - Spatial provision for a 'Puddle Rink' on grass with one light and a heated storage bunker;
  - A large playground for children of all ages;
  - A skate park that will be sufficiently challenging for teens and younger age groups (beginner and intermediate level).

A standpipe will be provided close to the rinks. The main attraction of the park will be a multi-programmable sports field in the eastern half of the site. The field is proposed to be oriented on a perfect north-south axis to maximize playability.



- LEGEND:**
- 87.3 EXISTING GRADE
  - EL. 84.08 PROPOSED PARK GRADE
  - EL. 84.08 PROPOSED ROAD GRADE AS PER MSS
- NOTES:**
- CONTOURS SHOWN ARE EXISTING (1/2 METRE INTERVAL).
  - ALL PARK GRADES PROPOSED ARE APPROXIMATE.
  - MSS - MASTER SERVICES STUDY.
  - REFER TO MSS FOR ANY BELOW GRADE UTILITIES.

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## Park 3: West Neighbourhood Park

**Area:** 2.01 hectares

**Location:** The West Neighbourhood Park will be located on Block 10 in the West of Codd's neighbourhood directly adjacent to the Montfort Hospital Woods.

**Topography:** The site is relatively flat with a gentle downward slope from the southeast to the northwest.

**Site Description:** The site is moderately vegetated and contains a few significant tree specimens that will be retained including a Bur Oak that is estimated to be over 200 years old.

A minimum of ten percent (10%) of the total area of the park will be naturalized. A deciduous canopy cover of at least thirty percent (30%) will be provided in addition to coniferous tree plantings.

**Park Facilities and Proposed Activities:** The West Neighbourhood Park will front onto a north-south collector road at the eastern boundary and a local road at the northern boundary. Within the right-of-ways for these roads there will be a vegetated stormwater swale. The primary park entrance will be located along the eastern boundary with secondary entrances at the southeastern, northeastern, and northwestern corners. The primary park entrance will be situated at the termination of an east-west collector road.

A circular pathway loop with regularly spaced seating and integrated fitness areas will be provided to enhance access to all amenities and maximize circulation. The pathway system will be comprised of three (3) pathways: a multi-use pathway will originate at the primary entrance extending west through the park and connect to the community-wide multi-use pathway system; a secondary pathway will travel along the northern perimeter of the park connecting the primary entrance to the entrance in the northwestern corner; and another secondary pathway will be provided along the western edge of the

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park between a free-play area and large central community gathering area that will contain a variety of seating options and opportunities for passive recreation.

The community gathering area will be the focal point of the park, providing users with a passive-recreational area in a natural setting enhanced by four (4) significant specimen trees.

The park will function as a passive-recreational space for residents of the West of Codd's neighbourhood and will contain:

- A playground for children of all ages, and a shade structure in the northwestern corner, between two secondary pathways; and
- A free-play area with space for a puddle rink in the northeastern corner between a secondary pathway and community gathering area and will include a heated storage bunker and a standpipe.



LEGEND:

- 62.3 EXISTING GRADE
- EL. 84.00 PROPOSED PARK GRADE
- EL. 84.08 PROPOSED ROAD GRADE AS PER MSS

NOTES:

1. CONTOURS SHOWN ARE EXISTING (1/2 METRE INTERVAL).
2. ALL PARK GRADES PROPOSED ARE APPROXIMATE.
3. MSS - MASTER SERVICES STUDY.
4. REFER TO MSS FOR ANY BELOW GRADE UTILITIES.

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## Park 4: East Neighbourhood Park

**Area:** 2.58 hectares

**Location:** The East Neighbourhood Park will be located in the south end of the Forest Neighbourhood on Block 45 in the northeast corner of the community.

**Topography:** The site has many undulations with few flat areas. There is a ridge which extends from the southwest to the southeast, bisecting the southern and northern halves of the site. The northeast portion of the site is the flattest, sloped gently from the south to the north.

**Site Description:** The site is largely vegetated with three (3) significant tree groupings along the ridge. Several select significant trees in the southwestern portion are proposed to be retained.

A minimum of thirty percent (30%) of the total area of the park will be naturalized. A deciduous canopy cover of at least forty percent (40%) will be provided in addition to coniferous tree plantings.

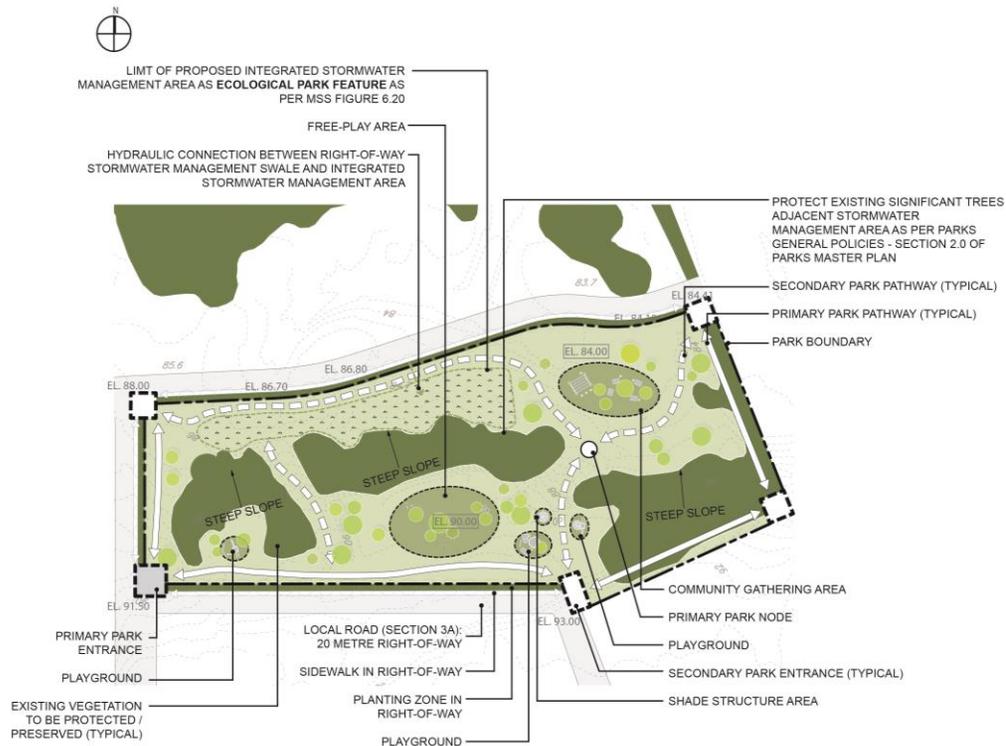
**Park Facilities and Proposed Activities:** The East Neighbourhood Park will front onto local roads on the southern, western and northern boundaries. The primary park entrance will be located at the southwestern corner with secondary entrances at the three (3) other corners of the site and along the southern boundary at the elbow of a proposed local road.

Along the western, southern and eastern site perimeters there will be a multi-use pathway that will connect to all of the park entrances. The pathway will feature regularly spaced seating and integrated adult fitness areas along select segments.

Proposed amenities will be placed in natural open spaces between the important tree groupings and will include:

- 
- A playground for children of all ages in the southwestern corner;
  - A free play area in the central area; and
  - A community gathering area with several seating options and opportunities for casual games and informal recreation in the eastern portion of the park.

A series of interconnected secondary pathways will meander through the park between the important tree groupings, providing direct access from the entrances to the amenities. A large stormwater management feature will be located along the northern boundary of the park.



LEGEND:

22.3 EXISTING GRADE

EL. 84.08 PROPOSED PARK GRADE

EL. 84.08 PROPOSED ROAD GRADE AS PER MSS

NOTES:

1. CONTOURS SHOWN ARE EXISTING (1/2 METRE INTERVAL).
2. ALL PARK GRADES PROPOSED ARE APPROXIMATE.
3. MSS - MASTER SERVICES STUDY.
4. REFER TO MSS FOR ANY BELOW GRADE UTILITIES.

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## Park 5: Centre Parkette

**Area:** 0.90 hectares

**Location:** The Centre Parkette will be located in the West of Codd's Neighbourhood on Block 22.

**Topography:** The site is relatively flat with no significant changes in grade.

**Site Description:** The site contains a row of significant trees along the western boundary which will be protected and retained. The rest of the site is open with very little existing vegetation.

A minimum of ten percent (10%) of the total area of the park will be naturalized. A deciduous canopy cover of at least thirty percent (30%) will be provided in addition to coniferous tree plantings.

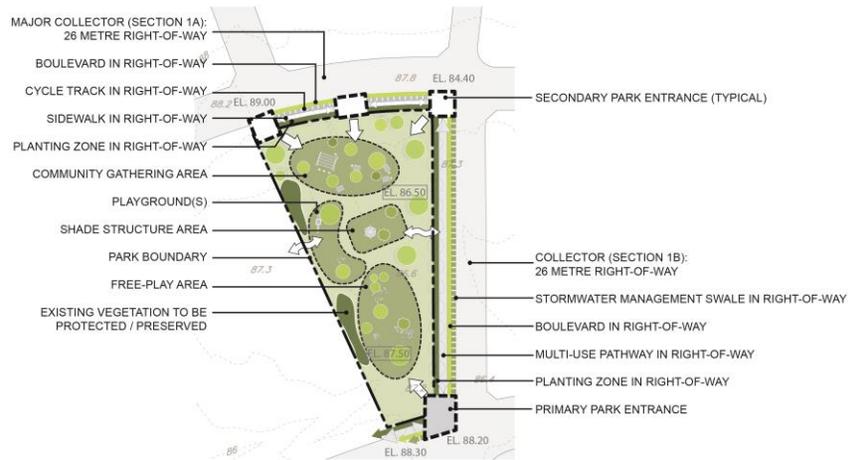
**Park Facilities and Proposed Activities:** The Centre Parkette will be located immediately adjacent to a school site to the east and will front onto Codd's Road along the eastern boundary, Main Street along the northern boundary, and a local road along the southern boundary. Because of the frontages onto Main Street and Codd's Road, the park should incorporate enhanced urban design features and standards of construction.

The Codd's Road frontage will contain a multi-use pathway and a vegetated swale. There will also be a multi-use pathway along the southern and northern perimeters which will feature regularly spaced seating and integrated adult fitness areas. The primary park entrance will be located in the southeastern corner at the intersection of Codd's Road and an east-west collector road. The northern boundary will front onto a major east-west collector road and will contain three secondary entrances. These entrances will enhance the interface between the park and the bordering streetscape. The streetscape will provide sidewalks around the perimeter that together, with the multi-use pathways, will serve as the primary circulation system.

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The park will function as a passive-recreational space for local residents and will contain:

- A community gathering area in the north;
- A playground for children of all ages and a shade structure in the central portion; and
- A free play area in the southern end of the park near the primary entrance.



LEGEND:

- 87.3 EXISTING GRADE
- EL. 84.08 PROPOSED PARK GRADE
- EL. 84.08 PROPOSED ROAD GRADE AS PER MSS

NOTES:

1. CONTOURS SHOWN ARE EXISTING (1/2 METRE INTERVAL).
2. ALL PARK GRADES PROPOSED ARE APPROXIMATE.
3. MSS - MASTER SERVICES STUDY.
4. REFER TO MSS FOR ANY BELOW GRADE UTILITIES.

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## Park 6: Southeast Parkette

Area: 0.55 hectares

**Location:** The Southeast Parkette will be located in the Burma neighbourhood on Block 59 in the southeast corner of the community.

**Topography:** The site is relatively flat with minor undulation and two (2) drainage channels that bisect the northern and southern halves of the site.

**Site Description:** The site is relatively open and contains little existing vegetation.

A minimum of ten percent (10%) of the total area of the park will be naturalized. A deciduous canopy cover of at least thirty percent (30%) will be provided in addition to coniferous tree plantings.

**Park Facilities and Proposed Activities:** The Southeast Parkette will front onto a major north-south collector road along the western boundary. The primary park entrance will be located along this boundary and there will be a secondary entrance at the southwestern corner.

A circular secondary pathway which will feature regularly spaced seating and integrated adult fitness areas will be provided around the perimeter of the park and will connect the two entrances. Within the pathway loop the following amenities will be provided:

- A playground for children of all ages;
- A community gathering area with seating and opportunities for casual games and informal recreation;
- A shade structure; and
- A free-play area.

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There will be two (2) east-west hydraulic connections for stormwater conveyance in the central portion of the park between the amenity areas. Crossings will be provided along the secondary pathway along the eastern edge. A vegetated buffer will be provided along the eastern boundary in the north end of the park to provide privacy for the residential area to the east.



**LEGEND:**

- 62.3 EXISTING GRADE
- EL. 84.08 PROPOSED PARK GRADE
- EL. 84.08 PROPOSED ROAD GRADE AS PER MSS

**NOTES:**

1. CONTOURS SHOWN ARE EXISTING (1/2 METRE INTERVAL).
2. ALL PARK GRADES PROPOSED ARE APPROXIMATE.
3. MSS - MASTER SERVICES STUDY.
4. REFER TO MSS FOR ANY BELOW GRADE UTILITIES.
5. REFER TO MSS FOR DETAILS OF HYDRAULIC CONNECTION TO EXISTING DRAINAGE EAST OF PROPOSED PARK BLOCK.

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## Park 7: East Parkette

**Area:** 0.40 hectares

**Location:** The East Parkette will be located in the East neighbourhood on Block 48.

**Topography:** The site is relatively flat with no significant changes in grade.

**Site Description:** The site is relatively open and contains little existing vegetation.

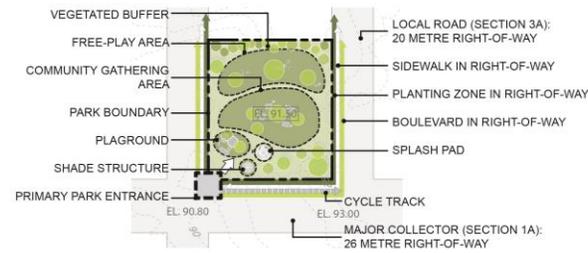
A minimum of ten percent (10%) of the total area of the park will be naturalized. A deciduous canopy cover of at least thirty percent (30%) will be provided in addition to coniferous tree plantings.

**Park Facilities and Proposed Activities:** The East Parkette will front onto a major east-west collector road on the southern boundary and local roads on the western and eastern boundaries. There will be one primary park entrance which will be located at the southwestern corner.

The streetscape around the perimeter of the park will provide sidewalks which will serve as the primary circulation system. The park will function as a passive-recreational space for local residents and will contain:

- A shade structure, splash pad, and playground for toddlers in the southern portion of the park;
- A community gathering area in the central portion; and
- A free play area in the north end of the park.

A vegetated buffer will be provided along the northern boundary to provide privacy for the residential area to the north.



**LEGEND:**

- EXISTING GRADE
- EL. 84.08** PROPOSED PARK GRADE
- EL. 84.08 PROPOSED ROAD GRADE AS PER MSS

**NOTES:**

1. CONTOURS SHOWN ARE EXISTING (1/2 METRE INTERVAL).
2. ALL PARK GRADES PROPOSED ARE APPROXIMATE.
3. MSS - MASTER SERVICES STUDY.
4. REFER TO MSS FOR ANY BELOW GRADE UTILITIES.

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## Park 8: Town Square (Parkette)

**Area:** 0.32 hectares

**Location:** The Town Square will be located in the core neighbourhood on Block 34.

**Topography:** The entire site is relatively flat with little-no change in elevation.

**Site Description:** The site is open and contains very little existing vegetation.

**Park Facilities and Proposed Activities:** The location of the Town Square will make it the focal point of the community, situated at the northeastern corner of Main Street and Codd's Road. The primary entrance will be located at the southwestern corner with access in the northeastern corner to the privately-owned publicly-accessible spaces in the centre of the block.

The Town Square is envisioned to be a prominent gathering place in the new community, equipped to host festivals and large public events. Through the provision of amenities, the Town Square will be programmed to be multi-functional and adaptable for multi-seasonal use.

The focal point of the Town Square will be a multi-functional community gathering space that will feature urban site furnishings and a large central water/ice/architectural feature. This feature will accommodate a skating rink in the winter and a water play area in the summer. The Town Square will feature a mix of hard and soft landscaping and will incorporate enhanced urban design features and standards of construction. Decorative/site lighting will be provided.



KEY MAP NOT TO SCALE



LEGEND:

- EXISTING GRADE
- PROPOSED PARK GRADE (EL. 84.08)
- PROPOSED ROAD GRADE AS PER MSS (EL. 84.08)

NOTES:

1. CONTOURS SHOWN ARE EXISTING (1/2 METRE INTERVAL).
2. ALL PARK GRADES PROPOSED ARE APPROXIMATE.
3. MSS - MASTER SERVICES STUDY.
4. REFER TO MSS FOR ANY BELOW GRADE UTILITIES.

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## Park 9: Southwest Parkette

**Area:** 0.39 hectares

**Location:** The Southwest Parkette will be located in the West of Codd's neighbourhood on Block 18.

**Topography:** The site is relatively flat with no significant changes in grade.

**Site Description:** The site is relatively open with little existing vegetation. There is one (1) tree in the northwestern corner of the site that will be protected and retained.

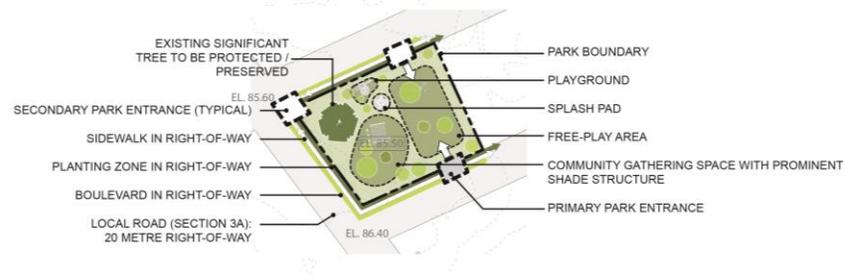
A minimum of ten percent (10%) of the total area of the park will be naturalized. The developer will provide an effective maintenance strategy for this area. A deciduous canopy cover of at least thirty percent (30%) will be provided in addition to coniferous tree plantings.

**Park Facilities and Proposed Activities:** The Southwest Parkette will front onto local roads on the northern, western and southern boundaries. The primary park entrance will be located along the southern boundary with secondary entrances at the northwestern corner and along the northern boundary. These entrances will enhance the interface between the park and the bordering streetscape. The streetscape will provide sidewalks around the perimeter which will serve as the primary circulation system.

The park will function as a passive-recreational space for local residents and will contain:

- A community gathering area for all ages with seating and opportunities for casual games and informal recreation;
- A free play area, a playground for toddlers, a splash pad, and a shade structure.

An existing tree in the northwestern corner will be retained which will border the free-play area and act as an important source of shade.



**LEGEND:**

- 22.3 EXISTING GRADE
- EL. 84.08 PROPOSED PARK GRADE
- EL. 84.08 PROPOSED ROAD GRADE AS PER MSS

**NOTES:**

1. CONTOURS SHOWN ARE EXISTING (1/2 METRE INTERVAL).
2. ALL PARK GRADES PROPOSED ARE APPROXIMATE.
3. MSS - MASTER SERVICES STUDY.
4. REFER TO MSS FOR ANY BELOW GRADE UTILITIES.

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## Park 10: West Parkette

**Area:** 0.59 hectares

**Location:** The West Parkette will be located in the Hemlock neighbourhood on Block 6 and will front Hemlock Road.

**Topography:** The site slopes downwards from the southeastern corner to the northwestern corner forming a slight ridge which bisects the site.

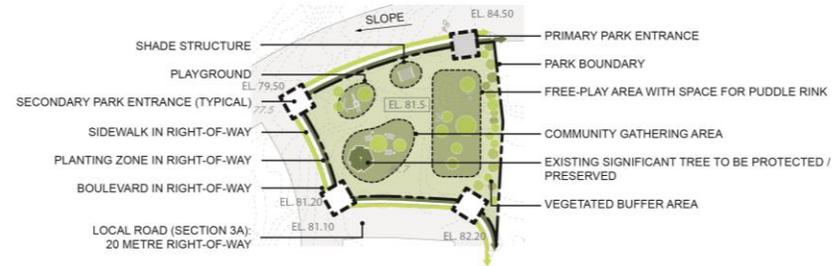
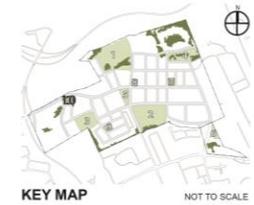
**Site Description:** The site is relatively open with moderate levels of existing vegetation. There is an existing tree in the southwestern portion of the site which will be protected and retained.

A minimum of ten percent (10%) of the total area of the park will be naturalized. A deciduous canopy cover of at least thirty percent (30%) will be provided in addition to coniferous tree plantings.

**Park Facilities and Proposed Activities:** The West Parkette will front onto a major east-west collector road on the northern boundary and local roads on the western and southern boundaries. The primary entrance will be located along the northern boundary near the northeastern corner of the major collector, with secondary entrances at the other three (3) corners. These entrances will enhance the interface between the park and the bordering streetscape. The streetscape will provide sidewalks around the perimeter which will serve as the primary circulation system.

A vegetated buffer will be provided along the eastern boundary to provide privacy for the residential area to the east. The park will function as a passive-recreational space for local residents and will contain:

- A community gathering area for all ages with seating and opportunities for casual games and informal recreation;
- A free-play area with space for a puddle rink on grass with a heated storage bunker and a nearby standpipe, a playground for children of all ages, and a shade structure.

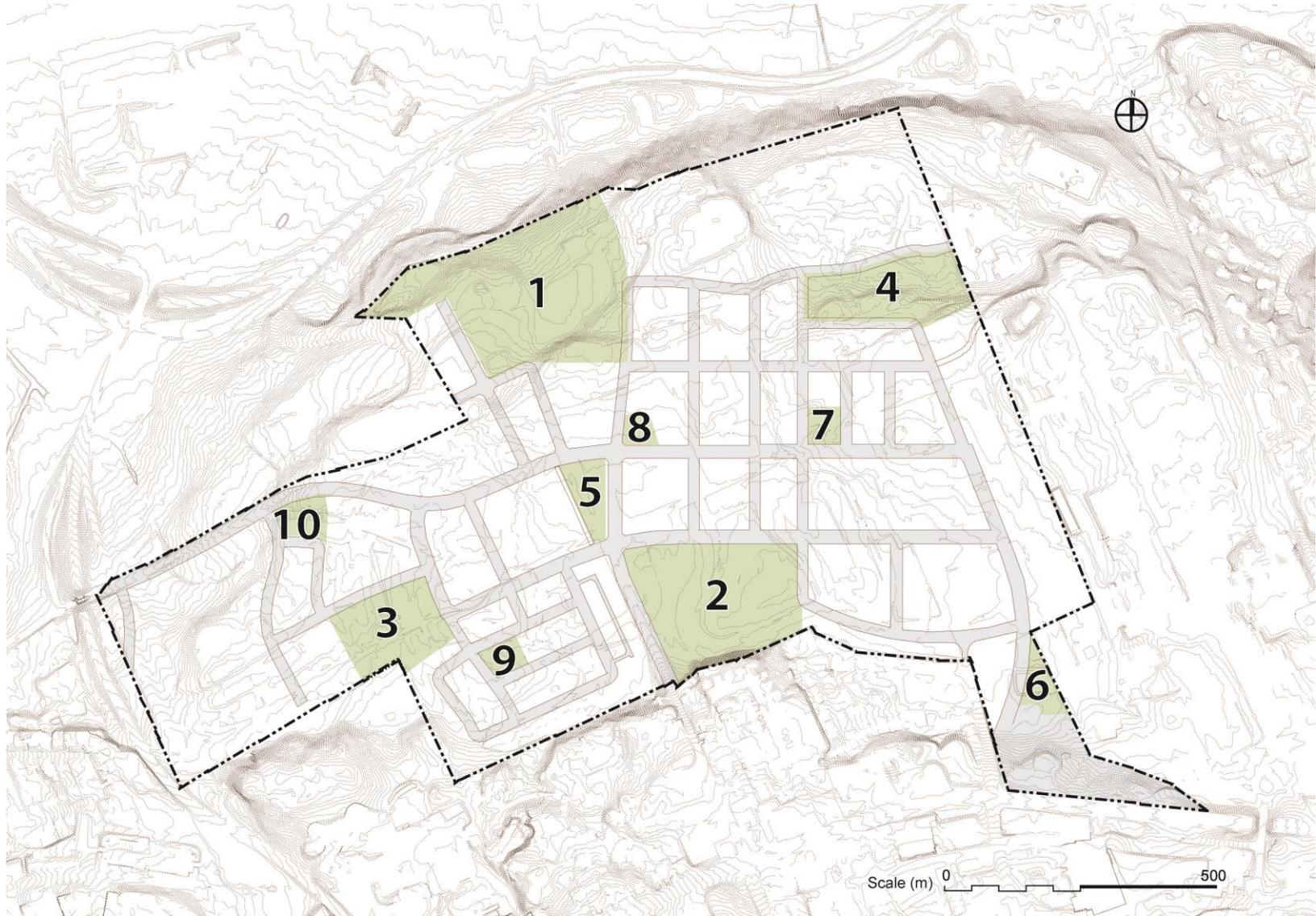


**LEGEND:**

- 82.3 EXISTING GRADE
- EL. 84.08 PROPOSED PARK GRADE
- EL. 84.08 PROPOSED ROAD GRADE AS PER MSS

**NOTES:**

1. CONTOURS SHOWN ARE EXISTING (1/2 METRE INTERVAL).
2. ALL PARK GRADES PROPOSED ARE APPROXIMATE.
3. MSS - MASTER SERVICES STUDY.
4. REFER TO MSS FOR ANY BELOW GRADE UTILITIES.





PREPARED FOR CANADA LANDS COMPANY  
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