



Community Services Department

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| TO: | Sport, Recreation and Culture Committee |
| MEETING DATE: | Wednesday, October 4, 2017 |
| SUBJECT / REPORT NO: | Angelina Prokich Park Final Design Concept CM 17-05 |
| PREPARED BY: | Shannon Mckay, Associate Director, Recreation, Culture & Special Projects |
| SUBMITTED BY: | Shannon Mckay, Associate Director, Recreation, Culture & Special Projects |

RECOMMENDATION:

1. THAT Committee and Council receive for information, Report CM 17-05 regarding the Angelina Prokich Park Final Design Concept.

EXECUTIVE SUMMARY:

Angelina Prokich Park will be the first Developer Built Neighbourhood Park in the Town of Lincoln. The management of its design and construction is being carried out by Losani Homes Ltd. as part of the larger Vista Ridge development. Town staff however, have since April been working closely with the Developer's landscape architectural consultant, Adesso Design Inc. to ensure community needs and requirements are being met and appropriate public consultation has occurred. Final approvals of the design, construction and cost is the responsibility of the Town. As is ensuring that work completed is in keeping with the Town's construction standards.

As part of the Vista Ridge development, and at no additional cost, the Town received 1.28 ha of land through parkland dedication, resulting in a total park size of 3.62 ha (8.95 acres). With such a large area of land to develop, effectively addressing existing topographies, meeting the needs and desires of the community while maximizing construction dollars, remain key project success imperatives for Town staff.

HISTORICAL BACKGROUND:

Neighbourhood parks focus on meeting the physical and recreational needs of the residents in the immediate community and should be easily accessed by foot. The average size of neighbourhood parks in many municipalities is in the range of 1.2 hectares to 3.2 hectares (ha). Many communities in Ontario have also adopted 'Developer Built Park Frameworks' that stipulate minimum development standards for each park typology. Common elements in neighbourhood parks include shade

structures, junior and senior creative play equipment, naturalized areas and looped pathways.

A Park Master Plan completed for the Town of Lincoln back in January 2010, outlined the proposed area of development and an estimated construction cost of \$1,000,000 for the Angelina Prokich Neighbourhood Park. The earliest concept included a central multi use trail connecting St. Georges Drive to allow accessible pedestrian connections from all four neighbourhood locations and three entry nodes for the park. Proposed and desired park amenities included seating, landscaping, shade/picnic area, naturalized buffer, play areas, plus a splash pad area. It was determined that the final design of the neighbourhood park would be the subject of additional community engagement with the neighbouring residents. The preliminary design and initial park concept plan was approved as part of a Parks Master Plan process by Council on January 18, 2010.

On June 13th 2017 two additional park design concepts, building on the initial 2010 park design concept were presented and discussed at the Ward 2 Public Meeting. Following the meeting, a feedback form was posted to the Town's web site until the end of June. From these public outreach tactics, over 100 comments, emails and letters were collected, tallied and reviewed in an attempt to identify the most important park elements to community residents / park users. As a result, the single overwhelming guiding principle which staff consider an imperative in design and function is that *Angelina Prokich Park be a neighbourhood park with amenities for all ages.*

FINANCIAL – STAFFING – LEGAL CONSIDERATIONS:

Financial:

Further to Report TR# 17-03, Council approved the acceleration of funding which has allowed the Town to proceed with planning and development of the entire park lands of 3.62 hectares (8.95 acres) in 2017 and 2018. As demonstrated in the finance plan of that report, there was no levy or debenture (long-term financing) impact in accelerating funding and the funding source remains as presented.

Table 1 – Funding Source

| <u>Funding Source</u> | <u>Budget</u> |
|--|----------------------|
| Outdoor Recreation Development Charge Reserve Fund | 693,825 |
| Recreation Land Reserve Fund | 356,175 |
| | \$ 1,050,000 |

Preliminary cost estimates prepared by Adesso Design Inc., confirm that both the typical neighbourhood program elements as well as key 'feature' park components identified by community residents / park users, are attainable in this project budget.

Staffing: n/a

Legal: n/a

RELEVANT CONSULTATION:

STAFF COMMENTS:

Project Schedule Recommendations:

Finalizing the park development plan is critically important to continuing to move this project forward, ensuring working drawings, specifications and tender documents can be developed to complete the design period. From a construction point of view, Vista Ridge development site servicing is expected to commence before the end of this year. To ensure the most competitive pricing, Adesso Design Inc. will be leading the park element procurement process through the end of 2017 and into early 2018.

The project schedule will ensure a spring construction start and will target a late summer completion.

Site preparation work is expected to begin late 2017.

Park Program Community Needs:

Based on user feedback (collected throughout June), the most desired and important park elements were identified to be:

- Benches
- Creative / Unique Equipment*
- Green / Open Space – for free play
- Junior & Senior Play Structures
- Multi-purpose court
- Parking
- Park Loop/Pathway
- Shade Structures
- Splash/Spray Pad (affordable)*
- Tennis Courts*

* Denotes 'feature' elements outside of typical program elements.

Through a value engineering exercise lead by Adesso Design Inc., cost reduction alternatives were carefully analyzed. Where possible, unnecessary costs were

eliminated in exchange for improvements to park functionality and quality, such as the inclusion of key 'feature' elements identified above. The overall result is a *Final Design Concept* which best satisfies a broad spectrum of user expectations, within project budget constraints and with the highest likelihood of success.

ALTERNATIVES FOR CONSIDERATION:

Going forward as part of the future Parks Master Plan staff will, on a park by park basis, continue to identify additional recreational needs as community expectations change. Planning and budgeting for where new program elements can be added to both existing and new park spaces in the future will ensure that creative, unique and well thought out park development continues to occur.

COMMUNICATION/ENGAGEMENT OVERVIEW:

ALIGNMENT TO CORPORATE PLAN:

This report is consistent with the Future Focus Corporate Plan to manage the Town so it protects the quality of assets, delivers services in an effective and efficient manner and encourages a working environment that creates opportunities for efficiencies in service delivery to ensure high value for all Lincoln taxpayers.

ATTACHMENT:

1. Final Design Concept C (Prepared by Adesso Design Inc.)

