



Date: August 13, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation

SUBJECT: Collingwood Village, Phase 4 East Park "Aberdeen Park"

RECOMMENDATION

THAT the board approve the concept plan for the proposed park in the fourth and final phase of Collingwood village.

POLICY

The Board approves new park designs.

BACKGROUND

Historically the area in which the park is situated was forest and then agricultural (Avalon Dairy). Concert Properties Ltd is the developer of the area now called Collingwood Village. In 1999 the re-zoning application for the area included concepts for three parks in each phase of the development. Phase 4 is the final phase for the development. The three other development phases provided Gaston Park (two phases) and Melbourne Park. The CD-1 zoning was modified with Text Amendment, August 2000 which amended the boundaries and area of the third and final park to approximately 2.5 acres. Since 2000 a comprehensive consultation process has taken place involving community stakeholders, CPTED, CoV Engineering, CoV Planning, the Park Board, Concert Properties, Sharp and Diamond Landscape Consultants and environmental consultants.

Initially, two meetings were held with stakeholders in 2002 to discuss issues regarding late night use of basketball courts and vandalism at the existing Gaston Park and Melbourne Park. As a result of these community meetings the new park was conceived to be a 'passive' park. Subsequently Concert Properties and their design consultants held a workshop with community stakeholders to discuss the preliminary concept plan and to garner ideas for elements that could be included in the park. A concept plan incorporating the ideas put forth by the community was then presented at an open house on March 13, 2003. The open house provided the opportunity for area residents to better understand the park design and further discuss their concerns and make suggestions for inclusions or exclusions in the park. The response to the overall design was generally positive and a summary of comments is presented in Appendix A, many of which could be included in the final detailed design.

DISCUSSION

Collingwood East Park will add 2.5 acres of green space to the new neighborhood. The park will be passive in character with sports amenities being provided at the two other existing parks in the neighborhood. The park will have a variety of specimen quality conifer trees, such as pine, sequoia and spruce limbed up four feet to provide view lines into the park. A gently sloping central lawn with a southern exposure will be framed by a variety of large, stately deciduous species such as oak, beech and tulip trees and ringed by a paved, closed loop walkway terminating at a hard surface plaza. Along with the trees, low (2' height) berms will provide a sense of enclosure to the sprawling lawn. An accessible lookout rising 5 feet above the street level will provide park users with an overview of the entire park. A playground, with resilient rubber surface for children aged 5-10 years will be accommodated adjacent to the central plaza. Site amenities include a drinking fountain, benches, trash receptacles, accessible picnic tables and concrete seating walls. Subsequent to community approval, consideration is being given to providing facilities for entry level skateboarders and a simple water play area with demand/timer controlled nozzles to conserve water. The only lighting in the park will be provided along the walk connecting Foster Avenue and Crowley Avenue. See attached Appendix B, Preliminary Layout Plan for the park.

The consultant's preliminary cost estimate for the park is \$831,000 which will be paid for by Concert Properties Ltd.

SUMMARY

Collingwood East Park will provide a welcome amenity to this new neighborhood. The public consultation process has resulted in a user designed park which will compliment the two existing parks accommodating a wide range of recreational pursuits.

Prepared by:

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