



Planning and Development Services

Prepared for	Council-in-Committee	Report No.	PDS-54-2019
Agenda Date	October 15, 2019	File No.	130102

Subject

ALBERT STREET PARK MASTER PLAN

Recommendations

THAT Council receives and approves the Albert Street Park Master Plan, to guide future development of the park, and further,

THAT Council consider the allocation of capital funds in order to implement the recommendations of the Albert Street 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		
<i>Original Signed</i>	<i>Original Signed</i>	<i>Original Signed</i>
Signe Hansen, OALA, MBA Manager, Community Planning	Richard F. Brady, MA, MCIP, RPP Director, Planning and Development Services	Tom Kuchyt, CET Chief Administrative Officer

Purpose of Report

The purpose of this Report is to seek Council's approval for the Albert Street Park Master Plan, to guide the future development of this neighbourhood 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.

Albert Street Park

Albert Street Park is a Neighbourhood Park located at 56 Albert Street in the Lakeshore Neighbourhood. The park is 2.1 acres in size, within a predominately single residential setting. The Park contains a baseball backstop, tennis court, ball hockey court and small playground. Additionally, the park is supported by a small parking lot. All of these assets are in poor to fair condition and as such, the park is not well used and generally does not serve the needs of the surrounding neighbourhood.

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 Albert Street 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 Albert Street Park Master Plan is based on consultation with park stakeholders including the Mayor's Youth Advisory Committee, the Fort Erie Accessibility Advisory Committee, and the Town's Parks and Facilities Division. The Senior Citizen's Advisory Committee did not respond to invitations to participate.

In addition, 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 125 residents located within a 150 metre radius of the park. Two unique park concepts were presented at the open house, for community review and feedback. Eight residents attended the open house and three comment sheets were received. 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.

Albert Street Park Master Plan

The Albert Street Park Master Plan (Appendix "1") provides a multi-use facility that supports the needs and preferences of the neighbourhood. The park design balances the desire for active recreational amenities such as play structures, multi-use court/play surfaces, shaded, passive and open grass spaces, increased visibility from Albert Street, walking paths, buffering of adjacent residences, and drainage improvements.

The Albert Street 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.

Financial/Staffing Implications

The estimated cost to implement this Master Plan is \$850,000. While this is a significant investment, it is comparable to the recent redevelopment of Crystal Ridge 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 2021. The project has been identified in the most recent Development Charges by-law (Item 3.2.14), with funding allocated to the project. In addition, funding will be allocated through the Parkland Reserve. \$75,000 was allocated through the 2018 capital budget, for replacement of the existing play equipment. It is recommended that these funds be held until the park is redeveloped.

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. As no significant archaeological resources were encountered during the course of the study, it was determined that 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 earlier in this Report. Various Town staff has been involved throughout the development of the Master Plan, including Staff from Parks and Facilities 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.

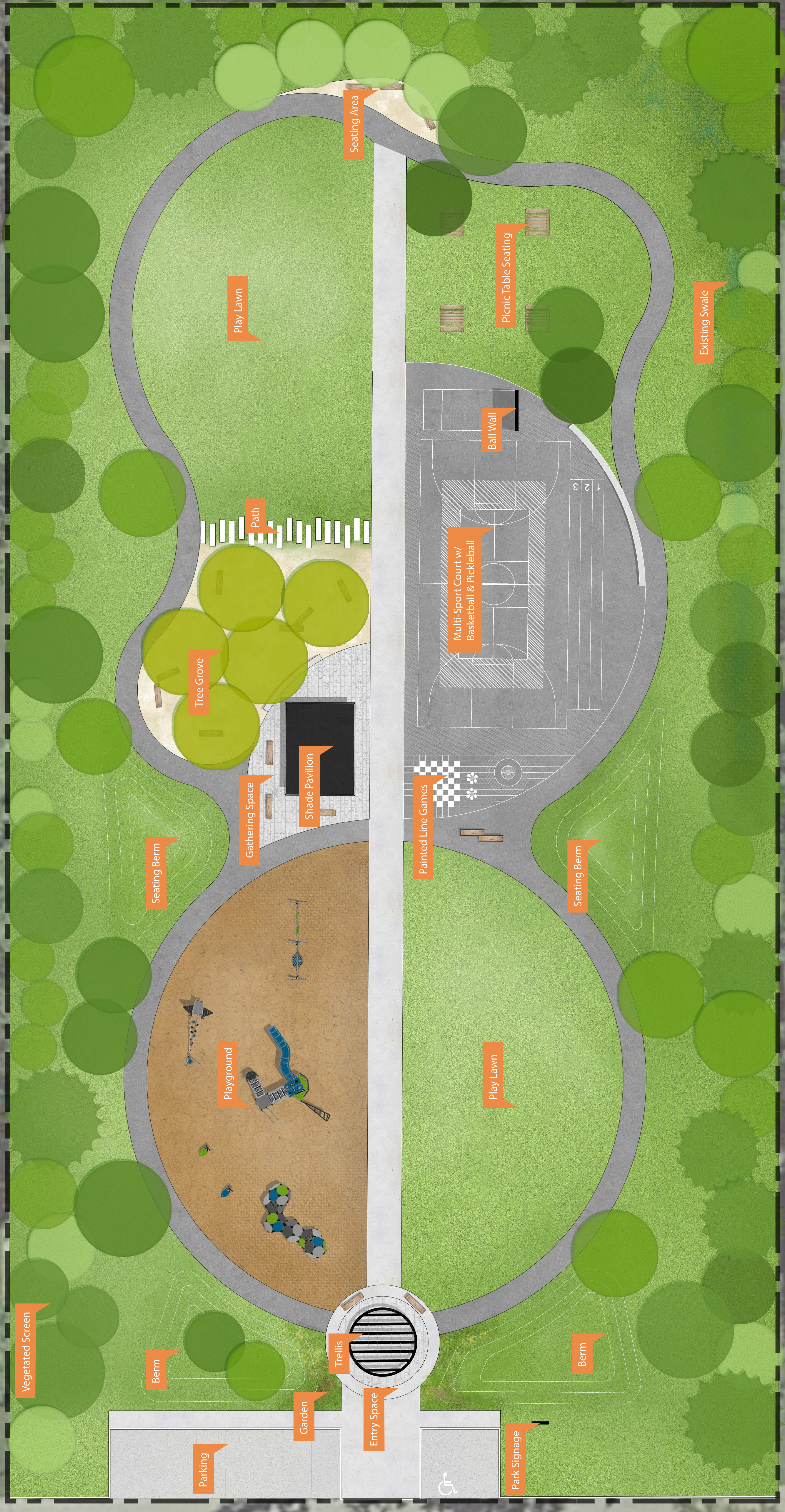
Alternatives

Council may elect to not advance improvements to Albert Street Park. This is not advised, as the park has been identified as not meeting the needs of the community, and with assets that have reached the end of their life cycle.

Attachments

Appendix "1"-Albert Street Park Master Plan
Appendix "2"-Albert Street Park Master Plan Report

Albert Street Park



Albert Street Park

Master Plan

October, 2019

Table of Contents

- 1.0 Project Introduction
- 2.0 Site Assessment
- 3.0 Concept Development Process
- 4.0 Public Consultation Process and Feedback
- 5.0 Master Plan
- 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 Albert Street Park. The general scope was to develop a concept that could be shown to the public through various formats (meetings with advisory committees and PIC) followed by the development of a final concept for the park 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 over the last 6 months.



APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-54-2019, DATED OCTOBER 15, 2019

2. Site Assessment

Albert Street Park

Albert Street Park is an existing 2 acre park between Keel St. and Lakeshore Rd. The park is located just a short walking distance away from the shore of Lake Erie and about 1km from the historic Old Fort Erie.

On April 23rd, 2019, SHIFT Landscape Architecture traveled to the site of Albert Street Park to conduct site inventory. Signe Hansen of The Town of Fort Erie Planning and Development department met SHIFT Landscape Architecture on site for an initial introduction and to offer further insight on the conditions of the existing park and the context of the surrounding community. The following existing site conditions were observed: a chainlink fence and dense vegetation encloses the north, east and south edges of the park, a swale runs along the neighbouring property at the south edge of the park to a catch basin in the south-east corner of the site. At the time of the site visit the southern edge of the park was wet with standing water present. This could be due to soil conditions, the possibility that the catch basin is blocked or a combination of these factors. Prior to the detailed design phase a geotechnical study is suggested to determine current soil conditions.

The existing sport courts are in poor condition, most likely due to age. Asphalt is breaking apart and the fences are in very poor condition. A chain link back stop is present in the park however, no other baseball infrastructure is present. There is a small playground consisting of a swing set and a slide at the park edge along Albert Street. The play equipment is approaching the end of its useful life and does not offer much play value relative to a contemporary understanding of the recreational needs of children.

More detailed findings are presented in the diagram on the following page, which graphically identify the locations of the inventoried elements. A tree inventory was undertaken while present on site noting the species and condition of the existing vegetation.

Stage 1 and 2 archaeological assessments were conducted by ASI Consulting and concluded that no significant archaeological resources were encountered on site. Therefore no further evaluation is required.

Overall, the *observable* existing conditions of Albert Street Park do not present any issues detrimental to the park's redevelopment beyond minor re-grading for drainage.



Existing Conditions

ALBERT STREET PARK: ANALYSIS



RESIDENTIAL

ALBERT ST. - TERTIARY ROAD

RESIDENTIAL



SUN EXPOSURE SUGGESTS SHADE IS NEEDED FOR COMFORTABLE MICRO-CLIMATE



APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-54-2019, DATED OCTOBER 15, 2019

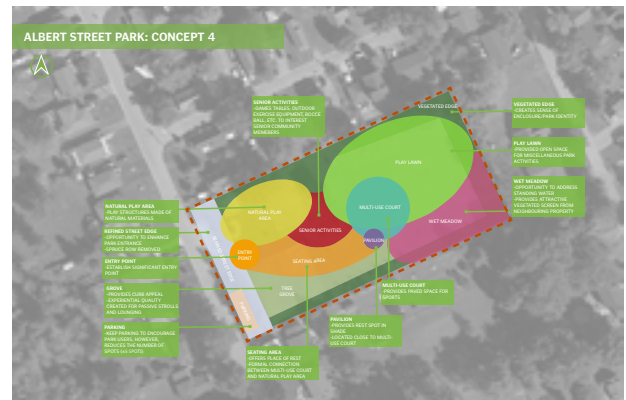
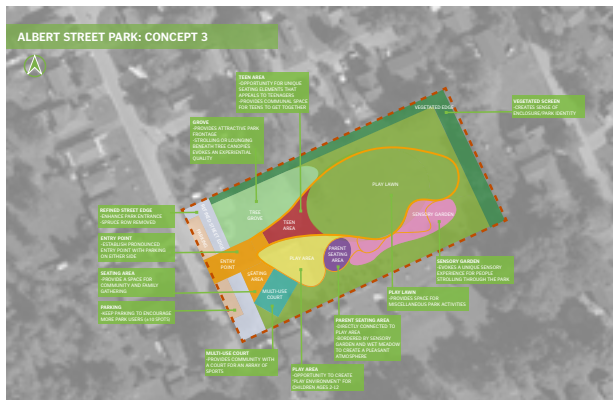
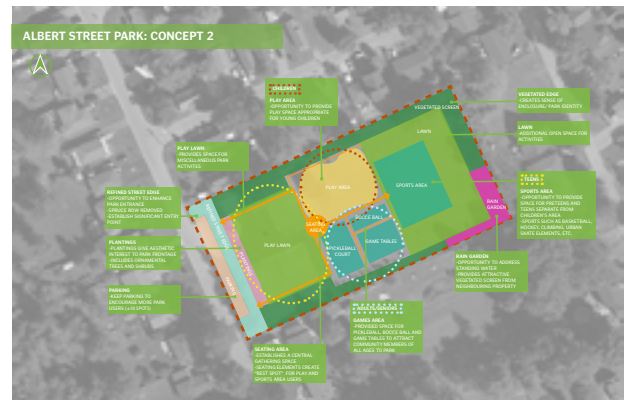
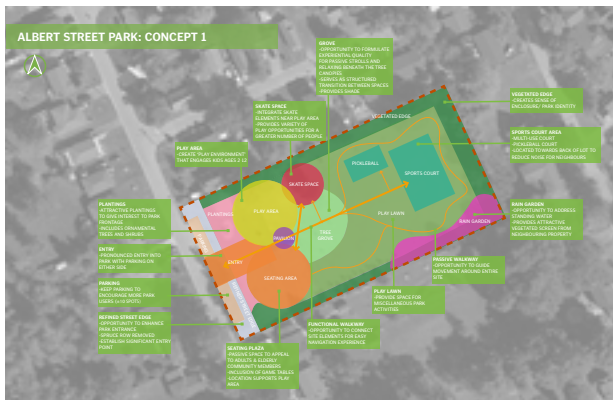
3. Concept Development Process

For Albert Street Park, four high-level schematic concepts were created by Shift Landscape Architecture for Albert Street Park displaying various organizations of park elements. The four concepts were discussed with Town staff through email correspondence. The four concepts were presented to the Accessibility Committee on June 4th, 2019, as well as the Mayor's Youth Advisory Committee on June 10th 2019. The main requests that came of the meetings were to design to AODA standards and to keep open sight lines to the back of the park for safety and prevention of misconduct. Overall, the four high-level schematic concepts were well received.

Using the feedback from the conducted meetings, SHIFT LA created two refined concepts. These concepts were displayed on printed panels at an Open House that took place on July 16th, 2019, 5:00pm-7:00pm. 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 suggest images of elements they liked.

After the Town had time to review, SHIFT LA received detailed feedback from Community Planners and the Parks and Facilities staff. The feedback included suggestions such as, moving the active areas for sports and play away from homes that reside close to the park, removing the skateboarding and scooting area, and developing a multi-sport court that offers court lines for basketball and pickle ball while being a more interesting space than the typical sport court.

Two concepts that demonstrated slight variation in circulation and form were presented to Signe Hansen and Lindsay Richardson. Responding to Town and Community feedback, SHIFT worked to refine a final concept and cost estimate. A final concept plan was completed with supporting perspective images to illustrate the possibilities of Douglas Park and guide detailed design.



Preliminary Concepts

Albert Street Park

Concept 1

Character



Hill Slide



Custom Play Equipment



Bocce



Green Infrastructure



Unique Shelter



Seating and Lounging

Views



1_ Walking along path towards central gathering area



2_ Seating decks at infiltration garden

Play and Relax



Albert Street Park

Concept 2

Character



Entry Lighting



Seating Grove



Fitness and Socializing



Skate and Scooter Skills



Natural Play



Pickleball

Views



1_ Looking into the park from entry at Albert Street



2_ Central gathering space from playground

Skate Skills and Seating Grove



Concepts presented @ PIC

APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-54-2019, DATED OCTOBER 15, 2019
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.

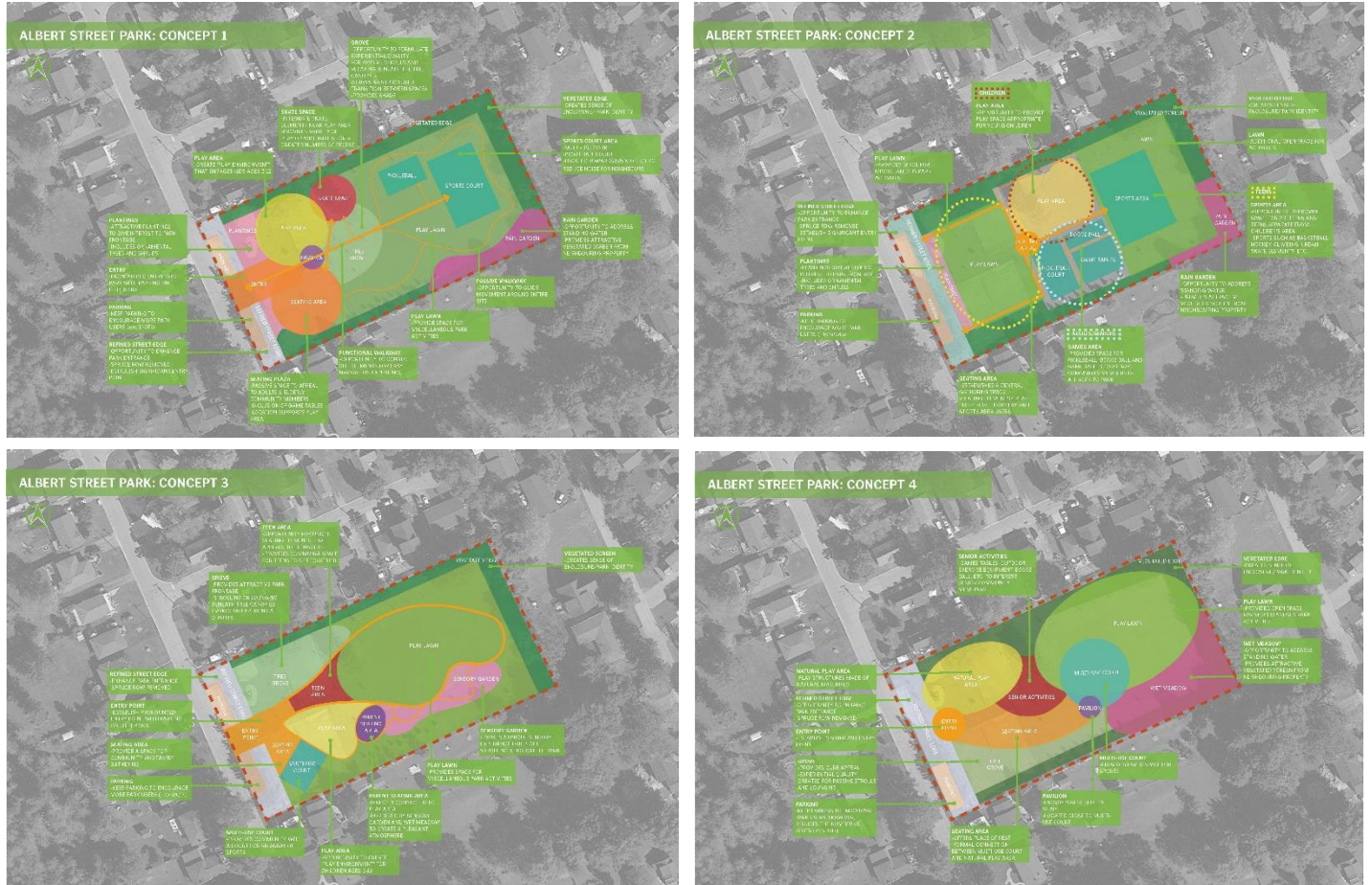


Public Open House _ July 2019

Albert Street Park Conceptual Design

Summary of public input from July 16, 2019

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



Preliminary concepts 1-4 for Albert Street 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 Town of Fort Erie Planning and Development met with the Accessibility Committee to review preliminary concepts for Albert Street 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 that adequate shade is provided.

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 for both Albert Street Park

APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-54-2019, DATED OCTOBER 15, 2019

and Douglas Park on June 10, 2019. She in turn presented the concepts to MYAC at the June 17, 2019 meeting. The committee offered some general suggestions for spaces and elements to consider for both park spaces.

Park Element Suggestions:

- WiFi access
- Water bottle refill station
- Charging stations for electronics
- Multi-use courts
- Stage area
- Swings (mentioned- "Teens like them too!")
- Shaded seating areas
- Natural playscapes
- Distinctive/unique quality to park
- Design not based on trendy (preventing the ability to determine the time period)

Open House

During the open house held on July 16, two conceptual designs for Albert Street Park were presented to the public (see concepts, below). Throughout the meeting, attendees had an opportunity to review the concepts and Mike Barker, David Duhan and Mackenzie Fantini of Shift Landscape Architecture along with Signe Hansen and Lindsay Richardson from Town of Fort Erie Planning and Development, were on hand to answer any questions and provide further information. Following the open house on July 16, Shift LA sifted through 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 was productive and relevant to the project and needs of the community.



Albert Street Park concepts as presented at the public open house

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, **3 paper surveys** were received and there were **8 community members that attended the open house**.

General feedback and discussion:

When community members were asked about how they currently use Albert Street Park, two people noted that they bring their kids/grandkids to play and another mentioned that they use the existing basketball net and tennis courts for frequent pickleball games. It was evident that people felt the **existing sports courts were not functional** and needed to be completely refurbished or replaced. It was brought up by neighbours adjacent to the park that the perimeter of the park needs a **dense planted edge** to function as a screen. Additionally, there was discussion around the need to keep **sightlines** to the back of the park open due to the desire for a vegetated edge. Attendees were in support of removing the row of spruce trees at the front of the park. It was also mentioned that the **drainage issues** of the site should be addressed in the redesign of the park.

Desired programming and park elements:

The suggested programming elements were ranked as noted below.

1. *Trees* **(4)**
2. *Play equipment for children* **(4)**
3. *Planted spaces/landscaping* **(4)**
4. *Environmentally-focused landscapes such as rain gardens, pollinator gardens* **(3.7)**
5. *Active sports areas such as a multisport court, basketball hoops and/or pickleball* **(3.3)**
6. *Areas for community gathering, community picnics, etc.* **(3.3)**
7. *Open space for cultural events* **(3)**
8. *Unique sports activities such as bocce, table tennis, exercise equipment* **(2)**
9. *Public art* **(1.3)**

No other suggestions were made under the "Other" section.

Seasonal uses:

For elements desired in the warmer months of the year, the mentioned elements were: a **playground, trees, and sports courts**. During the cooler months, respondents noted a **walking path**.

Favourite elements:

A **pathway all the way around the park** and a **playground** were the two elements that survey participants listed as their favourite programming pieces from the concepts.

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.

**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).

APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-54-2019, DATED OCTOBER 15, 2019

Concept 1



0	1	2	3	4+
<ul style="list-style-type: none"> • Parking lot • Natural playground • Central garden • Flagstone seating area • Games tables 	<ul style="list-style-type: none"> • Bike racks • Bocce • Horseshoe pits • Perennial meadow • Infiltration garden • Seating decks 	<ul style="list-style-type: none"> • Multi-use court • Pavilion 	<ul style="list-style-type: none"> • Play berm/ Hill slide • Tennis courts 	<ul style="list-style-type: none"> • Playground • Planted screen • Play lawn

Concept 2



0	1	2	3	4+
<ul style="list-style-type: none"> • Parking lot • Playground • Planted screen • Seating grove • Birch grove 	<ul style="list-style-type: none"> • Multi-use court • Infiltration garden • Entry berm • Trek Fit • Pickleball 	<ul style="list-style-type: none"> • Natural playground • Pavilion • Play lawn • Pavilion w/ green roof 	<ul style="list-style-type: none"> • String lights trellis 	<ul style="list-style-type: none"> • Perimeter path

APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-54-2019, DATED OCTOBER 15, 2019

Sticky-Note comments:

Using sticky-notes, attendees were encouraged to make note of their ideas that required more description. One person placed a note near the multi-use courts to suggest only a **half-court** would be needed. Another left a note to the east end of the park to specifying to **extend the pathway all around 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 presents the preferred programming elements with the corresponding number of attached stickers in brackets.

Concept 1

Hill slide (2), **bocce** (1), and **custom play equipment** (1).

Concept 2

Fitness and socializing (2), **natural play** (2), **entry lighting** (1), **seating grove** (1), **skate & scooter skills** (1), and **pickleball** (1)

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">• Adventuresome play• Traditional park benches• Traditional shelter	<ul style="list-style-type: none">• Movie nights + social functions• Open lawn• Community harvest table	<ul style="list-style-type: none">• Custom seating• Gardens• Winter activity• Unique low impact exercise	<ul style="list-style-type: none">• Inclusive play• Custom & unique shelter

Overall concept feedback:

Both concepts were well-received and gained very positive responses by members of the community. In the written surveys and face-to-face discussions, people had a stronger focus on the individual proposed elements within the concepts than the concepts as overall designs. Specifically, the community members felt strongly towards having a circuit-like path that expands throughout the site to accommodate walking and running, presented in concept 2. As well, there was a strong preference for the play lawn to remain towards the back of the property (east end of the site) to maximize its area to allow enough space for sports activities (i.e. throwing a football, playing a game of soccer), as seen in concept 1. The respondents desired a unique and custom playground for the kids to explore, such as integrating a hill slide. The parents and grandparents who indicated on the survey that they currently use the park to bring their children wish for the playground to be accompanied by an area to rest with unique seating and shelter features.

Both concepts presented positive responses and were liked by the attendees. The survey and face-to-face discussions helped break down which programming/elements the community would like to see in Albert Street Park. Using the information that has been collected, a refined concept will be developed that integrates elements and spaces that were favoured from the two initial concepts.

APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-54-2019, DATED OCTOBER 15, 2019

5. Master Plan

Summary of significant elements and design direction

The master plan for Albert Street 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 playground has been included, with the character and material to be determined during detailed design.

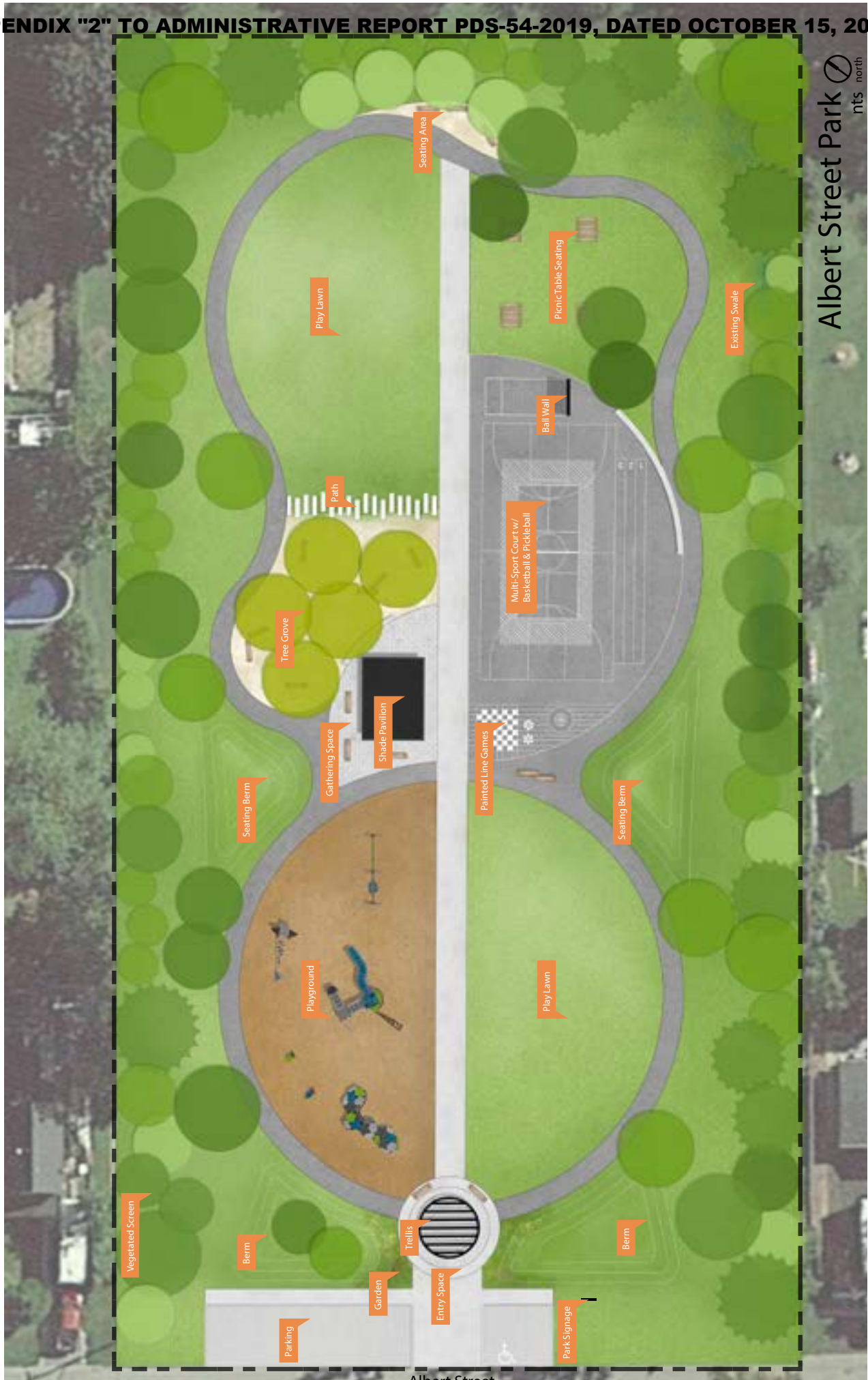
The Park will have multi-use sport courts. They are sized for basketball and pickle ball but also incorporate unique line painting to create more active and inclusive space as opposed to just places for ball sports.

A shade structure is included to provide a significant feature which will help to anchor the gathering space and draw people in to the park. The structure is in close proximity to active recreational amenities so that 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.

Through the public consultation process it was apparent that passive spaces for reading, resting and simply being outside were important. As such both parks provide seating areas under the shade of trees. Similarly there was a desire for the ability to move throughout the park and as such a circulation system has been provided which allow for people to move around the perimeter and through the centre of the space.

Every effort has been made to provide open site lines from the entry point of the park. This is a challenge at Albert Street, however, the final concept allows for clear site lines from the street to the back of the park. This will make passive observation by both community members and the police easy and an effective means of patrol.





Albert Street Park  north

Albert Street





APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-54-2019, DATED OCTOBER 15, 2019
6. Cost Estimate

Albert Street Park Cost Estimate, October 2019

1.0 Demolition, Removals, Investigations, Permits

1.1 Bonding, Mobilization	allow	\$ 35,000.00	1	\$ 35,000.00
1.2 Temp. Fencing	lin m	\$ 50.00	75	\$ 3,750.00
1.3 Removals (courts, fencing, play equipment)	allow	\$ 40,000.00	1	\$ 40,000.00

2.0 Rough Grading, Earthworks and Service Utilities

2.1 Rough Grading	allow	\$ 50,000.00	1	\$ 50,000.00
2.2 Civil work (New CB's, MH etc.), Pipe	allow	\$ 50,000.00	1	\$ 50,000.00
2.3 Rough in Electrical (pavilion lighting, entry feature, poles)	allow	\$ 7,500.00	1	\$ 7,500.00

3.0 Paving

3.1 Light duty asphalt Paths (2m wide)	sq m	\$ 60.00	624	\$ 37,440.00
3.3 Med duty asphalt Parking lot	sq m	\$ 65.00	140	\$ 9,100.00
3.4 Light Duty asphalt court	sq m	\$ 60.00	650	\$ 39,000.00
3.5 Line Painting re. Parking lot	allow	\$ 1,500.00	1	\$ 1,500.00
3.6 Line Painting re. Sport Court	allow	\$ 6,000.00	1	\$ 6,000.00

4.0 Concrete Work + Unit Pavers

4.1 PIP Concrete (125mm) @ entry- broom finish	sq m	\$ 100.00	150	\$ 15,000.00
4.2 Pavers/Slabs at Shade Structure	sq m	\$ 250.00	140	\$ 35,000.00
4.3 Concrete spine through centre - broom	sq m	\$ 100.00	300	\$ 30,000.00
4.4 Concrete sidewalk at Albert (p.lot) - broom finish	sq m	\$ 100.00	30	\$ 3,000.00
4.5 Concrete stepping stones in turf (500mm x 2000mm)	sq m	\$ 150.00	18	\$ 2,700.00
4.5 Concrete Curb at P.lot	lin m	\$ 45.00	50	\$ 2,250.00
4.6 Screenings at Tree Grove and back seating area	sq m	\$ 50.00	280	\$ 14,000.00

5.0 Site Features

5.1 Playground (include curb, surface and equipment)	allow	\$ 150,000.00	1	\$ 150,000.00
5.2 Concrete seat walls	lin m	\$ 900.00	22	\$ 19,800.00

6.0 Site Furnishings

6.1 Shade Structure	allow	\$ 75,000.00	1	\$ 75,000.00
6.2 Entry Trellis	allow	\$ 20,000.00	1	\$ 20,000.00
6.3 Tree Grove Seating Elements	each	\$ 2,000.00	5	\$ 10,000.00
6.4 Bike Racks	each	\$ 800.00	2	\$ 1,600.00
6.5 Benches	each	\$ 1,800.00	4	\$ 7,200.00
6.6 Trash Bins	each	\$ 800.00	2	\$ 1,600.00
6.7 Basketball Hoops	each	\$ 3,000.00	2	\$ 6,000.00

APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-54-2019, DATED OCTOBER 15, 2019

Albert Street Park Cost Estimate continued

6.8 Pickleball Net	allow	\$ 2,000.00	1	\$	2,000.00
6.9 Allow for chain link fence sections @ sport court	lin m	\$ 400.00	25	\$	10,000.00

7.0 Lighting + Electrical

7.1 Site Lighting	allow	\$ 20,000.00	1	\$	20,000.00
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8.0 Landscaping

8.1 Trees	ea	\$ 400.00	25	\$	10,000.00
8.2 Transplant ex. Trees	ea	\$ 300.00	11	\$	3,300.00
8.2 Large Shrubs for edge screening	ea	\$ 75.00	75	\$	5,625.00
8.2 Gardens	allow	\$ 10,000.00	1	\$	10,000.00
8.4 Triple Mix	cu m	\$ 100.00	35	\$	3,500.00
8.5 Mulch	cu m	\$ 100.00	20	\$	2,000.00
8.6 Sod for restoration work	sq m	\$ 7.00	500	\$	3,500.00
8.7 Seed for restoration work	sq m	\$ 3.50	1600	\$	5,600.00

subtotal	\$	747,965.00
10% contingency	\$	74,796.50
HST @ 1.76%	\$	14,480.60
Sub Total	\$	837,242.10

Studies, plans etc

Geotech	allow	\$ 5,000.00		\$	5,000.00
Consultants for Detailed Design, Contract Documents	allow	\$ 50,000.00		\$	50,000.00
Contract Admin @ 2.5%	allow	\$ 20,569.04		\$	20,569.04

Less allocated funds \$ **75,000.00**

Total \$ **837,811.14**