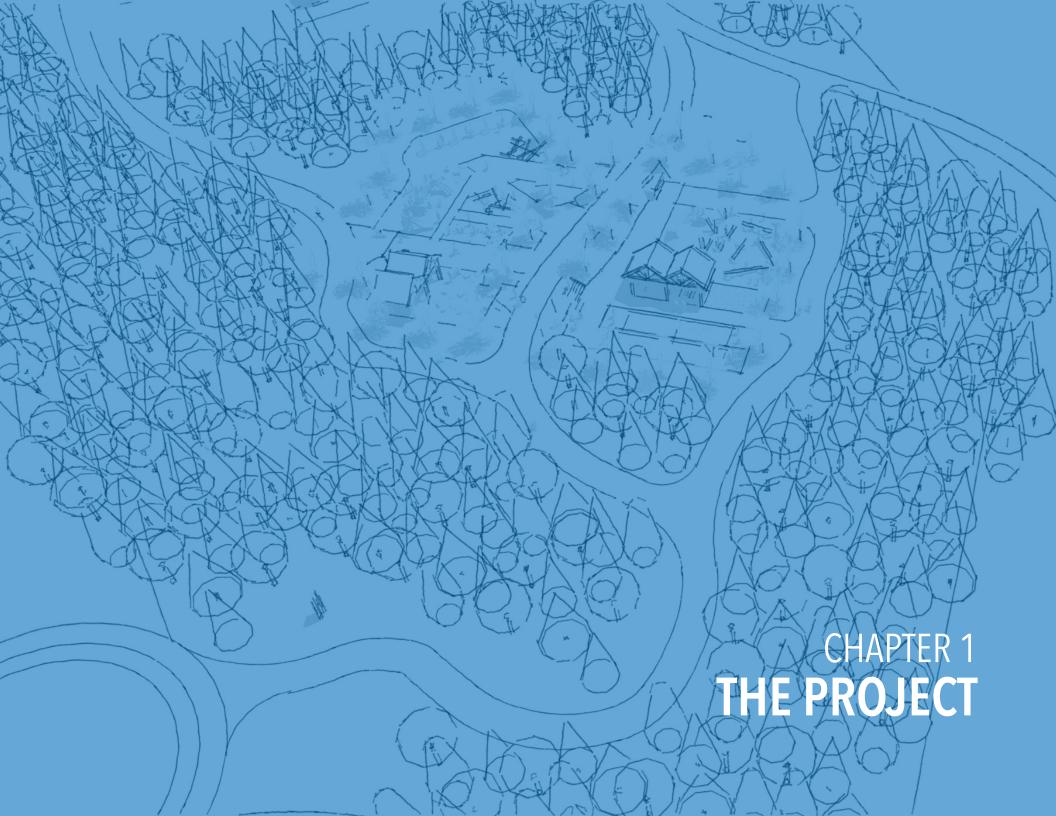


# **TABLE OF CONTENTS**

1.0	THE PROJECT	
	1.1 Creating the Master Plan	5
	1.2 Site Characteristics	6
2.0	THE PROCESS	
	2.1 Project Mandate	8
	2.2 Consultation Process	8
3.0	THE PEOPLE	
	3.1 Population	10
4.0	THE PARK	
	4.1 Neighbourhood Parks	1
	4.2 Consultation Concepts	1
	4.3 Master Plan	1
	4.4 Activity Zone	1
	4.5 Supportive Amenities	1
5.0	THE PHASING	
	5.1 Level of Service	2
	5.2 Phasing and Estimated Budgets	2



#### 1.1 CREATING THE MASTER PLAN

As the City of Fredericton grows, new park spaces are required to serve its neighbourhoods' residents and ensure their access to green spaces. These parks provide not only green space, but activity space; in neighbourhood parks Fredericton residents picnic, play, ride bikes, walk their dogs, sit on benches, build forts, and so much more.

The City of Fredericton commissioned this consultation-based master plan to guide the creation of a new neighbourhood park. The working name of this new neighbourhood park (and name used in this report) is Lian Valcour Neighbourhood Park. It is

located on land south of Bishop Drive, adjacent to Lian Street and Valcour Drive. The land on which this park will be developed covers over 5 hectares. Its location is illustrated in the image below.

This chapter details the park site's characteristics, Chapter 2 describes the plan's mandate and gives an overview of the plan development process, Chapter 3 presents neighbourhood population data, Chapter 4 reports and illustrates park concepts, and Chapter 5 explains the phasing of park development and provides estimated budgets.



## 1.2 SITE CHARACTERISTICS

The north edge of the park site is bounded by a former quarry which has evolved into a wetland. From here, the site extends up to a high point, adjacent to Valcour Drive, where long views of the city are possible. This landscape is typified by rock out-cropping and reforestation (where suitable soil permits).

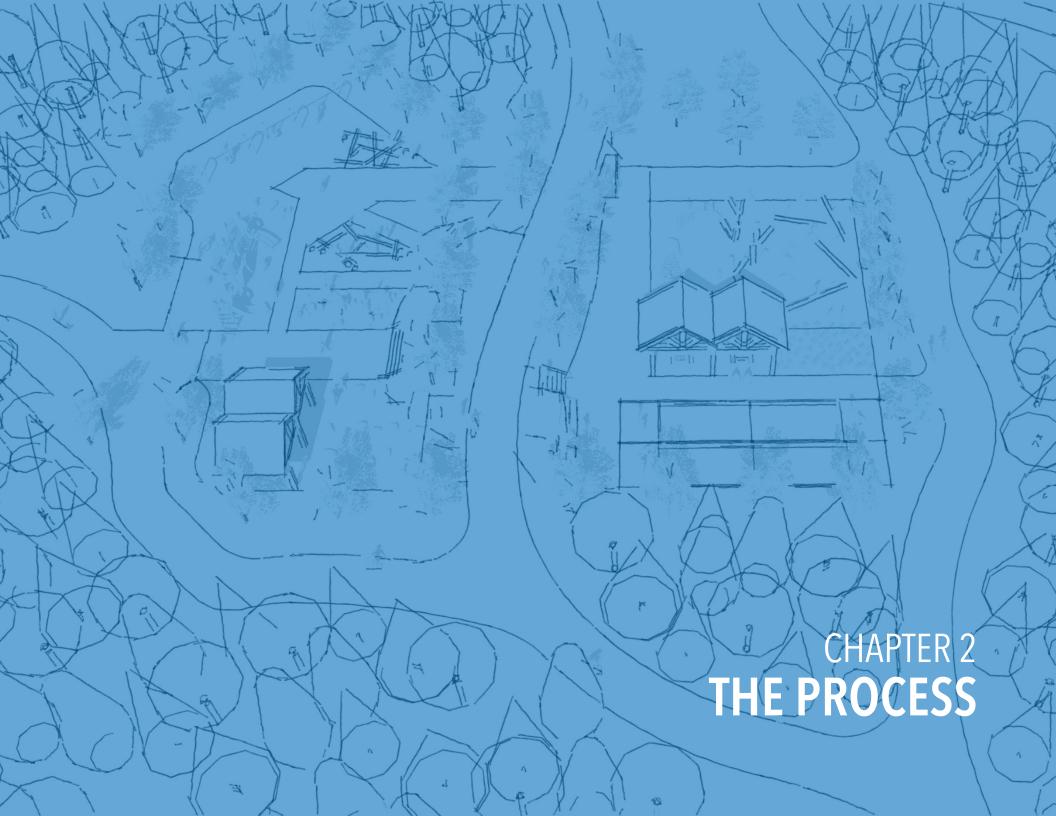
The west edge of the park site is bordered by high-density apartment buildings as well as light industrial and other business park activities. Lower density and single family residences are located within the park's 750 meter service area.

The primary site entry will be at Valcour Drive; there rock outcroppings and steep slopes provide a challenging but beautiful gateway landscape. A future, secondary access point will be located as the land surrounding the park is developed. The master plan must consider this future expansion.

Within the park site's 5.7 hectares, 5.2 hectares are buildable. Non-buildable spaces include steep slopes or wetland areas. Thus, 90% of the park is buildable.



This location provides great access to a natural site occurring on a landscape heavily impacted by shale extraction for road building.



#### 2.1 PROJECT MANDATE

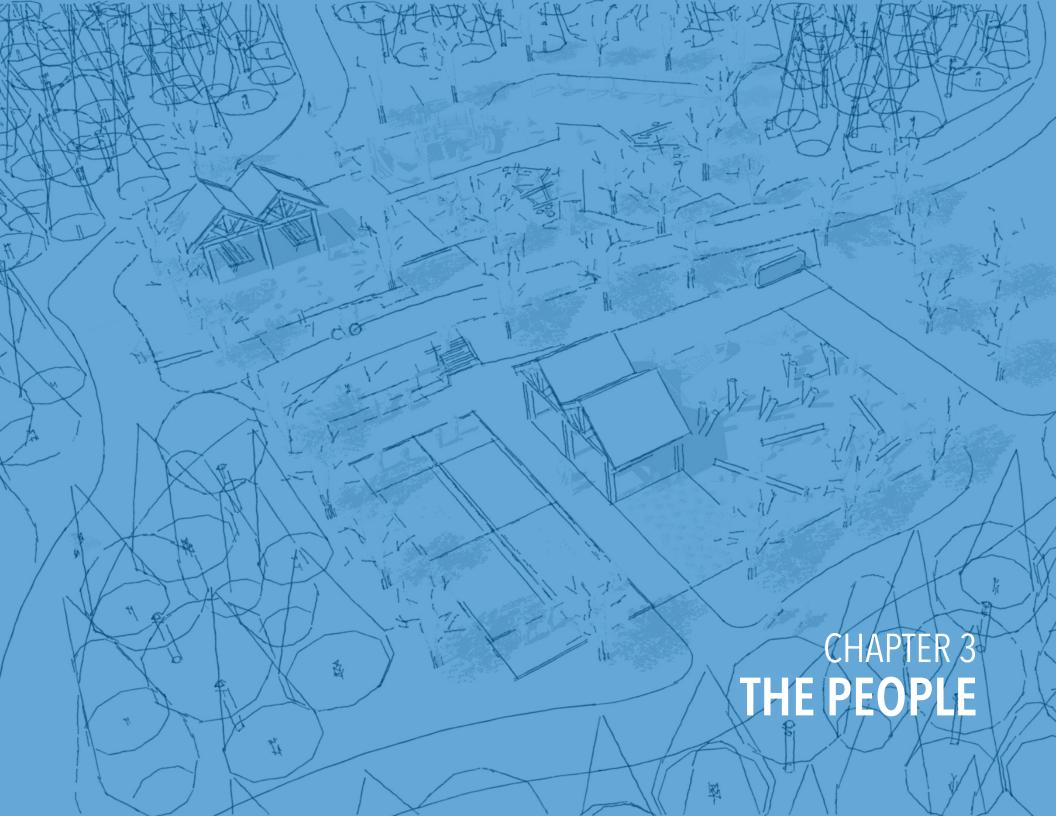
The park development process fulfilled the following mandate:

- Conduct an analysis of the existing site and context to understand condition, as well as the special features that should be conserved.
- II. Work closely with City of Fredericton staff to understand neighbourhood park amenity and operational scope.
- III. Work with residents to develop ideas and concepts that describe desired long-term developments in the park.
- IV. Develop a master plan that brings all ideas together into a single development plan.
- V. Create a long-term implementation plan, complete with presentday valued budget estimates for council acceptance.

### 2.2 CONSULTATION PROCESS

The City of Fredericton adopts a highly consultative process of neighbourhood workshops, surveys, and critical review sessions. The results of this engagement inform the development of a conceptual master plan, complete with budget estimates, before communicating the neighbourhood park plan to city council.





#### 3.1 POPULATION

Understanding the present and future make-up of a neighbourhood ensures park design meets the diverse needs of the neighbourhood's residents. In 2017 the population of the Lian Valcour neighbourhood was 857 people. Households in this neighbourhood are small, with an average size of 1.9 people. The median household income of this neighbourhood is \$77,121. The median age of the Lian Valcour neighbourhood is 44.9.

Demographic data shows that relative to the city of Fredericton, the Lian Valcour neighbourhood presently has more people ages 30 to 39 and 60+, and fewer people ages 0 to 29 and 40 to 59.

By 2022, the population of this neighbourhood is forecasted to grow by an annual rate of 0.5% to 877 people. The median age will increase slightly to 45.3, and average household sizes will stay the same (1.9). Median household income is expected to increase to \$87,414.

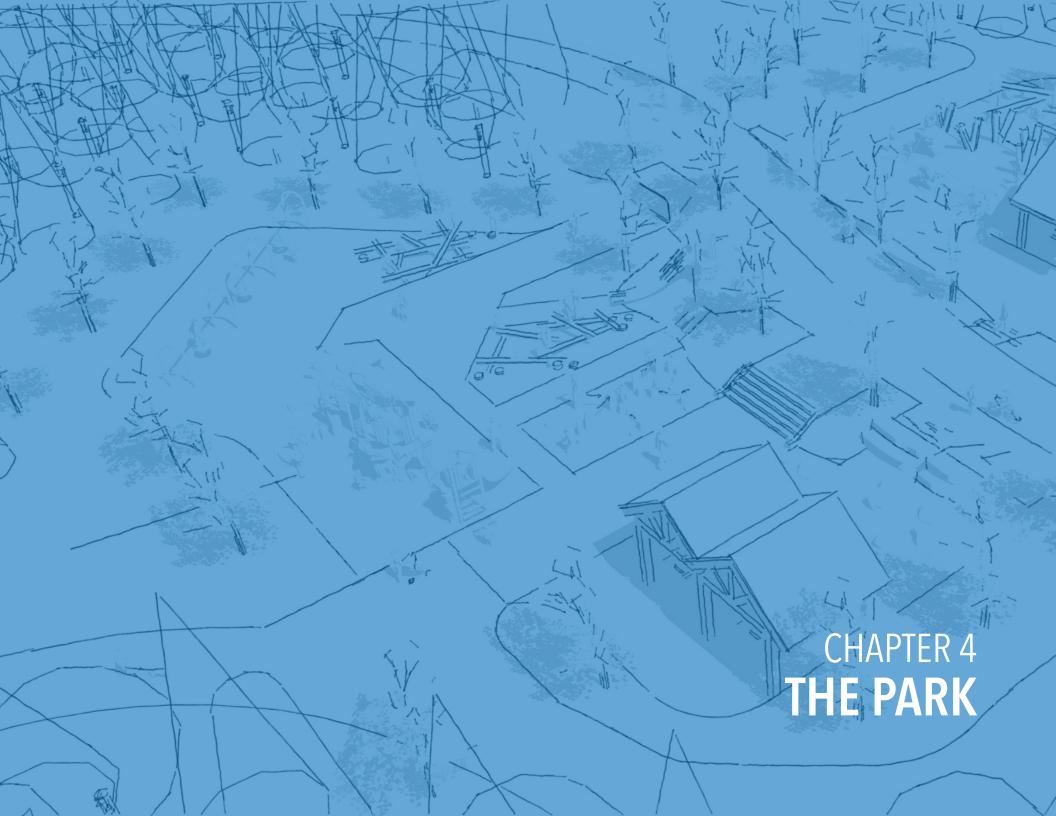
This population data provides context to the variety of activities park users desire and the amenities that are required to support these activities.

#### 2017 Population Statistics: Lian Valcour Neighbourhood



% Age Distribution: Lian Valcour Neighbourhood (2017) and City of Fredericton (2016)





### **4.1 NEIGHBOURHOOD PARKS**

The development of the Lian Valcour Neighbourhood Park is part of a municipal commitment to invest in and improve Fredericton's park system. Fredericton's park system is made up of regional, municipal, and neighbourhood parks, as well as green connection spaces. A neighbourhood park is a local park within walking distance (750m) of a residential neighbourhood; it is a recreational and social focal point, providing space for gathering, informal activity, and play. The primary purpose of the Lian Valcour Neighbourhood Park is to serve the residents living in the adjacent neighbourhood.

## 4.2 CONSULTATION CONCEPTS

This master plan is based on the results of public consultation sessions and resident feedback. Overwhelmingly, residents wished to create spaces for passive recreation and social activities in the park without significantly impacting the site's natural attributes. In fact, activities should celebrate the natural attributes! The following summarizes the BIG IDEAS for this site:

Nature Play. Wherever possible, play and social elements should be based on the notion of nature play or natural playgrounds. A wide variety of passive and active recreational and social activities such as seating, slides and related landforms, balance beams and posts, as well as climbing ropes should be built from natural materials wherever possible. Objects that are higher cost and require long-term durability should be made from conventional steel, aluminum, and polyethylene materials with stainless steel fasteners.



Lian Valcour Neighbourhood Park capitalizes on a magnificent natural and topographic setting, providing neighbourhood residents with a variety of passive and active recreational activities. Park amenities and places are designed to bring all ages together for shared social and play reasons.

All-Age and Inclusive. The site is designed to provide residents of all ages and abilities opportunities to meet, greet, socialize, and play on their own terms. Common space elements must be placed between definitive adult and youth components to ensure social meeting on common ground. To achieve this, youth-based play structures and adult-based bocce ball courts are connected by a series of nature-based seating, balancing, and climbing amenities.

Two Purposes for Every Object. Extending from the previous, 'common space' components should provide both activity and social functions. Thus, components such as seating, balancing rocks/logs, and climbing ropes must provide activity opportunities as well as places to socialize. As desired, this ensures all-age common space use.

**Extended Activity.** The activity and social areas should form the heart of the site, close to the park entrance. From this location, the rest of the site should be accessed by trails across open space. Trails should form a series of loops that provide local walking, biking, and snowshoe options. Open space should eventually be enhanced to support activities events such as yoga or concerts (e.g., a future events pavilion).













**All-Season.** Residents desire a park that can be used during all seasons. Nature play activities, shade structures, and park trails should be accessible during the winter season by snowshoe or fat bike.

**Eyes on the Park.** The placement of the central activity area should be chosen to ensure that future residential, academic, or other development can see into the site. Thus, the activity zone should be placed at the site's highest point.





## 4.3 MASTER PLAN



## **4.4 ACTIVITY ZONE**

This neighbourhood park is built on strong expressions of the natural landscape. Its social and recreational activities are designed within the context of nature. This extends to the activity zone. The images in this section illustrate the proposed layout for the activity zone. It assembles four spaces to create areas for:

- A. youth play and conversation,
- B. balance and conversation,
- C. games and conversation, and
- D. rest and conversation.

Activity zone areas are connected by accessible paths and safety surfaces. This resident-created concept ensures multi-age activity and interaction, the ideal neighbourhood gathering ground.









**ACTIVITY ZONE** 



## **4.5 SUPPORTIVE AMENITIES**

The park experience is improved with supportive amenities that help with access, wayfinding, and general comfort. The following points suggests relevant options for this park.

#### Gateway.

The Valcour Drive gateway requires a trail that slopes past rock outcroppings and forest into the activity zone. This entrance must be easily visible from the intersection of Lian Street and Valcour Drive through selective clearing and gateway sign placement.

#### Comfort.

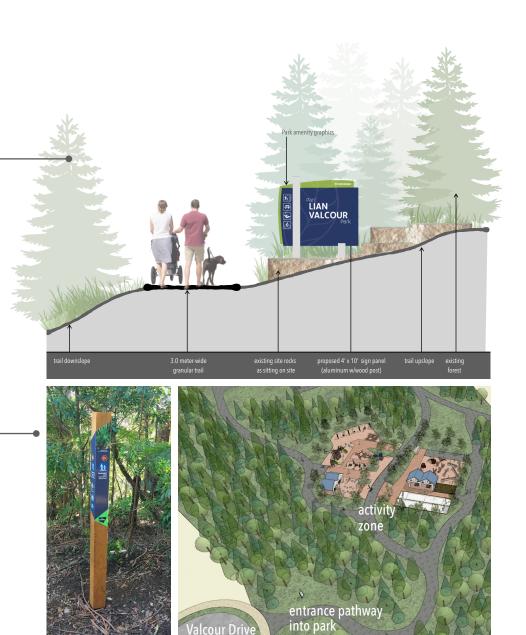
The activity zone and trail network will require seating and trash disposal throughout the park when complete. This should look and feel natural to reinforce the notion of natural space.

# Wayfinding.

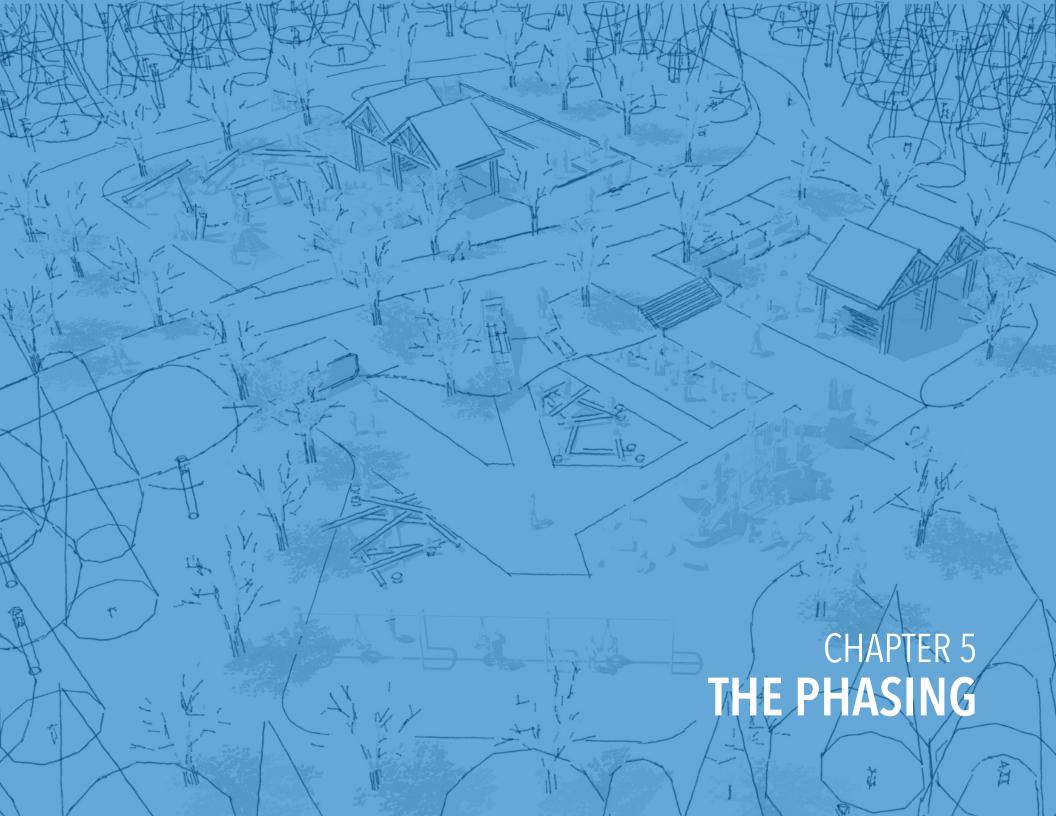
This park's trail system uses both 3.0 meter multi-use and 1.5 meter footpath corridors. A wayfinding system that provides orientation, direction, and reassurance should be installed as trail development occurs.

# Accessibility.

The park experience is improved for people of all ages and abilities by considering universal design. Park elements include accessible pathways and surfaces, natural elements that are ground-based events, and slides and play structures with accessible decks.



cul-de-sac



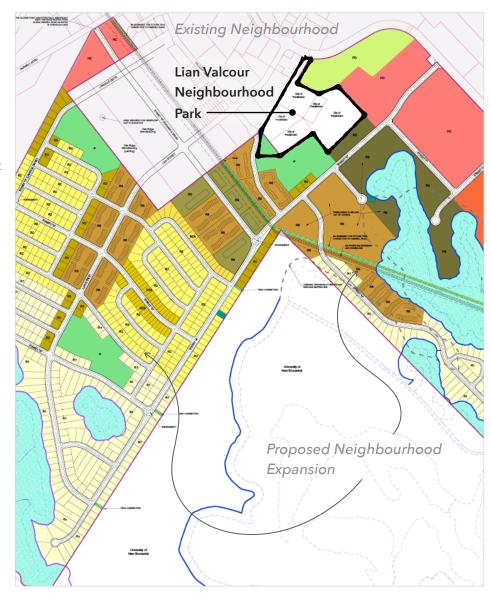
#### 5.1 PARK DEVELOPMENT

The first phase of Lian Valcour Neighbourhood Park's development will focus on the creation of walking trails. The city will provide a park designed to provide outdoor recreational amenity to the surrounding neighbourhood residents that live within a 10 minute walk of the site (approximately). As with all city parks delivered at the neighbourhood level, this park will not have site-specific parking and will be maintained for spring, summer and fall use, and be available for snowshoeing and other activities that do not require regular winter maintenance.

As the subdivision adjacent to the park grows, the city will invest in additional phases of park development. The image on the right illustrates a subdivision concept for the lands surrounding Lian Valcour Neighbourhood Park, as well as the location of the new park within this neighbourhood.

Park development will occur in relation to the changing needs of the neighbourhood. An increase in neighbourhood population and density will increase demand for neighbourhood activity space. Later phases of park development place the active and social amenities described in this master plan that support these needs.

The City of Fredericton has set aside a large amount of land (5 hectares) for Lian Valcour Neighbourhood Park, relative to the current size of the subdivision and what is typical for neighbourhood parks. If larger scaled recreation or educational assets are developed nearby in the future, this leaves room for this neighbourhood park to grow to a municipal-level park. In this case, the park's designation can evolve to a higher level-of-service model.



## 5.2 PHASING AND ESTIMATED BUDGETS

The budget estimates provide costing for the following three project phases (illustrated in the map on the following page):

- Phase One Gateway Trail and Walking Loop
- Phase Two Activity Centre
- Phase Three Extended Trail Development

Phase One - Gateway Trail and Walking Loop. This phase involves the creation of a gateway trail from the end of Valcour Drive, complete with an entrance sign, into the activity centre where bike racks, seating, and trash receptacles are located. The granular trail extends from this centre to form a walking loop.

#### Phase One Budget Estimate

Site Preparation	\$14,550
Nature Trail Development	\$87,300
Detailed Design & Project Management	\$9,603
Contingency	\$10,659
Total (plus applicable taxes)	\$122,112

## Phase One Summer Maintenance Budget Estimate

**Phase Two - Activity Centre.** This phase involves the creation of the all-ages activity zone as well as supporting seating and a central trail.

## Phase Two Budget Estimate

Site Preparation	\$17,500
Activity Centre	\$443,025
Detailed Design & Project Management	\$48,733
Contingency	\$54,093
Total (plus applicable taxes)	\$563,351

**Phase Three - Extended Trail Development.** This phase involves the extension of the primary walking trails and pathways throughout the site. This also includes seating, signage, and trash receptacles.

## Phase Three Budget Estimate

Site Preparation	\$12,300
Activity Centre	\$162,000
Detailed Design & Project Management	\$17,820
Contingency	\$19,780
Total (plus applicable taxes)	\$211,900

## **IMPLEMENTATION PHASING**

