

# Cairnview Park Concept

Presentation to Council

January 15th, 2023

**SOUTH  
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*Ontario's Celtic Heartland*

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# Agenda

- Purpose of Presentation
- Project Overview
- Public Consultation
- Project Timeline
- RRCA Consideration
- Updated Park Concept
- Precedents
- Next Steps
- Questions and Discussion

# Purpose of Presentation

- Provide an update to Council on progress to date on work completed
- Present the refined draft park concept based on Community, Staff and Council input
- Receive Council's feedback on the refined draft

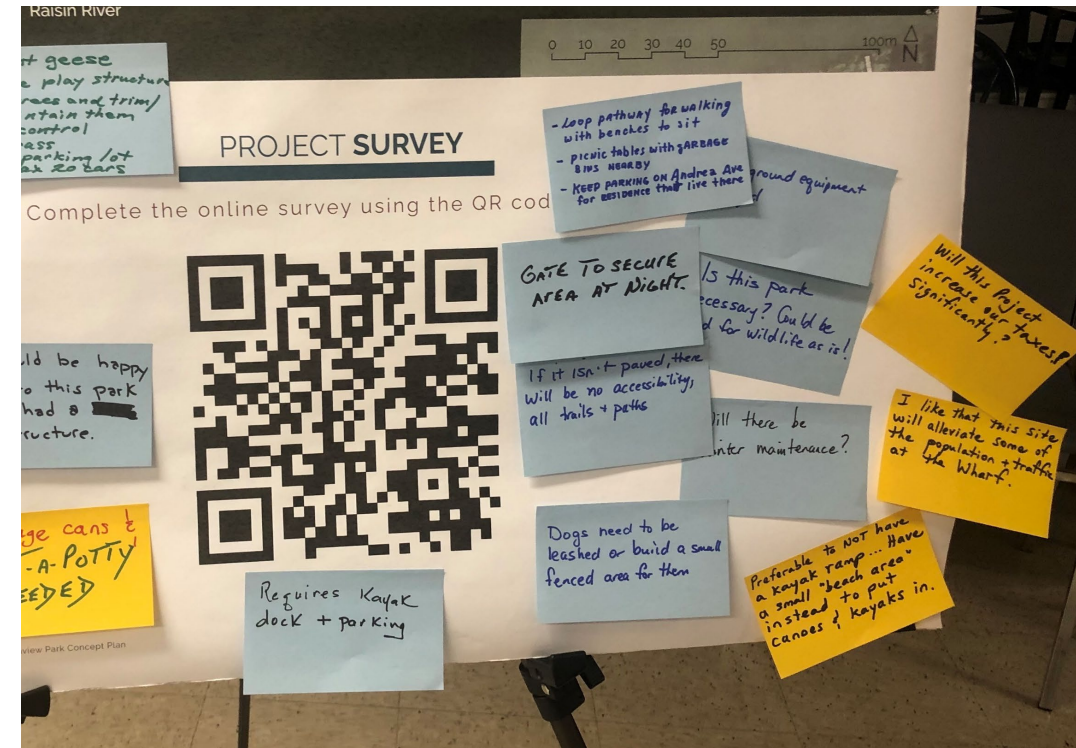
# Project Overview

Following the recommendation of the recently completed Parks and Recreation Master Plan, this project looks to create a park concept for the 1.85 ha (4.57 acres) municipally owned property at the end of Monument Way along the Raisin River in South Lancaster



# Public Consultation

- November 8<sup>th</sup> Open House – 40 Participants
- November 8<sup>th</sup> to 25<sup>th</sup> Survey – 58 Responses
- Key Considerations: play structure, small craft launch, parking, many liked the passive park concept
- Most Residents supported the concept. However, some didn't see the need for the development

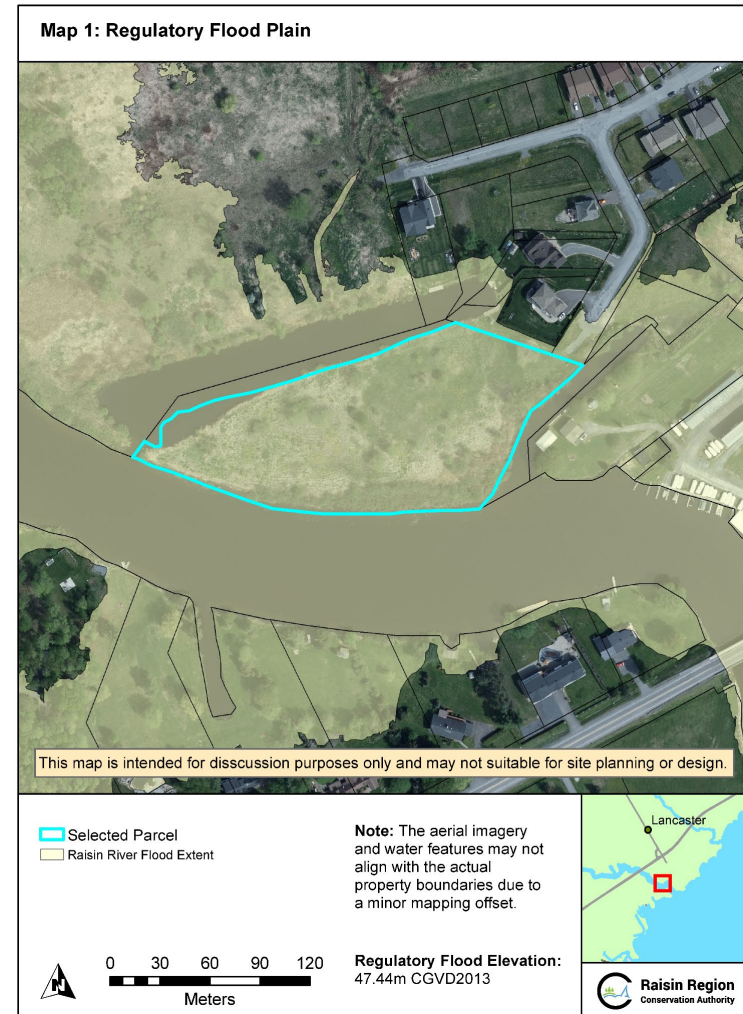


# Project Timeline

- Task 1: Background Review and Site Analysis – **Complete**
- Task 2: Preliminary Park Design Concept – **Complete**
- Task 3: Open House and Online Survey – **Complete**
- Task 4: Presentation to Council #1 – **Complete**
- Task 5: Refinement of Park Concept – **Complete**
- **Task 6: Presentation to Council #2 – Today**
- Task 7: Finalize Park Concept – January 2024

# RRCA Considerations

- Entire site is within a floodplain
- Preliminary technical mapping shared by RRCA
- Several proposed items would require RRCA approval prior to construction including:
  - Shade Structure
  - Playground
  - Parking Lot
  - Riparian Edge Restoration



# Updated Park Concept

**Abstract:** Cairnview Park is a 1.85ha (4.57 acres) municipally owned peninsula along the Raisin River at the end of Monument Way. The property falls within the regulatory flood plain elevation (47.44m) and is subject to the approval of the Raisin Region Conservation Authority (RRCA).

Following consultation with the RRCA and the general public, the park is designed as a 'passive park' with trails, seating, picnicking, fishing outcropping, a non-motorized small watercraft boat launch, and a playground. The riparian edge is to be repaired/restored with small openings for access to the water. Tree intensification is also proposed to enhance terrestrial biodiversity as well as canopy for shade opportunities.

A parking lot is proposed near the entrance of the park, and all trails and playground are to be made accessible to AODA standards.

**Note:** Playground (Approximately 400sqm) to be raised above elevation of floodplain (47.44). Soil cut from excavation of parking lot and pathways to be used as fill for regrading playground.

Accurate surveying and grading is required to determine if this is feasible, and is subject to RRCA approval.

**Note:** Parking lines are illustrative only. Parking lot to be granular surface. Size allows for 20-30 parking spaces

**Note:** Non-motorized small craft launch. Small dock and sandy area for wading in.

**Note:** Shade structure on concrete footings and granular surface. Subject to approval of RRCA



## Cairnview Park Concept Plan



- ① Parking Lot
- ② Picnic Area
- ③ Fishing Outcropping
- ④ Small Watercraft Boat Launch
- ⑤ Trails
- ⑥ Bench
- ⑦ Restored Riparian Edge
- ⑧ Tree Intensification
- ⑨ Shade Structure
- ⑩ Playground

Flood Elevation: 47.44  
 Playground Subgrade: 47.20  
 Top of Playground Edge: 47.50

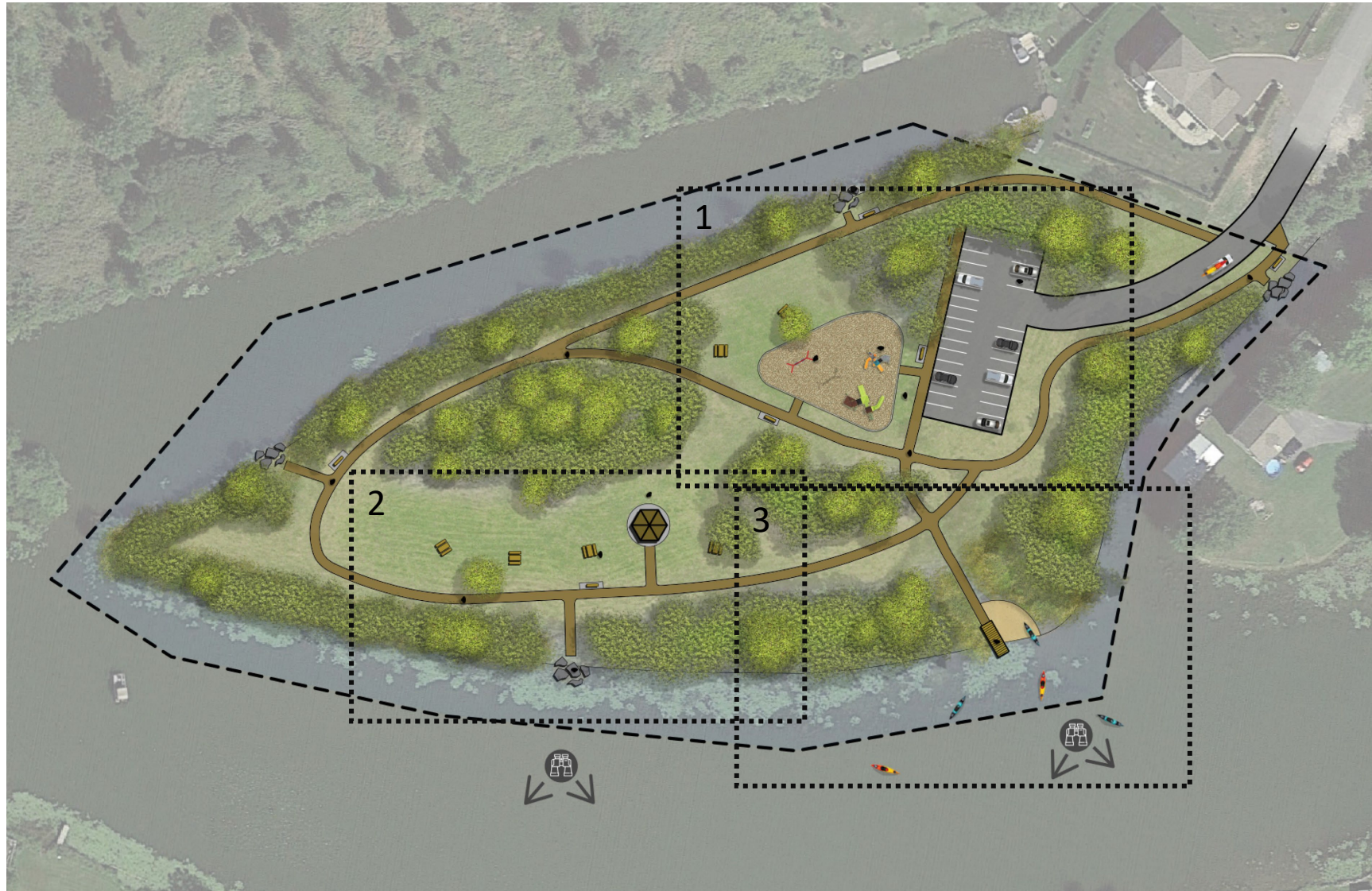




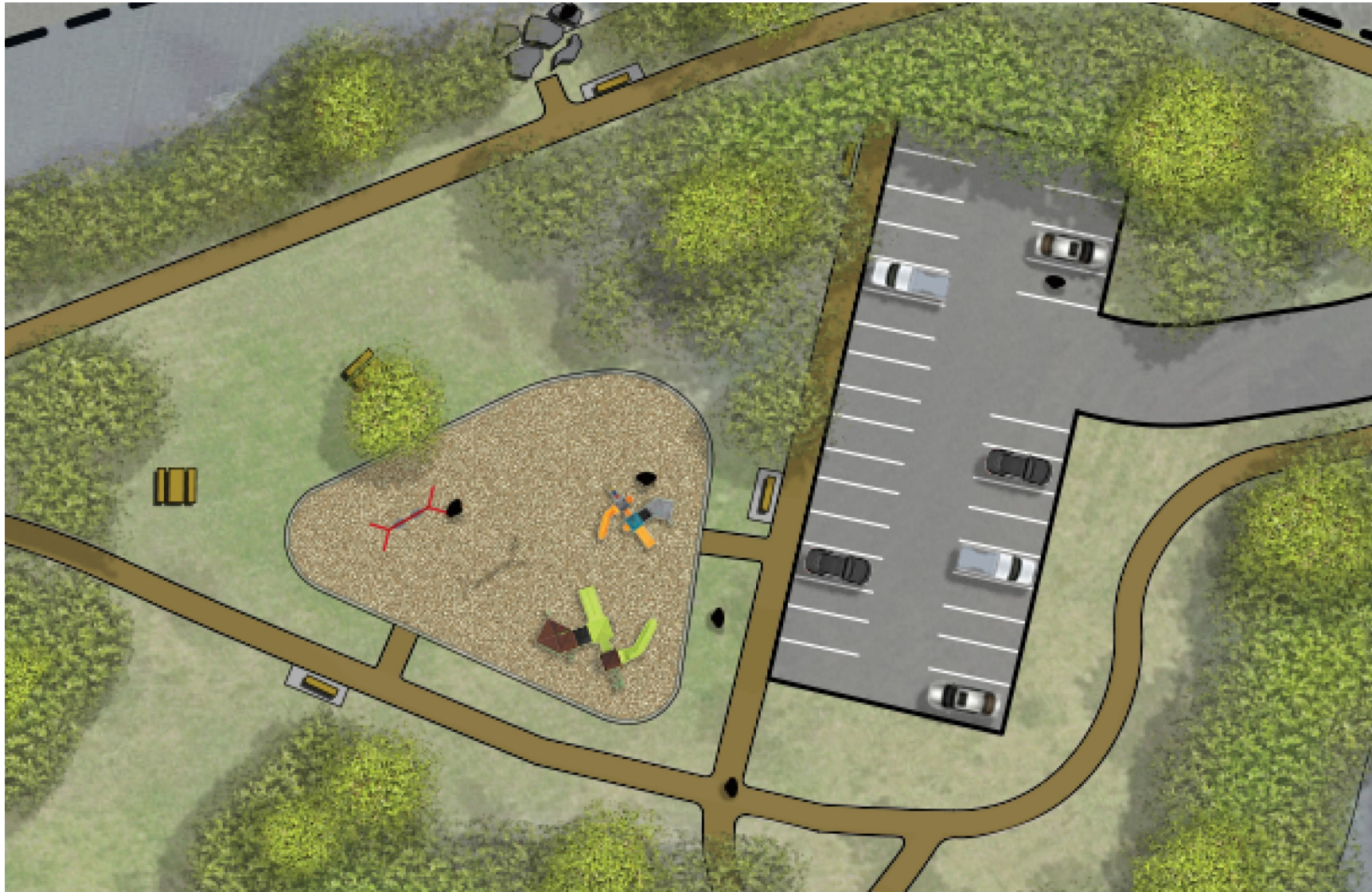
# Park Concept Zoomed-in



# Key Map



# 1. Parking Lot & Playground



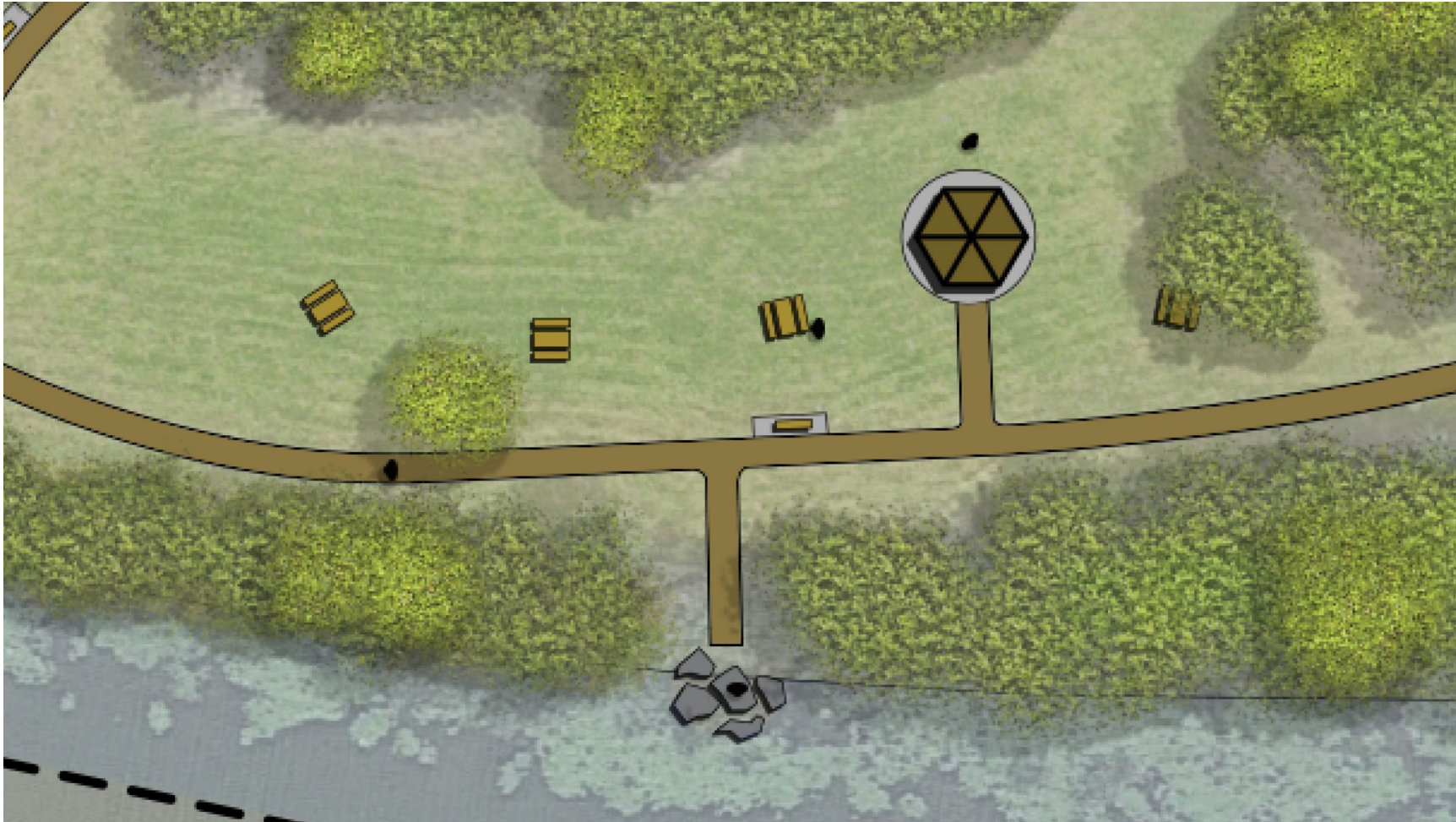
# Precedents – Parking Lot & Trails



# Precedents – Playground



# 2. Shade Structure, Site Furnishings & Fishing



# Precedents – Shade Structure



# Precedents – Site Furnishing

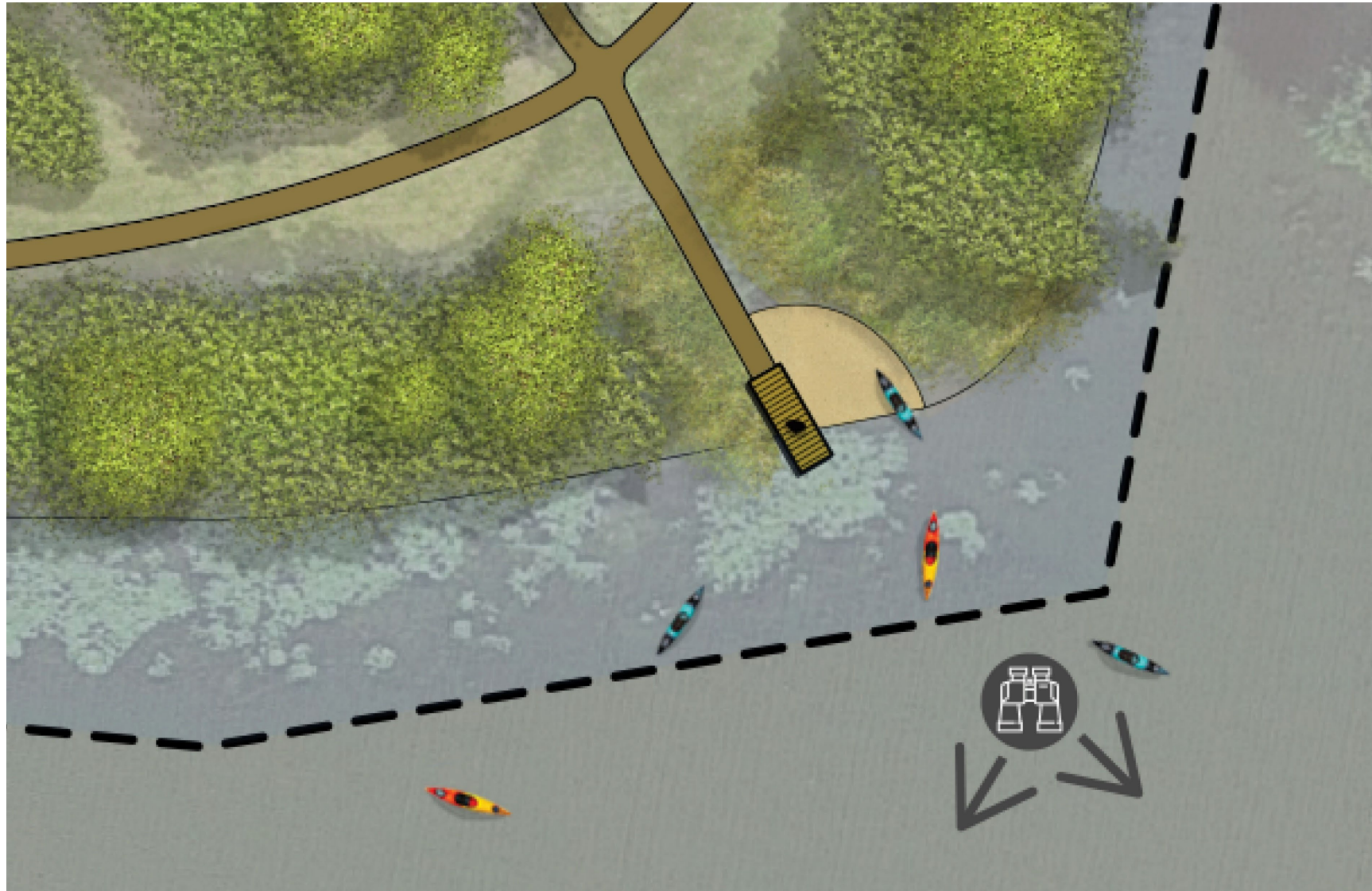




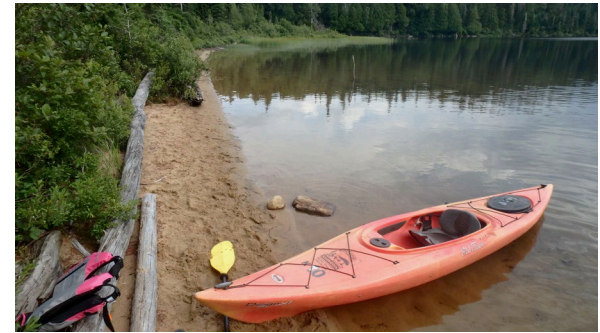
# Precedents – Fishing



# 3. Small Craft Launch



# Precedents – Small Craft Launch



# Cost Estimate

#	Item	Description	Quantity	Unit	Unit Price			Cost			
					Low	Medium	High	Low	Medium	High	
<b>1.0 Site Preparation</b>											
1.1	Mobilization		1	LS	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
1.1	Grading		1	LS	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
1.2	Clearing and Grubbing	Including removal of existing vegetation, roots and any surfacing	1	LS	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	
<b>Sub Total</b>								<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	
<b>2.0 Infrastructure</b>											
2.1	Parking Lot	Includes, signage, surfacing, drainage	792	M2	\$ 20.00	\$ 100.00	\$ 150.00	\$ 15,840	\$ 79,200	\$ 118,800	
2.2	Access Road	Includes, signage, surfacing, drainage	350	M2	\$ 20.00	\$ 100.00	\$ 150.00	\$ 7,000	\$ 35,000	\$ 52,500	
2.3	Trails	Granular/ashpalt/concrete	700	LM	\$ 10.00	\$ 80.00	\$ 120.00	\$ 7,000	\$ 56,000	\$ 84,000	
<b>Sub Total</b>								<b>\$ 29,840</b>	<b>\$ 170,200</b>	<b>\$ 255,300</b>	
<b>4.0 Park Elements</b>											
4.1	Shade Structure	Including concrete footing	1	each	\$ 30,000	\$ 60,000	\$ 100,000	\$ 30,000	\$ 60,000	\$ 100,000	
4.2	Picnic Tables		6	each	\$ 1,500	\$ 2,500	\$ 3,500	\$ 9,000	\$ 15,000	\$ 21,000	
4.3	Benches	on concrete pad	6	each	\$ 2,000	\$ 3,000	\$ 4,000	\$ 12,000	\$ 18,000	\$ 24,000	
4.5	Signage	Update or replace signage	1	LS	\$ 1,000	\$ 2,000	\$ 3,000	\$ 1,000	\$ 2,000	\$ 3,000	
4.6	Playground	400sqm Including curbing, surfacing, and play equipment	1	LS	\$ 150,000	\$ 300,000	\$ 450,000	\$ 150,000	\$ 300,000	\$ 450,000	
4.7	Fishing Outcroppings	Boulders, armourstone (10sqm for 4 proposed locations)	1	each	\$ 2,000	\$ 5,000	\$ 8,000	\$ 2,000	\$ 5,000	\$ 8,000	
<b>Sub Total</b>								<b>\$ 204,000</b>	<b>\$ 400,000</b>	<b>\$ 606,000</b>	
<b>5.0 Ecology &amp; Vegetation</b>											
5.1	Tree Planting		1	LS	\$ 10,000	\$ 30,000	\$ 60,000	\$ 10,000	\$ 30,000	\$ 60,000	
5.2	Restoration/Naturalization Planting		1	LS	\$ 10,000	\$ 30,000	\$ 60,000	\$ 10,000	\$ 30,000	\$ 60,000	
<b>Sub Total</b>								<b>\$ 20,000</b>	<b>\$ 60,000</b>	<b>\$ 120,000</b>	
<b>Sub Total Hard Costs</b>								<b>\$ 293,840</b>	<b>\$ 670,200</b>	<b>\$ 1,021,300</b>	
								10% Contingency	\$ 29,384	\$ 67,020	\$ 102,130
								10% Design Fees	\$ 29,384	\$ 67,020	\$ 102,130
<b>GRAND TOTAL</b>								<b>\$ 352,608</b>	<b>\$ 804,240</b>	<b>\$ 1,225,560</b>	

# Next Steps

- Meeting with RRCA – January 2024
- Task 7 – Finalize Park Concept – by end January 2024

# Questions and Discussion