

Hammond River Park

Development Master Plan

Council Review Package

October 2024

trace

NATURAL ENVIRONMENTS | BUILT ENVIRONMENTS

WHAT WE HEARD

NATURE AND CONSERVATION

- Maintain the natural setting and keep the park as natural as possible.
- Preserve nature, including undisturbed natural areas, wildlife habitats, and flora and fauna.
- Conserve animal habitats and the forest-waterway interface.
- Consider integrating Indigenous perspectives, including the creation of a natural herb/medicinal garden.
- Prioritize protecting the land and river.
- Minimize destruction of old growth and prevent additional forest clearing.
- Ensure conservation of the park's natural beauty and maintain a buffer for adjoining residential properties.
- Make new park entrances feel natural.
- Include interpretive signs for habitat and conservation education.
- Focus on wildlife preservation with bird posts, animal observation stations, and pollinator gardens.

PARK EXPANSION

- Expand the park in a sustainable manner while preserving natural beauty.
- Address parking needs with central parking to access all park areas.
- Address parking on streets, including traffic calming measures.
- Keep parking areas away from homes.
- Consider a buffer zone between houses and the park.
- Strike the right balance of increasing visitors with keeping as much natural beauty intact as possible.

SAFETY & CONCERNS

- Educate park visitors about sharing the trail safely and respectfully.
- Enforce on-leash rules for dogs and install pet etiquette signage.
- Keep vehicles and their noise away from the shoreline.
- Keep a buffer for adjoining residential properties, maintain privacy.

PARK & TRAIL IMPROVEMENTS

- Expand the trail system with varying levels of difficulty (easy/intermediate/challenging).
- Expand the trail network to include hiking, biking, single track, and snowshoeing trails.
- Improve trail maintenance and enhance wayfinding signage with distances and/or times.
- Connect trails to Millennium Park and explore connectivity with existing trail networks.
- Ensure at least the main trail loop is fully accessible.
- Provide year-round and seasonal washroom facilities.
- Increase the number of benches along the trail.
- Implement self-guided tours and smart tours.
- Explore options for a sliding hill.

INCLUSIVITY & ACCESSIBILITY

- Prioritize accessibility for all abilities and experience levels.
- Make any changes/additions to the park as accessible/inclusive as possible.

PARK AMENITIES

- Consider year-round washroom facilities or seasonal washrooms.
- Develop a seasonal information station/learning centre.
- Consider adding shade structures, benches, and picnic areas.
- Install more benches along trails and near the water.
- Provide water filling stations.
- Consider fitness opportunities such as outdoor fitness classes or outdoor exercise equipment.
- Provide a playground and open space for play.
- Consider community meeting space.
- Consider adventure opportunities like an obstacle course or zip line.
- Consider recreation activities and programming around the park's nature and beauty.
- Implement a recreation rental kiosk for things like snowshoes, binoculars, and educational materials.



Conceptual Master Plan
Council Review
October 2024

HAMMOND
RIVER PARK

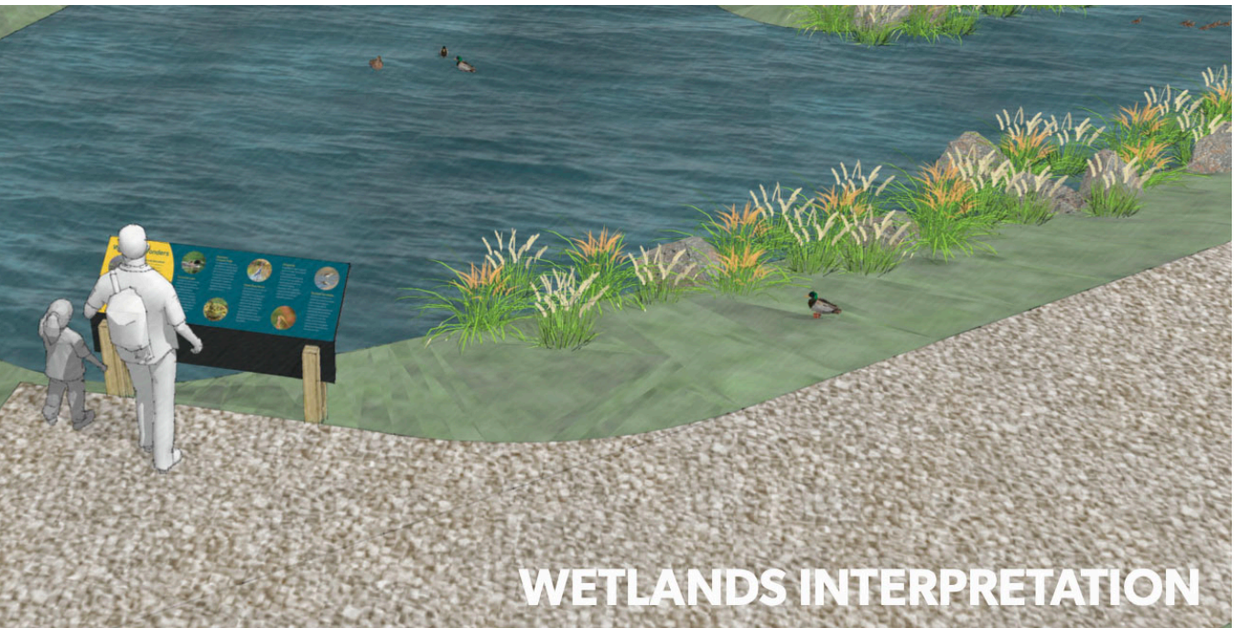

PADDLE CENTRE
HAMMOND
RIVER
PARK


PADDLE CENTRE

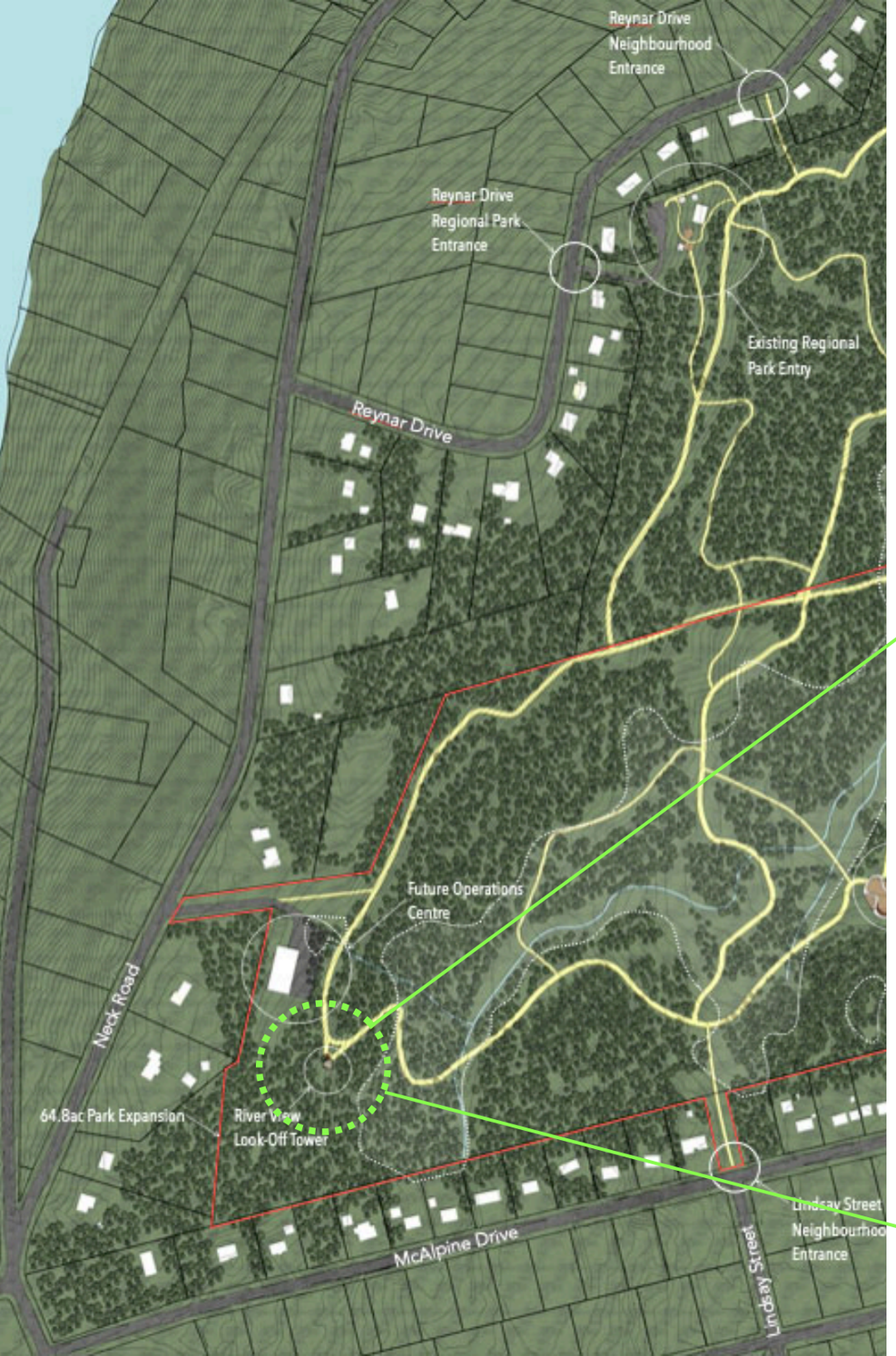

HAMMOND
RIVER PARK
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RIVER PARK
NEIGHBOURHOOD PARK ENTRANCE




GEORGE STREET REGIONAL PARK ENTRANCE


WETLANDS INTERPRETATION


300m INTERVAL SEATING


Reynar Drive
Neighbourhood
Entrance
Reynar Drive
Regional Park
Entrance
Existing Regional
Park Entry
Reynar Drive
Future Operations
Centre
Neck Road
64.Bac Park Expansion
River View
Look-Off Tower
McAlpine Drive
Lindsay Street
Lindsay Street
Neighbourhood
Entrance


CLIMBING CENTRE
HAMMOND
RIVER
PARK
LOOK-OFF TOWER


LOOK-OFF TOWER

Hammond River Master Plan - Budget Estimates

Trace Planning & Design Studio

October 2024

			Darling Trail		Slope Remediations		New Primary Trails No.1		South Gateway P1		South Gateway P2		Paddling Centre		New Primary Trails No.2		New Secondary Trails		Funding Projections	
Task	Unit	Unit Cost	units	cost	units	cost	units	cost	units	cost	units	cost	units	cost	units	cost	units	cost	Potential Partner	Quispamsis
Structural Projects																				
Removal & Disposal of Existing Materials	lumpsum	$20,000	0.6	$12,500	2	$40,000	3	$60,000	1	$20,000	1	$20,000	1.5	$30,000	2	$40,000	2	$40,000	131,250	$131,250
Site Grading and Drainage Infrastructure	lumpsum	$15,000	0.8	$12,500	1	$15,000	6	$90,000	1.5	$22,500	1.5	$22,500	2	$30,000	4	$60,000	2	$30,000	141,250	$141,250
Survey Works	lumpsum	$5,000	0.7	$3,500	1	$5,000	1	$5,000	1.5	$7,500	1.5	$7,500	1.5	$7,500	1	$5,000	2	$10,000	0	$51,000
				$28,500		$60,000		$155,000		$50,000		$50,000		$67,500		$105,000		$80,000	$272,500	$323,500
Structural Projects																				
Multi-Use Shade Pavilion (c/w Washroom & Storage)	sq.m.	$1,600		$0		$0		$0	100	$160,000		$0	75	$120,000		$0		$0	140,000	$140,000
Power Supply Infrastructure	per	$10,000		$0		$0		$0	8	$80,000		$0	3	$30,000		$0		$0	55,000	$55,000
3.0m Vehicle Rated Helical Deck Crossing	sq.m.	$950	22.5	$21,375		$0	25	$23,750		$0		$0	30	$28,500	25	$23,750	70	$66,500	81,937.5	$81,938
Docking System	lin.m.	$650		$0		$0		$0		$0		$0	25	$16,250		$0		$0	8,125	$8,125
Wood Decking	sq.m.	$850		$0		$0		$0		$0		$0	50	$42,500		$0		$0	21,250	$21,250
				$21,375		$0		$23,750		$240,000		$0		$237,250		$23,750		$66,500	$306,313	$306,313
Hardscape Development																				
3.0m Granular Primary Surface Trail	lin.m.	$145	584.0	$84,680	550	$79,750	800	$116,000		$0		$0	250	$36,250	400	$58,000		$0	187,340	$187,340
2.5m Granular Secondary Surface Trail	lin.m.	$105		$0		$0		$0		$0		$0		$0		$0	1,200	$126,000	63,000	$63,000
Asphalt Park Entry Lane	sq.m.	$105		$0		$0		$0	1,400	$147,000		$0		$0		$0		$0	73,500	$73,500
Asphalt Surface Parking Area c/w lines	sq.m.	$115		$0		$0		$0	3,000	$345,000		$0		$0		$0		$0	172,500	$172,500
Concrete Pedestrian Surface	sq.m.	$320		$0		$0		$0	100	$32,000	50	$16,000		$0		$0		$0	24,000	$24,000
Concrete Retaining Edge	lin. m.	$385		$0		$0		$0		$0		$0		$0		$0		$0	0	$0
Gateway, Wayfinding and Destination Signage	per	$5,000	0.9	$4,250		$0	4	$20,000	4	$20,000	4	$20,000	4	$20,000	3	$15,000	5	$25,000	62,125	$62,125
				$88,930		$79,750		$136,000		$544,000		$36,000		$56,250		$73,000		$151,000	$582,465	$582,465
Play Events and Site Furnishings																				
Benches (surface-mounted)	per	$1,600		$0		$0		$0	3	$4,800	3	$4,800	6	$9,600		$0		$0	9,600	$9,600
Mixed-Age Play Equipment	per	$50,000		$0		$0		$0		$0	3	$150,000		$0		$0		$0	75,000	$75,000
In-Park Seating Areas	per	$2,500		$0		$0	5	$12,500		$0		$0	3	$7,500	3	$7,500	8	$20,000	23,750	$23,750
Concrete Curbing	per	$120		$0		$0		$0		$0	100	$12,000	50	$6,000		$0		$0	9,000	$9,000
Wood Chip Accessible Play Surface	sq.m.	$65		$0		$0		$0		$0	400	$26,000		$0		$0		$0	13,000	$13,000
Bicycle Racks	per	$250		$0		$0		$0	10	$2,500		$0	4	$1,000		$0		$0	1,750	$1,750
				$0		$0		$12,500		$7,300		$192,800		$24,100		$7,500		$20,000	$132,100	$132,100
Softscape Development																				
Naturalized Stormwater Pond/Swale Works (Trail Edges)	lin. m.	$15	625	$9,375		$0	1,600	$24,000	250	$3,750	250	$3,750	600	$9,000	800	$12,000	2,500	$37,500	49,687.5	$49,688
Topsoil and Surface Shaping, and Hydroseed	sq.m.	$10		$0		$0		$0	325	$3,250	325	$3,250	450	$4,500		$0		$0	5,500	$5,500
Park Tree Planting	per	$1,200		$0		$0		$0	10	$12,000	10	$12,000		$0		$0		$0	12,000	$12,000
Planting Bed (c/w planting)	sq.m.	$95		$0		$0		$0		$0	40	$3,800	60	$5,700		$0		$0	4,750	$4,750
				$9,375		$0		$24,000		$19,000		$22,800		$19,200		$12,000		$37,500	$71,938	$71,938
Sub total				**$148,180**		**$139,750**		**$351,250**		**$860,300**		**$301,600**		**$404,300**		**$221,250**		**$355,000**		**$1,416,315**
Contingencies		11%		$16,300		$15,373		$38,638		$94,633		$33,176		$44,473		$24,338		$39,050		$155,795
Design and Project Management		11%		$18,093		$17,063		$42,888		$105,043		$36,825		$49,365		$27,015		$43,346		$172,932
Preliminary Estimate Total				$182,573		$172,186		$432,775		$1,059,976		$371,601		$498,138		$272,602		$437,396	1,365,315	$1,745,042