

HALIFAX

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Item No. 11.1.11
Halifax Regional Council
September 22, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 
Jacques Dubé, Chief Administrative Officer

DATE: July 22, 2020

SUBJECT: Kingswood North – Viscount Run Park – Park Plan

ORIGIN

2019/20 Parks and Recreation Budget and Business Plan.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter

79A (1) Subject to subsections (2) to (4), the Municipality may only spend money for municipal purposes if
(a) the expenditure is included in the Municipality's operating budget or capital budget or is otherwise authorized by the Municipality;

RECOMMENDATION

It is recommended that Halifax Regional Council adopt the *Kingswood North – Viscount Run Park Planning Report* as a guiding document for future improvements to Viscount Run Park.

BACKGROUND

Kingswood North is a subdivision located in Hammonds Plains in the Rural Commuter designation, as defined in the *Regional Plan*. The subdivision began developing in 2006 and is largely built-out, with undeveloped lots at the most northern extent of the subdivision.

In 2006, through the Municipality's Subdivision By-Law, land was acquired in Kingswood North for public use. Viscount Run Park was intended to be a community-level park with multiple recreation amenities, including a sports field. Presently, the 3.66 ha park parcel remains in an undeveloped state and has experienced many years of natural forest regeneration. The parcel is relatively flat and access to the site is limited along its frontage on Viscount Run.

This park has been identified as a servicing gap as there are no developed park parcels within Kingswood North. Subsequently, Regional Council directed that a park plan be prepared through the adoption of the *2019/2020 Parks and Recreation Business Plan*.

DISCUSSION

Park plans, prepared by municipal staff with community engagement, have been developed in situations where a plan is needed to guide the implementation of park features and establish a sense of place in the parks. Such is the case for Viscount Run Park, which will be an important park within the community.

A recreation needs assessment was completed to determine the best use of the existing park with a full evaluation of:

- Physical site conditions;
- Park service delivery;
- Community demographics; and
- Municipal guiding documents.

Staff consulted with the community to confirm assumptions about the park and to gather community park values. There were two opportunities for the community to engage in the park planning process; a public workshop and an open house.

Public Workshop – November 21, 2019

A public workshop was hosted on the evening of November 21, 2019 at the Kingswood Elementary School. The purpose of this event was to collect the park issues and opportunities as observed by the community. Comments were also accepted via phone and email from November 22, 2019 to January 1, 2020. Some of the more frequently discussed items centered around;

- the lack of safe access to the park property for people and cars;
- the need for a unique playground feature;
- an interest to keep the property as natural as possible;
- the opportunity to develop active recreation pathways, sport court and lawn play; and
- an interest to develop a BMX park.

Open House – March 12, 2020

As a follow-up to the November workshop, a conceptual park plan was developed based on public feedback. Overall, community members were pleased with the proposed conceptual plans. Comments focused on confirming the need for:

- unique play features;
- a looping trail system;
- parking capacity for more than 10 vehicles;
- safe access and use of the park; and
- a variety of active uses within the park.

Space for an off-leash facility was not supported by community members. Additional opportunities for online engagement ran from March 13, 2020 until April 30, 2020.

Findings

From the assessments, several key findings emerged, including:

- There are currently no developed parks to serve the recreation needs of Kingswood North;
- The uncleared and unbuilt nature of the site presents challenges to the use of and movement through the park;
- The forested nature of the park presents challenges for site safety; and
- There is an established rate payer's association that is interested in ongoing community involvement and sponsorship.

Park Plan Highlights

From the Findings, the three main program areas that are contained in the concept plan that had suggestions for improvements were: the park entrance, the central gathering and active space, and the restored natural space.

Park Entrance

Three access points define the entrance into the park from Viscount Run Park: a driveway and parking area, a pedestrian access point from the parking area, and a service driveway. The proposed parking area would be paved to improve site accessibility. This parking area is similar in size to other parking areas in many other parks, but with the paved surface, parking will be more efficient and will accommodate daily users. It is proposed that the entrance area be lighted to improve visibility. Should there be a need for additional parking, there is the ability for this to be accommodated between the proposed driveway and the road. North of the parking area, the park is defined by a naturalized meadow with an opportunity to support pollinator habitat.

Central Gathering and Active Space

The central gathering and active space is positioned in the front third of the park to maximize forest regeneration in the remaining portion of the park, but also to keep sightlines into the gathering spaces. From the parking area, a paved walking loop surrounds the play lawn. This lawn is intended to be used for unstructured recreation rather than scheduled as a regional facility. Community gathering and events can take advantage of the lawn space and the proposed picnic shelter that also fronts onto the playground. Positioned along the southern crusher dust pathway/service driveway, the playground and multipurpose sport court are easily reached by maintenance staff and park users. Residents stressed the opportunity to implement a play space that is unique and that is not found elsewhere in Kingswood. It is envisioned that the play space be inclusive and suitable for children 18 months to 5 years and 5 years to 12 years. The proposed multipurpose sport court is an enclosed paved area that is envisioned to accommodate multiple activities. The final form of the multipurpose court will be determined at the time of its implementation. The large open space also presents opportunities for community organized or independent winter recreation (e.g. winter festivals, cross-country skiing).

Restored natural space

The proposed concept promotes the regeneration of the natural forest. Periodic thinning and planting of later successional Acadian Forest species can be phased-in by community groups that are frequently looking for restoration projects within the municipality. Two phases of crusher dust trail development are proposed to create two complete loops through the forested area. As frequently requested by the community, a small community-scaled BMX facility is proposed in the forested area just above the central active area. This BMX facility is envisioned to be constructed of compacted soil and allowed to be naturalized to prevent erosion. The facility envisioned to be positioned at the top of a service driveway for easy access by maintenance vehicles.

Community Rate Payer Funds

The first applications of area rates within the municipality were for multiple services (e.g. fire departments, street lights, crosswalk guards, recreation facilities, and transit). Over time, these services moved into the general tax rate, especially after amalgamation in 1996. Currently, area rates are used for community events and to supplement municipal capital expenditures for park facilities such as trails, playgrounds, and courts. The continued use of area rates is an on-going question as parkland development in other parts of the municipality occurs through general taxation.

The Kingswood Rate Payer's Association (KRA) was formed in 1995 with the mandate to establish quality of life for residents through outdoor space enhancements, events, and advocacy. Kingswood North joined the KRA after a community request that was approved by Regional Council on May 8, 2017. On June 19, 2018, Regional Council approved to continue the existing area rate through an Area Rate Review Report. On behalf of the KRA, the municipality collects a flat fee of \$50 per property and as of May 1, 2020, the KRA had a surplus of \$262,799 in its account.

Part of the KRA's long-term vision for the community has included the development of a park plan for Viscount Run Park and through its process, recommended a collection of facilities including, a sports field, walking track, playground, tennis/basketball court, and trails for biking.

Conclusion and Next Steps

Currently, Viscount Run Park does not have a plan to guide the development of the park. Based on a fulsome review of existing park conditions, nearby recreation facilities, community demographics, guiding municipal policy, and issues and opportunities identified by the community; a concept plan with three defined program areas has been developed. The approval of the park plan will set a guiding document for the KRA and municipality in determining future upgrades. A phased approach to implementation would be considered in future Business Plans for development of the park according to the plan.

FINANCIAL IMPLICATIONS

There are no immediate financial implications to the recommendations in this report. There are considerable pressures on the capital budget and with respect to park projects; the primary focus continues to be on state of good repair of existing assets. As a result, the recommended park improvements are not currently included in capital budgets.

However, the recommended park improvements outlined in this and subsequent park plans will be important to improve the overall quality of HRM's parkland portfolio. Given the scope of work proposed, several implementation phases are proposed that would require further evaluation into their feasibility, detailed design, and detailed cost estimates. It is estimated that the total value of the proposed work would be within an order of magnitude of \$800,000 in 2020 dollars and ongoing maintenance funding will be required. The possible future capital expenditures would be dependent on the availability of capital funding and rate payer funds. It is expected that a cost sharing arrangement for the development of Viscount Run Park will be established with the KRA. In subsequent capital budgets during the business planning process, projects will be prioritized against other capital requests as opportunities and capacity allow.

RISK CONSIDERATION

There are no significant risks associated with the recommendation in this report. The risks considered rate low. To determine this, consideration was given to operational, financial and reputational risk.

COMMUNITY ENGAGEMENT

Community engagement was held on November 21, 2019 and March 12, 2020; and online engagement was held from November 22, 2019 – January 1, 2020, and March 13 – April 30, 2020.

ENVIRONMENTAL IMPLICATIONS

There no specific environmental implications that have been identified with the content of this report.

ALTERNATIVES

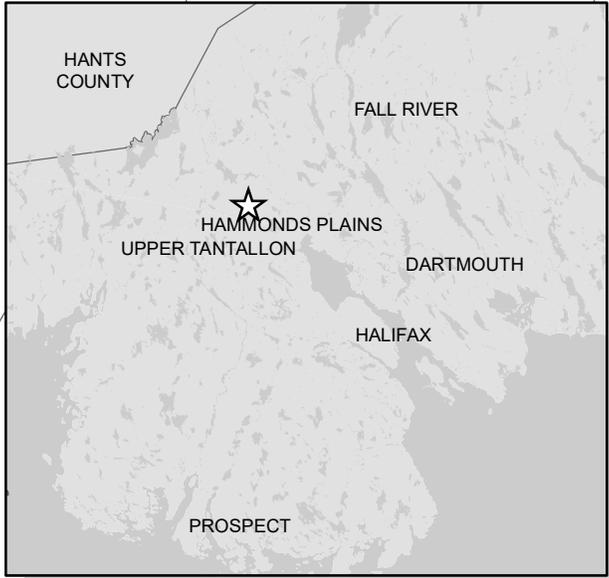
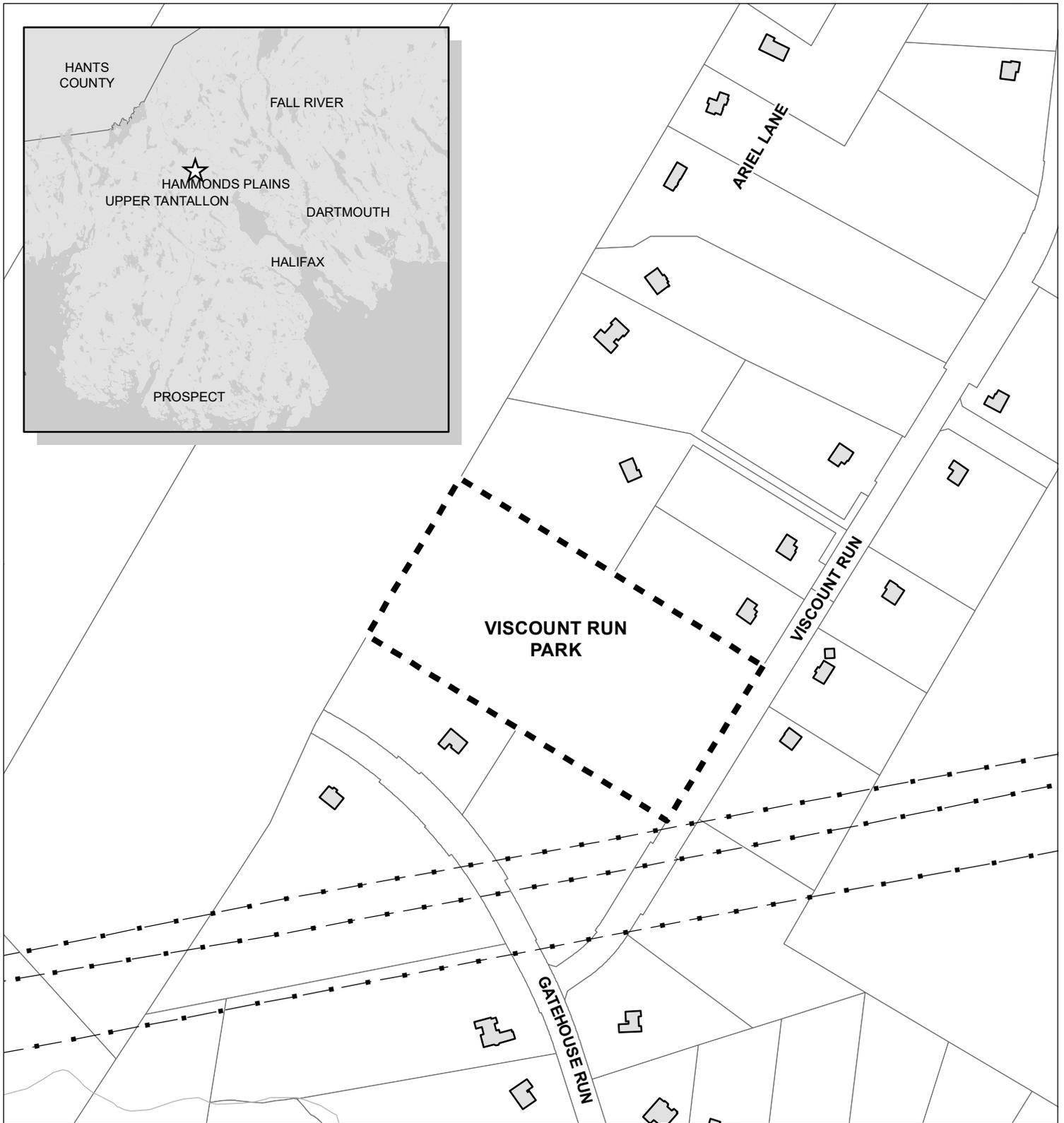
1. Regional Council could choose to approve or request changes to the park plans as presented. This may require additional review, possible community consultation, and a separate staff report.
2. Regional Council could choose not to approve the proposed park plan. This is not recommended based upon the need for a park plan to guide future capital decisions for the park.

ATTACHMENTS

Attachment A Viscount Run Park Location Map
Attachment B Viscount Run Park, Park Planning Report

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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VISCOUNT RUN PARK - LOCATION MAP

- HRM Parkland
- Building
- Transmission Line

HALIFAX

**Parks & Recreation
Strategic Planning & Design**



HALIFAX

VISCOUNT RUN PARK

PARK PLANNING REPORT

JULY 2020



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EXECUTIVE SUMMARY

BACKGROUND

Viscount Run Park is located in the Kingswood North subdivision of Hammonds Plains. Over the last number of years, the area Councillor(s), the Kingswood Rate Payers Association, and residents have identified a gap in park servicing. The public is increasingly asking for a diverse range of active and passive recreation options. Subsequently, Regional Council directed that a park plan be prepared through the adoption of the 2019/20 Parks and Recreation Business Plan.

In the development of this park plan, the following were analyzed:

- park and recreation needs;
- site characteristics;
- community demographics; and
- municipal plans and guiding documents.

With the above, the public was engaged to consider the analysis that was undertaken and review preliminary park plans through engagement events in November of 2019 and March of 2020, and further online engagement.

FINDINGS

From the background analysis and public engagement, several findings emerged:

- There are currently no developed parks to serve the recreation needs of the neighbourhood;
- The uncleared and unbuilt nature of the site presents challenges to the use and movement through the park;
- The forested nature of the park presents challenges for site safety; and
- There is an established rate payer's association that is interested in ongoing community involvement and sponsorship.

PARK PLAN

Based on the findings, a park plan that includes a functional diagram, a concept plan with a focus on a series of program spaces, and an implementation plan with phasing has been developed.

The park plan has been designed to encourage the restoration of a native Acadian Forest, while allowing for a community recreation park that encourages both active and passive uses.

The park plan serves as an overall guiding document for future park redevelopment. The implementation plan outlines a sequence of developments that can be realized through subsequent budget cycles, dependent upon the availability of capital funding and ratepayer funds.

1 INTRODUCTION

1.1 PROJECT BACKGROUND

Kingswood North is a subdivision located in Hammonds Plains in the Rural Commuter designation, as defined in the Regional Plan. Currently, there are no developed park parcels within Kingswood North.

Over the last number of years, the area Councillor(s), the community rate payer's association, and residents have identified a park servicing gap. The public is increasingly asking for a diverse range of active and passive recreation options. Subsequently, Regional Council directed that a park plan be prepared through the adoption of the 2019/20 Parks and Recreation Business Plan.

For decades, the focus of publicly-accessible outdoor recreation in the community was rural

in nature with undeveloped land providing the majority of the opportunities. It was in 1980 that the Municipality adopted formal policies regarding the acquisition of parkland or cash-in-lieu to support public recreation. Through the Municipality's Subdivision By-Law, land has been acquired in Kingswood North for public use. Viscount Run Park was acquired in 2006 and was intended to be a community-level park with multiple recreation amenities, including a sports field.

1.2 PURPOSE AND SCOPE

The purpose of this plan is to act as a guiding document, so as resources become available, features can be implemented in a coordinated way. The plan serves to improve the park-user experience and to enable active and passive activities.

Policy direction outlined in the Green Network Plan favours the centralization of park features in a rural commuter community. The basis for this is the prominence of car travel for recreation, personal recreation opportunities on large residential lots, and a low population density that does not demand the development and maintenance of multiple parks. With the implementation of this park plan, the development of the other two park parcels (Bryanston Road Park, Savoy Community Park) in the area may not be needed.

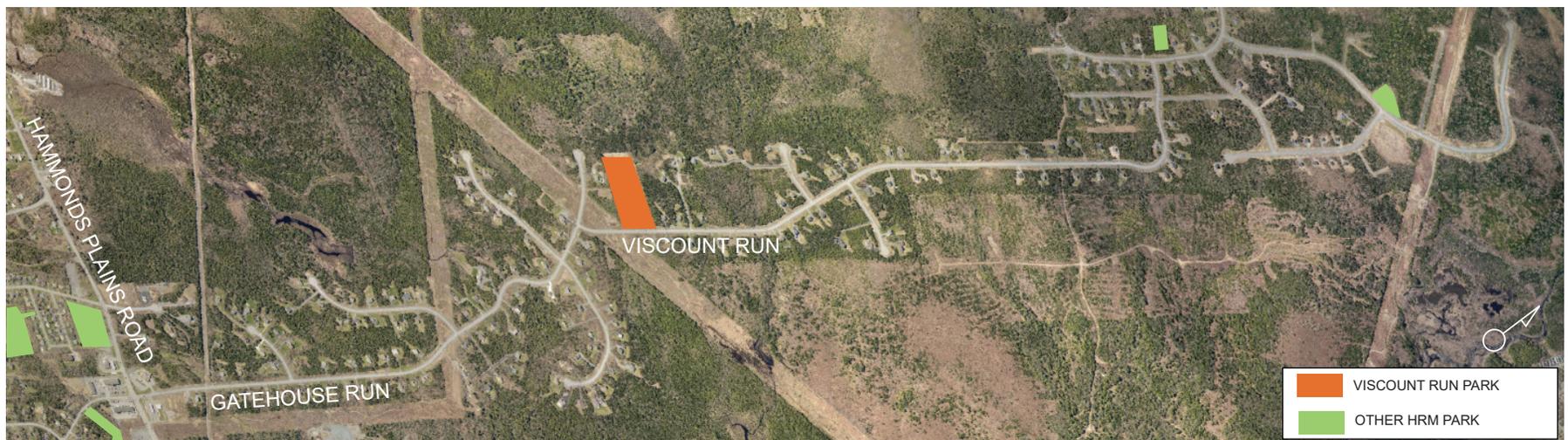


FIGURE 1: AERIAL PHOTO OF VISCOUNT RUN PARK IN THE CONTEXT OF KINGSWOOD NORTH.

2 INVESTIGATION AND ANALYSIS

2.1 EVALUATION OF PARK AND RECREATION NEED

In this section, a summary of existing municipal park asset data, supporting research, best practices, and site visit data is presented, with a focus on:

- Park service delivery;
- Community demographics;
- Municipal guiding documents; and
- Physical site conditions.

2.2 PARK CHARACTERISTICS

SITE AREA

3.66 ha (9.04 acres).

TOPOGRAPHY

The park's highest point is at the most northern park boundary (~ 87m). The park slopes to the southeast to the lowest point (~ 77m) along Viscount Run. The site is relatively flat with an average slope of 5%.

VEGETATION

The entire parcel was cleared prior to its acceptance by the municipality in 2006. Since that time, Acadian Forest species, largely deciduous, have begun to regenerate and have produced a dense stand.

ACCESS & CONNECTIVITY

There are currently no formal points of access into the park parcel. There is evidence of ATV traffic through the northern portion of the parcel by surrounding residents or users of the power corridor trails.



FIGURE 2: THE PARK PARCEL AS SEEN FROM VISCOUNT RUN. OBSERVED IS THE ROCK-LINED DITCH AND DENSE, PRIMARILY DECIDUOUS, REFORESTATION.



FIGURE 3: THE PARK PARCEL AS SEEN FROM INSIDE THE PARK. OBSERVED IS THE EVERGREEN-LINED PROPERTY LINE AND VARIABLE PATCHES OF TREES, SHRUBS, AND PERENNIAL GRASSES.

2.3 COMMUNITY AREA RATE FOR PARK IMPROVEMENTS

The first applications of area rates within the municipality were for multiple services (e.g. fire departments, street lights, crosswalk guards, recreation facilities, and transit). Over time, these services moved into the general tax rate, especially after amalgamation in 1996. Although many older area rates were merged into the general tax rates, Regional Council-approved area rates continue to be created as communities expand. Most area rates are used for the enhancement of trails, playgrounds and community events. The continued use of area rates is an on-going question as parkland development in other parts of the municipality occurs through general taxation.

The Kingswood Rate Payer's Association (KRA) was established in 1995 with the mandate to,

'...maintain and enhance the quality of life for residents of the Kingswood community through community beautification, parks, trails, recreational amenities, community events, resident advocacy, community safety, and information services.'

The KRA area rate originally applied to Kingswood South (south of Hammonds Plains Road). Stemming from a formal request by the KRA, Kingswood North joined the KRA after a decision of Regional Council on May 8, 2017.

The formal adoption of the KRA area rate is required under the Charter. On June 19, 2018, Regional Council approved to continue the existing area rate through the Area Rate Review

Report. The KRA charges a flat fee of \$50 per property and as of May 1, 2020, had a surplus of \$262,799 in their account.

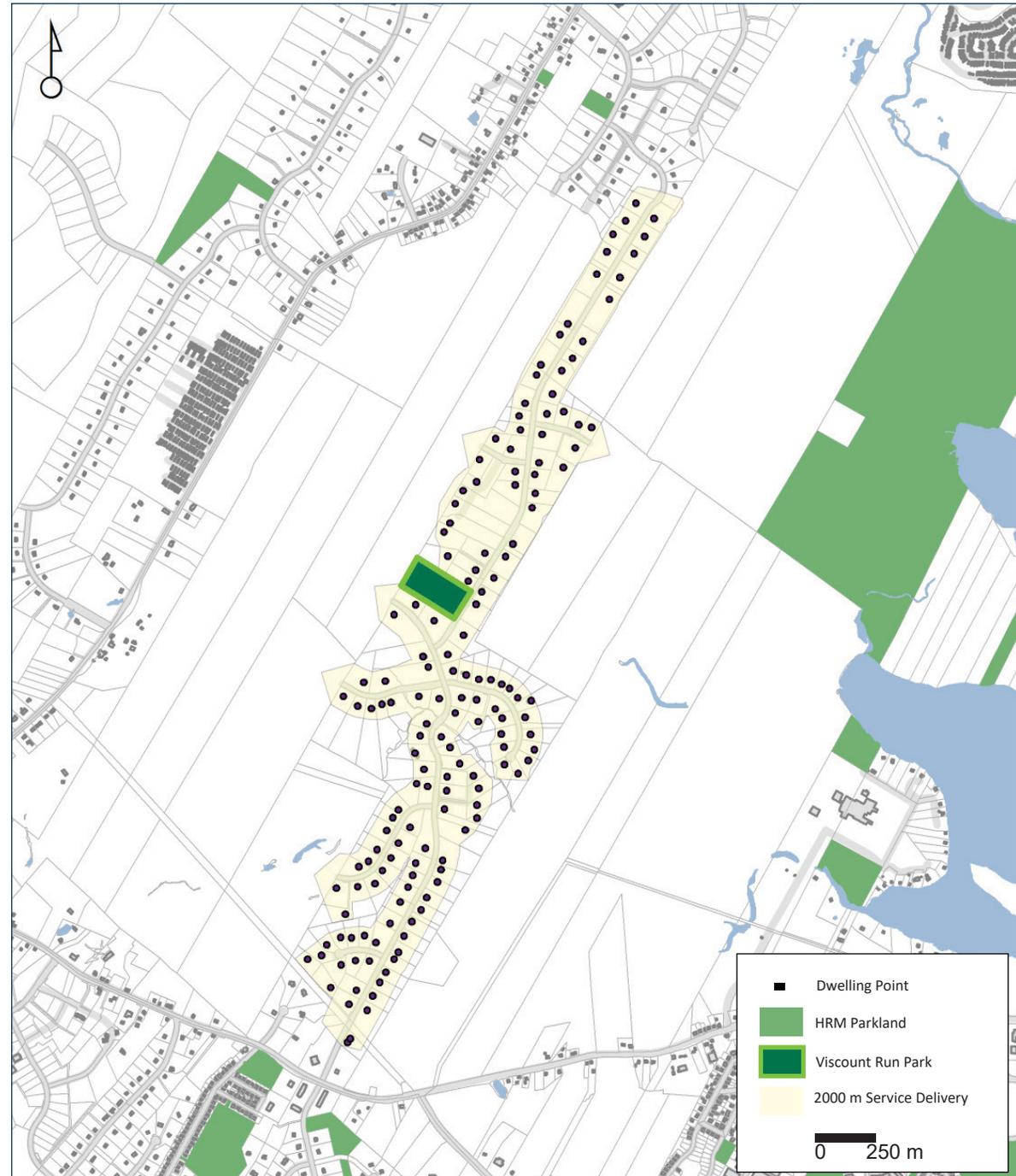
The KRA's 2018/19 budget and plan included the creation of a master plan for Viscount Run Park and recommended the assessment of the land for a collection of facilities including, a sports field, walking track, playground, tennis/ basketball court, and trails for biking.

2.4 PARK SERVICE DELIVERY

Viscount Run Park is classified as a Community Park. Identified in the Regional Plan, Community Parks may be designed for organized youth and recreational adult level sports but may also include facilities for play by children. These areas may also be designed for passive recreation and left in a predominantly natural state. Community Parks are primarily intended to serve the recreation needs of a community comprised of three or four neighbourhoods with a population in the range of 1200 people.

Community Parks typically have a service radius of 2000m. There are no parks within 2000m of Viscount Run Park. The next closest parks are outside of Kingswood North, south of Hammonds Plains Road (Map 1). A 2000m service delivery applied to the park would capture 460 residents or 80% of the community. This centralized approach to park service delivery is supported by the Green Network Plan that recommends against a dispersed park model in rural commuter communities.

Kingswood North consists of single detached dwellings with large lots (an average lot size of 0.6 ha) and an average occupancy rate of 3.14. For reference, the HRM mean occupancy rate is 3.78. This leads to a low density of 447 people per km². For comparison, the area around Gorsebrook Park on the Halifax Peninsula has 19,000 people per km². Given that the entire neighbourhood of 600 residents is only half of what is recommended for a community park, this central parkland will readily serve the parkland needs of the surrounding community.



MAP 1: COMMUNITY AND PARK CONTEXT.

2.5 COMMUNITY DEMOGRAPHICS

There are approximately 600 residents in 207 dwellings in Kingswood North (Table 1), which is half the number of residents community-level parks typically serve. Compared to the HRM mean, the area has higher proportions of 0-19 year old's and 30-49 year old's, and lower proportions of those 20-29 and 60-80+ (Table 1). These demographics indicate that a high number of young families are living within the community. However, given the varied demographics, the park should be designed to accommodate a wide range of potential users.

TABLE 1: TOTAL POPULATION AND COHORT BREAKDOWN OF RESIDENTS IN KINGSWOOD NORTH.

Age Range	Approx. Percentage	HRM Mean Percentage	Approx. Number in Catchment
0-4 years	6.46	4.9	38
5-9 years	8.45	5.4	50
10-14 years	7.46	5.4	44
15-19 years	6.96	5.8	41
20-29 years	6.46	12.0	38
30-39 years	14.42	12.4	85
40-49 years	17.91	14.2	106
50-59 years	16.4	17.0	97
60-69 years	8.95	12.9	53
70-79 years	4.47	6.7	26
80 Plus	1.99	3.2	12

Stats Can 2016

**Notably different than HRM mean*

2.6 MUNICIPAL PLANS AND GUIDING DOCUMENTS

Park planning direction has also been drawn from previously completed functional plans and strategies (Table 2). The table below outlines actions from the Green Network Plan and the

Municipal Planning Strategy. These documents provide guidance in the development of the park plan.

TABLE 2: MUNICIPAL DIRECTIONAL DOCUMENTS TO INFORM PARK ACTIONS.

Document	Date	Direction
Municipal Planning Strategy Beaver Bank, Hammonds Plains, and Upper Sackville	2016	<ul style="list-style-type: none"> • ...area residents have identified the following parkland and recreation needs through the municipal planning process: -Improvements in the maintenance and development of existing municipal recreation lands. -The provision of improved, centrally located playground facilities and playing fields in all three polling districts with specific reference to playground equipment, ball fields, tennis and badminton courts and picnic areas. -The provision of buffer areas between parkland and adjacent residential areas. -Encourage methods for greater resident involvement in the use of recreation areas through groups such as local recreation associations.
Green Network Plan	2018	<ul style="list-style-type: none"> • The Halifax Green Network Plan proposes moving away from a dispersed model of service delivery in rural commuter areas to a more centralized approach; where parkland and recreation facilities are concentrated in centres (local or growth), in centralized locations within subdivisions, and co-located with existing community facilities and schools. • Action 12 - Work with Halifax Water and Nova Scotia Environment to promote green infrastructure, such as naturalized stormwater retention ponds and bioswales, as the preferred approach to managing stormwater. • Action 25 - Consider community gardens, fruit trees, and food supportive amenities, when preparing master plans for public open spaces. • Action 44 - Incorporate year-round recreational infrastructure, including winter-oriented activities, when planning parks. • Action 45 - Enhance existing standards for the design of parks with a focus on versatile and flexible space, based on the nature of different park types and situations, that encourages participation of all ages and abilities. • Action 46 - Include culture and education programs and projects, such as the inclusion of public art within parks and nature interpretation programs when planning for parks. • Action 47 - Ensure there is a clear and consistent communication system related to accessibility and wayfinding to and within parks. • Action 48 - Enhance social gathering in municipal open spaces by encouraging limited private and not for profit commercial initiatives. • Action 76 - Identify, preserve and celebrate cultural landscapes and resources when preparing master plans for publicly-owned open spaces.

2.7 SITE ANALYSIS



FIGURE 4: VISCOUNT RUN SITE ANALYSIS DIAGRAM.

3 PUBLIC ENGAGEMENT

3.1 VALUES GATHERING

On November 21, 2019, Parks and Recreation staff hosted a public workshop at the Kingswood Elementary School. The purpose of this event was to identify park issues and opportunities and to prioritize the implementation of park features. Comments were also accepted via phone and email from November 22, 2019 – January 1, 2020.

Responses have been organized into the following categories:

- **Parking**, there is currently no room on the road shoulder given the ditch and increasing traffic. Parking should be accommodated on site;
- **Playground**, areas for play were unanimously valued by participants. Unique play opportunities that incorporate natural play elements were favoured. Accessible play would be a community asset;
- **Naturalization**, the trees should be retained on site and more trees planted around gathering areas. Areas for a pollinator meadow should be included. Consideration should be given to wildlife movement on the property;
- **Pathways**, walking loops would provide an opportunity to recreate away from the road. Dimensioned running/walking distances are valued. Accessibility for all ages and abilities should be considered;
- **Sport courts**, options for a variety of sports were described as important including space for basketball, tennis, bocce, and pickleball. An opportunity to flood a court or space for winter skating was a common point of

discussion;

- **Site safety**, site lighting and clear sightlines were items discussed to improve the feeling of safety in the community;
- **Cycling/BMX**, a separate entrance for pedestrians and bikes was valued. A BMX/pump track within the upper portion of the site was described as important;
- **Open space**, space for community play, not regional play was stressed. Residents envisioned a lawn for unscheduled play and picnicking with an area for shelter.

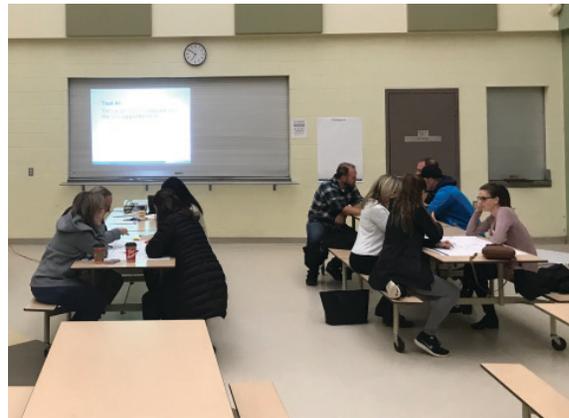


FIGURE 5: PUBLIC WORKSHOP ACTIVITY, NOVEMBER 21, 2019.

3.2 PRESENTATION OF IDEAS

As a follow-up to the fall 2019 session, an open house was hosted on March 12, 2020 to unveil a conceptual park design that was informed by previously gathered public comments. Additional opportunities for online engagement ran from March 12, 2020 until April 30, 2020.

Public comments focused on seven different program areas, with the following as noted:

- **Playground**, residents stressed the opportunity for a unique play space within the park. If possible, natural and accessible options would be desirable;
- **Walking/running loop**, there was support for the proposed path network. Residents asked for an easier return loop through the bottom of the park and to have running distance dimensions noted on the paths;
- **Parking**, the number of parking spaces was questioned by attendees and some wondered if this would be enough;
- **Safety**, questions of overall site safety were raised especially if park lighting is not extended into the park. A safety assessment and video monitoring were suggested;
- **Active areas**, residents were supportive of the proposed active areas (e.g. lawn space, sport courts, BMX park). Support for additional spaces like a skate park and outdoor gym were voiced;
- **Social space**, there was support for the proposed lawn and picnic shelter and opportunities it presents for daily use and for events;
- **Off-leash**, a dog off-leash facility was discussed, but not generally supported by residents in the room.

4 FINDINGS

4.1 KEY FINDINGS AND ACTIONS

The following table (Table 3) illustrates the translation of park issues into opportunities, and further, into actions. The specific actions have informed the subsequent park plan.

TABLE 3: PARK ACTIONS



Issues	Opportunities	Specific Actions
There are currently no developed parks to serve the recreation needs of the neighbourhood.	<ul style="list-style-type: none"> Develop a centralized community park in Kingswood North. 	<ul style="list-style-type: none"> Establish Viscount Run Park as a community park to service the majority of residents within a 2km radius.
The uncleared and unbuilt nature of the site presents challenges to the use of and movement through the park.	<ul style="list-style-type: none"> Improve the access, layout, connections, and compatibility between proposed uses. 	<ul style="list-style-type: none"> Establish official pedestrian and vehicular access into the park; Connect facilities with a clearly defined paved (i.e. front managed portion of the park) and crusher dust (i.e. back reforested portion of the park) path network; Establish clear access for service vehicles. Maintain accessible grades, surfaces, and play opportunities for all ages and abilities.
The forested nature of the park presents challenges for site safety.	<ul style="list-style-type: none"> Improve site visibility. 	<ul style="list-style-type: none"> Install park lighting at park entrances and the parking area to be seen for the road; Clear trees in the front active park area; Establish clear sightlines into and out of the park; Install visible park signage at the entrance. Accept that with forest restoration comes reduced sightlines.
There is an established rate payer's association that is interested in ongoing community involvement and sponsorship.	<ul style="list-style-type: none"> Encourage the development of new community features and enhancements. Continue to keep the KRA engaged as the park develops. 	<ul style="list-style-type: none"> Using the concept plan as a vision; establish, improve, and foster stewardship programs* that the community can lead (e.g. community garden, public art, park enhancements).

*STEWARDS AND PARTNERS: IN ADDITION TO MUNICIPAL-LED FUNDING, COMMUNITY GROUPS MAY ALSO BE ENCOURAGED TO ORGANIZE AND FUNDRAISE FOR CERTAIN PROJECTS.

5 PARK PLAN

5.1 DESIGN CONCEPT

In this section, the high-level park design is explained and illustrated through a functional diagram, a concept plan, and five program spaces.

FUNCTIONAL DIAGRAM

The park functional diagram (Figure 6, p.11) illustrates the high-level program elements and the relationships between them. This is not a design, but a conceptual layout based on proposed function.

CONCEPT PLAN

The park concept plan (Figure 7, p.12) is a visual summary of site analysis, community consultation, internal parks and recreation review, and best practices. At the heart of this concept is the implementation of unscheduled recreation area for both active and passive opportunities, while allowing for the regeneration of natural spaces.

PROGRAM SPACES

To highlight in detail the specific areas of the park concept, three program areas have been identified, described, and illustrated (Figures 8-10, p. 13-15).

1. Park Entrance
2. Central Gathering and Active Space
3. Restored Natural Space



5.2 FUNCTIONAL DIAGRAM

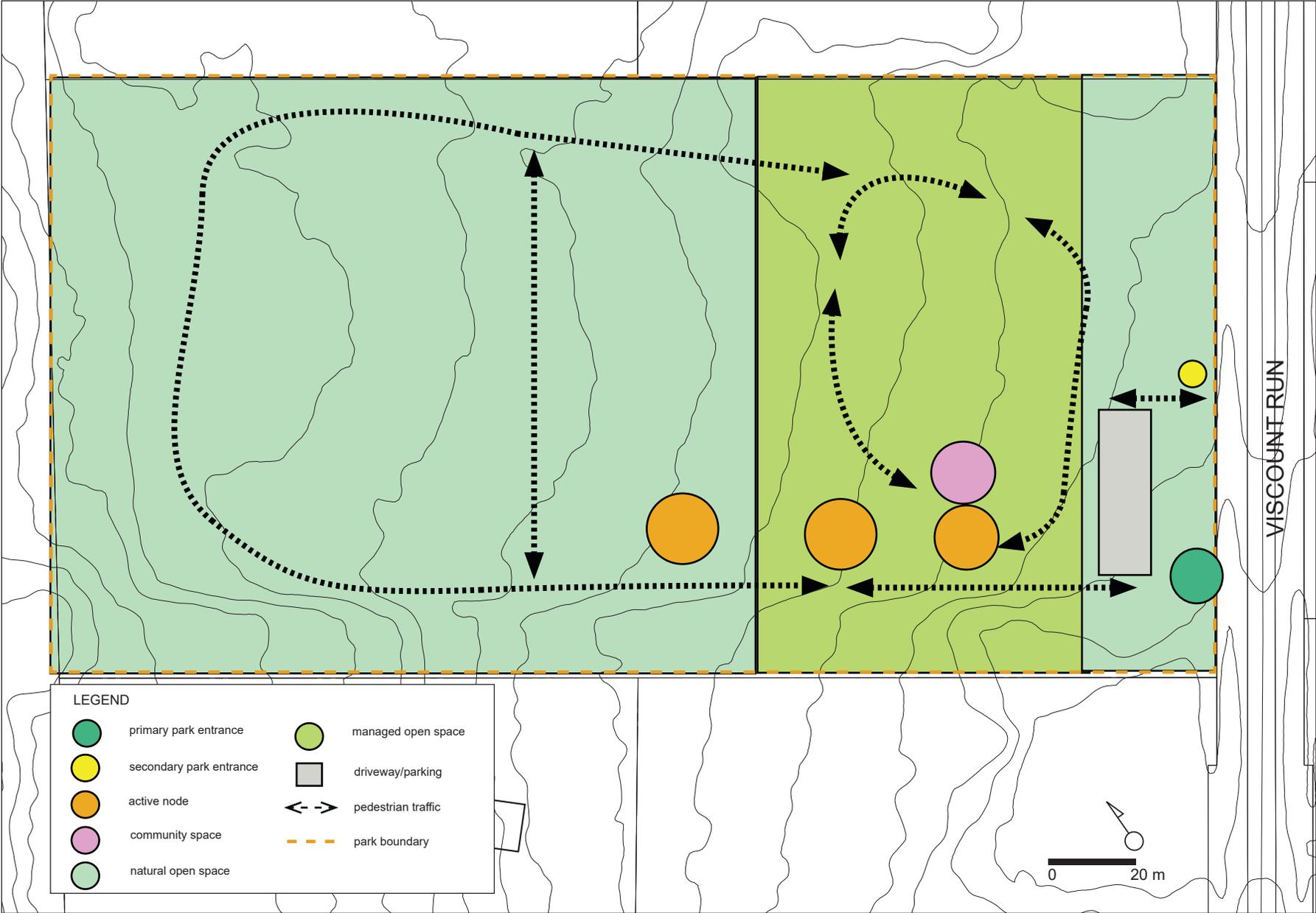


FIGURE 6: VISCOUNT RUN PARK FUNCTIONAL DIAGRAM.

5.3 CONCEPT PLAN



FIGURE 7: VISCOUNT RUN PARK CONCEPT PLAN.

5.4 PROGRAM SPACES

PARK ENTRANCE

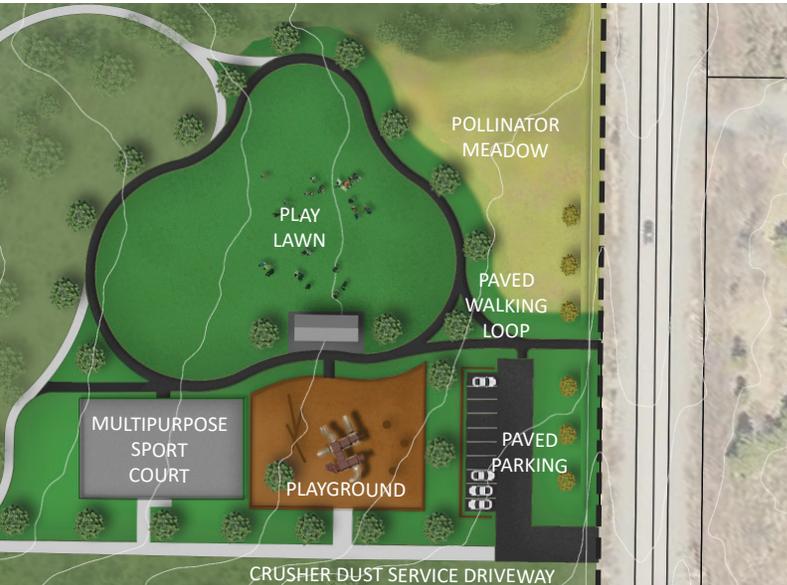


FIGURE 8: VISCOUNT RUN PARK ENTRANCE PLAN VIEW AND PERSPECTIVE.

EXISTING CONDITIONS

Currently, the road cross section along the western side of Viscount Run is a continuous ditch with no access into the park parcel. Visibility into the park parcel is limited as vegetation has regenerated. Boulders line the length of the park to define the park edge.

PROPOSED CONDITIONS

Three access points define the entrance into the park from Viscount Run Park, a driveway and parking area, a pedestrian access point from the parking area, and a service driveway. The proposed parking area would be paved to improve site accessibility. This parking area is similar in size to other parking areas in many

other parks, but with the paved surface, parking will be more efficient and will accommodate daily users. It is proposed that the entrance area be lighted to improve visibility. Should there be a need for additional parking, there is the ability for this to be accommodated between the proposed driveway and the road.

North of the parking area, the park is defined by a naturalized meadow with an opportunity to support pollinator habitat.

5.4 PROGRAM SPACES

CENTRAL GATHERING AND ACTIVE SPACE



FIGURE 9: VISCOUNT RUN PARK CENTRAL ACTIVE SPACE PLAN VIEW AND PERSPECTIVE.

EXISTING CONDITIONS

The existing conditions in the proposed active area are relatively flat with a gentle slope to the east. The entire central area has experienced approximately 14 years of forest regeneration.

PROPOSED CONDITIONS

The central gathering and active space is positioned in the front third of the park to maximize forest regeneration in the remaining portion of the parcel, but also to keep sightlines into the gathering spaces.

From the parking area, a paved walking loop surrounds the play lawn. This lawn is intended to be used for unstructured recreation rather than scheduled as a regional facility.

Community gathering and events can take advantage of the lawn space and the proposed picnic shelter that also fronts onto the playground.

Positioned along the southern crusher dust pathway/service driveway, the playground and multipurpose sport court are easily reached by maintenance staff and park users. Residents stressed the opportunity to implement a play space that is unique and that is not found elsewhere in Kingswood. It is envisioned that the play space be inclusive and suitable for children 18 months to 5 years and 5 years to 12 years. The proposed multipurpose sport court is an enclosed paved area that is envisioned to accommodate multiple activities. The final form

of the multipurpose court will be determined at the time of its implementation.

The large open space available presents opportunities for community organized or independent winter recreation (e.g. winter festival, cross-country skiing).

5.4 PROGRAM SPACES

RESTORED NATURAL SPACE



FIGURE 10: VISCOUNT RUN PARK NATURAL SPACE PLAN VIEW AND PERSPECTIVE.

EXISTING CONDITIONS

The upper portion of the park is relatively flat except for some undulation and steepness in the most northwest corner. The regenerating forest is a mixture of dense deciduous growth with open grassed pockets.

PROPOSED CONDITIONS

The proposed concept promotes the regeneration of the natural forest. Periodic thinning and planting of later successional Acadian Forest species can be phased-in by community groups that are frequently looking for restoration projects within the municipality.

Two phases of crusher dust trail development are proposed to create two complete loops through the forested area.

As frequently requested by the community, a small community-scaled BMX facility is proposed in the forested area just above the central active area. This BMX facility is envisioned to be constructed of compacted soil and allowed to be naturalized to prevent erosion. The facility is envisioned to be positioned at the top of a service driveway for easy access by maintenance vehicles.

6 IMPLEMENTATION

6.1 TIMELINE

Major project milestones are highlighted in the anticipated project schedule (Table 4). Without confirmed project capital, detailed design development and implementation timelines are only estimates and are subject to Regional Council approval.

TABLE 4: PROJECTED PROJECT IMPLEMENTATION SCHEDULE

Milestone	Date
Site inventory and assessment	Fall 2019
Information gathering (public workshop and pop-up)	Fall 2019
Conceptual design development	Fall 2019/ Winter 2020
Presentation of plans and ideas (public open house)	Winter 2020
Conceptual design refinement	Winter 2020
Presentation to Regional Council	Summer/Fall 2020
Detailed design development	2021/22
Implementation	2021/22 and beyond

6.2 PROJECT PHASING

Project phasing (Figure 11) would allow the development of the park in stages over multiple budget years. Four phases are described, but can be reevaluated if an opportunity for park enhancement presents itself (e.g. external funding, community-led projects) or if the phases are later than proposed based on competing capital priorities.

PHASE 1: PLAYGROUND AND PARKING LOT

There was overwhelming support from the community to include a playground as the first phase of implementation. Land clearing, grading, a parking lot, and a path to the playground would also accompany it.

PHASE 2: LAWN, PAVED WALKING LOOP, SPORT COURTS

The proposed phase 2 includes land clearing and grading for the remainder of the central active area, including, the development of the paved walking loop and sport court. Reinstatement would include turf, canopy trees, and the pollinator meadow.

PHASE 3: CRUSHER WALKING LOOP AND BMX FACILITY

Using the service access driveway, phase 3 could commence without the full closure of the central active area. Given the young age of the existing forest regeneration and the relatively flat conditions, it is expected that the disturbance for the first trail loop would be light.

PHASE 4: UPPER WALKING LOOP

Phase 4 could further expand the recreation opportunities in the park through the addition of another crusher dust trail loop., if usage warrants it.

6.3 PROJECT COSTS

There are no immediate financial implications to the recommendations in this report. Future capital expenditures would be considered in subsequent capital years during the business planning process and ongoing maintenance funding will be required.

Given the presence of the The Kingswood Rate Payer's Association and the annual collection of funds from residents, project phasing will also be determined by the addition of those funds available for project development.

6.4 PHASING DIAGRAM



FIGURE 11: POTENTIAL PARK PHASING DIAGRAM.

6.5 IMPLEMENTATION PLAN

This plan, established with community engagement, provides a framework for the development of Viscount Run Park to serve the current and future needs of area residents. It is expected that the community and municipality can realize its development over multiple phases through capital budget planning.