

HALIFAX

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Item No. 14.1.17
Halifax Regional Council
July 18, 2017

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: July 10, 2017

SUBJECT: **Baker Drive Park Master Plan**

ORIGIN

- March 18, 2014 Halifax Regional Council motion:

MOVED by Councillor Karsten, seconded by Councillor Walker, that Halifax Regional Council request a staff report and needs assessment on a pad ready sports field on Baker Drive, Dartmouth. MOTION PUT AND PASSED
- April 11, 2017 – Regional Council motion put and passed to approve the 2017/18 Capital and Operating Budget. Includes funding in Account CP000017, Baker Drive Parkland Development

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Section 79 (1); The Council may expend money required by the Municipality on (k) Recreation programs, (x) lands and buildings required for a municipal purpose.

RECOMMENDATION

It is recommended that Halifax Regional Council adopt the Baker Drive Park Master Plan as direction for future improvements to Baker Drive Community Park.

BACKGROUND

In 2005, a development agreement between Clayton Developments Limited and Halifax Regional Municipality (HRM) was approved, which enabled the development of the Russell Lake West community. In 2013, as part of the subdivision process, 5.86 ha of land was identified as being suitable for a Community Park. Upon approval of the subdivision, significant site work was conducted by Clayton Developments Limited including the addition of soil/fill and site grading, establishment of a 'pad-ready' area, the planting of grass over the majority of the site, and construction of a gravel parking lot.

In 2014, Regional Council passed a motion regarding a needs assessment towards the development of the park. Staff outlined in a June 24, 2014 Information Report to Council that the assessment would be completed as part of the Community Facility Master Plan 2 (CFMP2). With the approval of that document in January 2017 and community consultation, a Master Plan to guide decisions regarding the development of the park has been developed.

In addition, as part of the 2016/2017 Capital Budget, Regional Council approved the allocation of funds for park planning and design. As part of the 2017/18 Capital Budget, Regional Council approved funds for the implementation of the Baker Drive Park.

DISCUSSION

The Baker Drive Park parcel was accepted by HRM with the intention of functioning as a Community Park. Broadly speaking, Community Parks serve three to four neighbourhoods with a population in the range of 1200 people. These areas are designed for passive and active recreation for youth and adults, with play structures for children. Many community parks have large areas left in a natural state.

A recreation needs assessment to determine the best use of the existing 'pad-ready' field was conducted with an evaluation of:

- Community demographics;
- Nearby recreation facilities; and
- Physical site condition (e.g. park condition, park footprint, topography, geotechnical).

The following conclusions were drawn from the needs assessment:

- A large ballfield would not fit on the site. A smaller, lower recreation class field could be accommodated, but would limit the usability of the surrounding landscape.
- A multipurpose natural playing field would fit well on the site and would allow for a wider variety of unstructured use for a broader range of ages.

To confirm assumptions about the park and to gather community park values, wants, and needs, staff consulted with the Russell Lake community. Two engagement sessions were hosted:

- Session 1 – September 19, 2016
During a workshop-style of event, attendees were asked about the qualities and characteristics they value most in a community park and the changes they would like to see. Using an asset mapping exercise, attendees were asked to draw and write on park maps to spatially identify site opportunities. Generally, the community identified that park space should remain as an informal recreation park with opportunities for passive and active play for all ages and abilities.
- Session 2 – April 18, 2017
An open house-style of event was hosted to unveil park design details that were informed by previously gathered public comments. The public was invited to review design boards and the projected project timeline and to post feedback for staff and other residents to review. Overall, residents were satisfied with the proposed master plan with only minor requests for revision, such as location of gathering areas, tree species selection and planting locations, and the siting of benches.

Informed by the above evaluations, staff has undertaken the final design and planning process to draft the park master plan with three main objectives:

- Overcome functional impediments within this site including steep slopes along the park perimeter, lack of street presence from Baker Drive, and lack of internal circulation;
- Accommodate community-level passive and active recreation opportunities for all ages and abilities; and
- Increase park tree canopy cover.

Master Plan Highlights

Three main areas define the site master plan:

1. Entrance and Play Area
Access into the park will be made easier with a new asphalt parking area for up to 24 vehicles. Asphalt paths will lead into and throughout the park. At the top of the hill to the west of the parking area will be a children's play space with a gazebo for sitting and picnicking. Trees will be planted to break the wind and create visual interest. Some screening will be provided by trees between the adjacent apartment building and the playground, while also retaining some visual sightlines for site safety. Lighting will be found at park entrances and within the gazebo. Benches and waste bins will be positioned along paths.
2. Central Play Area and Great Lawn
The centre of the park is defined in large part by the large oval-shaped great lawn. This lawn will operate as a multipurpose field. Investment in shade trees will be evident in this area of the park as the entire great lawn will be surrounded to create a sense of enclosure as well as to buffer the views and sounds of the nearby commercial area, road, and highway. An entrance into the park from Baker Drive will be established to reduce the barrier that is a steep slope along the western park boundary. To the immediate north of the great lawn is space available for two sport courts accessed directly from the path network.
3. Naturalized Landscape and Northern Gateway
The northern third of the park has largely become naturalized since the park was conveyed to HRM. This area slopes to the east and is less suitable for formal recreation infrastructure. To promote cross-through of people traffic and to make this park accessible to residents to the north of the park, a new entrance and pathway is positioned on Baker Drive, south of Lindenwood Terrace. Strategically planted trees will add interest and some shade along the pathway.

Building on the theme of naturalized landscapes, steep slopes and inaccessible areas will be allowed to naturalize for site aesthetics, promotion of pollinator species, reduced flow of stormwater from the park, and reduced maintenance costs. In strategic areas, swaths of spring bulbs will be naturalized to add spring interest. This northern section of the park may also act as a park reserve for potential future requirements.

Next Steps

The tender for the implementation of the master plan is expected to be released in the coming weeks. A tender award report will be submitted to the CAO as the value is expected to fall under the award authority limit of \$1.25 M. All proposed work falls within one phase of park development and is expected to start in late summer 2017. Work is expected to be completed by November 2017.

FINANCIAL IMPLICATIONS

Capital account #CP000017 Baker Drive Parkland Development includes \$1.0 M in funding in the approved 2017/18 budget for design implementation.

RISK CONSIDERATION

There are no significant risks associated with the recommendation in this report. The risks considered rate low.

COMMUNITY ENGAGEMENT

Community engagement was held on September 19, 2016 and April 18, 2017, which included a workshop and open house.

ENVIRONMENTAL IMPLICATIONS

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

ALTERNATIVES

Alternative 1: Regional Council could choose to amend or not adopt the Baker Drive Master Plan as direction for future improvements to Baker Drive Community Park.

ATTACHMENTS

Attachment 1 – Baker Drive Community Park Master Plan

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Stephen Cushing, Landscape Architect, Policy and Planning, Parks and Recreation,
902-292-1565

An aerial photograph of Baker Drive Community Park in Halifax, Nova Scotia. The park features a large green lawn, a blue tennis court, a playground with colorful equipment, and a circular garden area with pink flowers. The park is bordered by a residential street with houses and a road with cars. A blue diagonal overlay covers the bottom-left portion of the image, containing the report's title and preparer information.

Attachment 1

BAKER DRIVE COMMUNITY PARK MASTER PLANNING REPORT

PREPARED BY
POLICY AND PLANNING | PARKS AND RECREATION
MAY 2017

HALIFAX

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1 INTRODUCTION

In 2005, a development agreement between Clayton Developments Limited and Halifax Regional Municipality (HRM) was made to outline future land-use for Russell Lake West. As part of the subdivision process as approved in 2013, almost six hectares of land was identified as suitable for a Community Park.

In 2014, Regional Council passed a motion regarding the development of the park. Staff then undertook the development of a Master Plan to guide future park development. As part of the 2016/2017 Capital Budget, Regional Council approved the allocation of funds for park planning and design. As part of the 2017/2018 Capital Budget, Regional Council approved funds for design implementation within the Baker Drive Park.

RUSSELL LAKE WEST

The Russell Lake West community is bounded by Russell Lake, Morris Lake, CFB Shearwater, the Circumferential Highway, and Portland Street. This community is primarily a mixture of high-density multi-unit buildings and town homes, and low-density single-family housing stock on the western side of Russell Lake. Commercial development is found primarily along the eastern boundary of the Circumferential Highway and smaller-scale commercial along Baker Drive. Within the neighbourhood, remnant woodland follows riparian areas. In some of these woodland stands, pedestrian connections are located between streets and to Russell Lake.

BAKER DRIVE PARK

At 5.86 ha, the Baker Drive Park parcel has a frontage of 438.20 m along Baker Drive a 129.54 m frontage on Basswood Run. Upon subdivision application approval, significant site work was conducted by Clayton Developments Limited including, the addition of soil/fill and site grading, establishment of a 'pad-ready' sports area, establishment of grass over the majority of the site, and construction of a gravel parking lot. Currently, the park site has no formal recreation infrastructure within, but is used for informal sports and dog walking.

A HRM-owned utility corridor runs along the northeastern boundary of the Baker Drive Park. This linear corridor (2.58 ha) was allocated to move power infrastructure

away from the park footprint. Over its length (641m), this corridor is a vegetated drainage area with a brook and a wetland ecosystem. As part of the subdivision agreements with HRM, Clayton Developments Limited constructed a 130m long, 1.5m wide, crusher dust trail extending from the existing parking area to the utility corridor. This trail connects to previously constructed trails in the Russell Lake West development. Although outside the scope of this design project, the utility corridor directly influences the look and feel of the Baker Drive Park.

Environmental challenges for this neighbourhood include increasing urbanization, loss of greenspace, encroachment into greenspace, and the planting of invasive species.

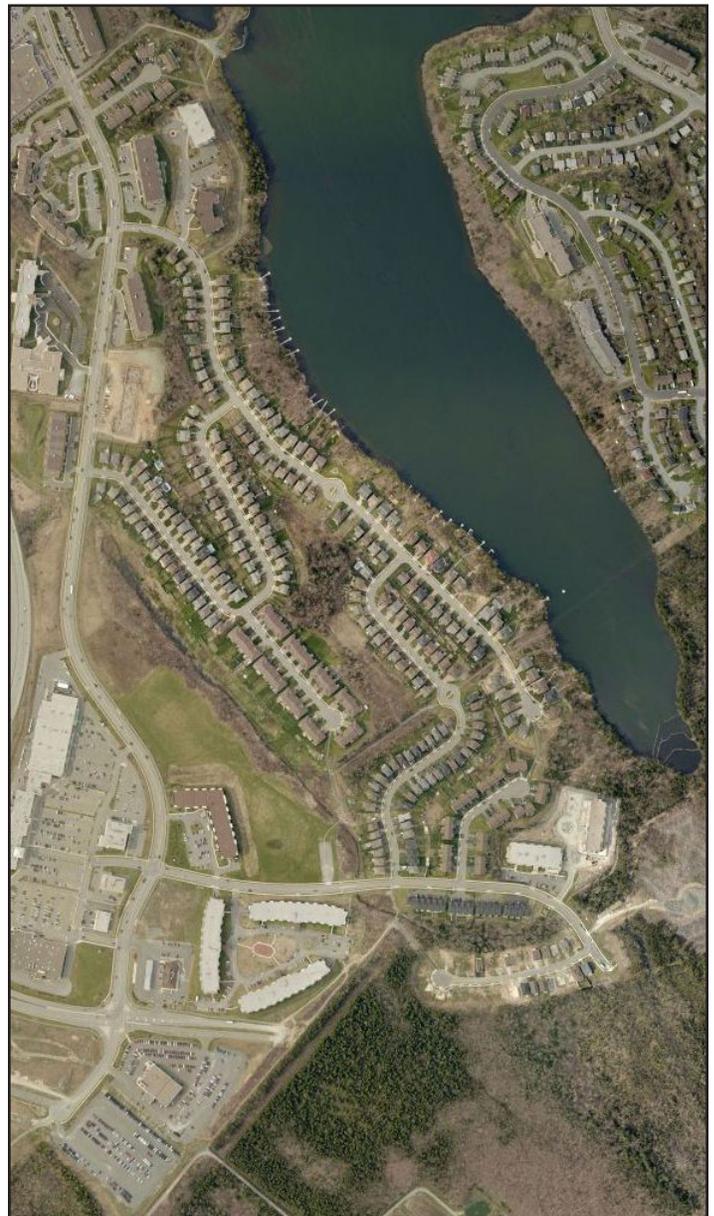
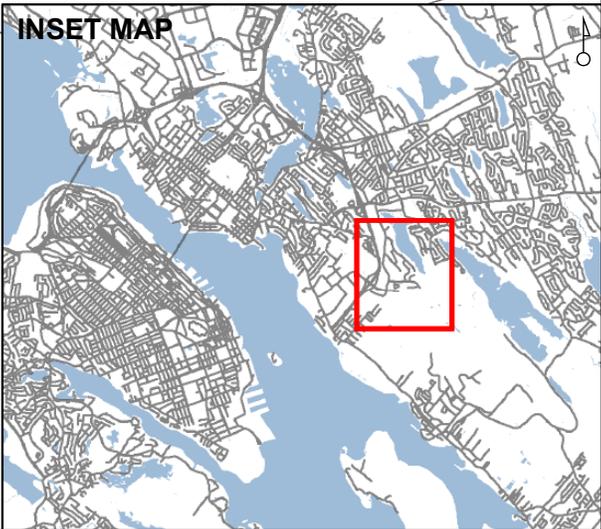
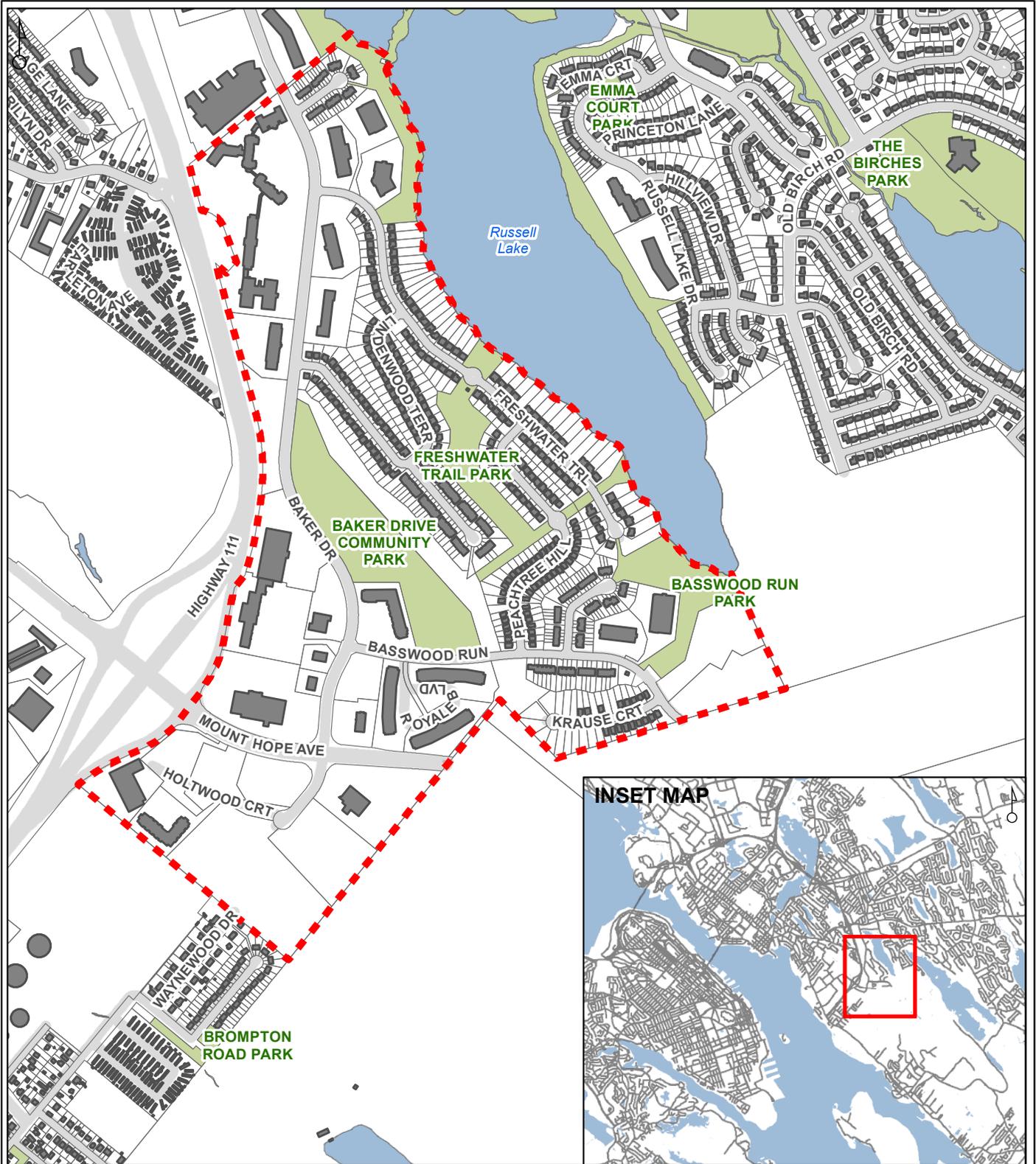
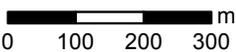


FIGURE 1: AERIAL PHOTO OF BAKER DRIVE PARK.



 Russell Lake West Community  HRM Parkland			Baker Drive Community Park Map 1 Community Overview	
			Date	Mar 8, 2017

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MAP 1: BAKER DRIVE COMMUNITY PARK CONTEXT.

2 COMMUNITY DEMOGRAPHICS

The residential community of Russel Lake West is positioned to the north, south, and east of the Baker Drive Park. The entire community is found within a one kilometer (1 km) radius of the park. Within this catchment area, some 3,500 people are distributed over 1700 households (Statistics Canada, 2011).

Russell Lake West is largely an aging community with 57% of residents over the age of 50 (approx. 2000 people). Some 43% of the over 50 years population (approx. 857 people) are over the age of 75. It should be noted that there is a residence and assisted living complex for seniors in the community with privately-owned walking trails and passive outdoor recreation space.

About 12% of Russell Lake West's population is under the age of 14. Not captured in the community demographics is the presence of visiting children (i.e. grandchildren), especially on the weekends. No official pedestrian counts have been conducted, but observation and discussion have revealed the importance of this visiting population in the park.

TABLE 1: RUSSELL LAKE WEST COMMUNITY DEMOGRAPHICS.

Age Range	Number of Residents	Percentage of Residents (%)
0-9	284	8.03
10-14	119	3.38
15-19	159	4.51
20-24	115	3.25
25-34	294	8.34
35-49	574	16.24
50-64	664	18.81
65-74	466	13.18
75+	857	24.26

3 EVALUATION OF RECREATION NEEDS

To frame the recreation needs for Russell Lake West, a community park as defined in The 2014 Regional Plan is,

“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 persons”.

Community Parks sometimes, but not always, include sports fields, parking lots, watercourse access and engineered beaches, and washrooms. Similar to a neighbourhood park, Community Parks may also contain play structures, footpath & trails, play meadows, watercourse access, paved courts, gazebo/shelter, drinking fountains, outdoor spray pools & skating rinks, benches, picnic areas, among other features.

A needs assessment for Baker Drive Park has considered:

- Physical site condition;
- Community demographics;
- Nearby recreation facilities;
- Community recreation and park values and concerns as elicited from engagement with the public.

In review of nearby parks and facilities, the next closest facilities range from one to six kilometers away (Table 2). Currently, there is no standard defined by HRM that determines parks service delivery other than the HRM Subdivision Bylaw and the guidance outlined in the Community Facility Master Plan 2.



FIGURE 2: EXISTING ‘PAD-READY’ RECREATION AREA.

TABLE 2: PROXIMITY TO NEARBY RECREATION FACILITIES.

Recreation Infrastructure	Nearest Facility
Playing field (e.g. soccer, football, rugby, Ultimate)	Three Nearest Sports fields: •2833m – Portland Estates School •2973m – Brownlow Park •3148m – Prince Andrew High Average distance from homes to nearest sports fields: 2597m (31 minute walk, 10 minute cycle, 4 minute drive).
Ball diamond (e.g. softball, baseball)	Three Nearest Ballfields: •1965m – Carl Morash Ballfield (x3) •2197m – Penhorn Ballfield #1 •2206m – Julianne O’Brien Memorial Ballfield Average Distance from Homes to Nearest Ballfields: 2033m (24 minute walk, 8 minute cycle, 3 minute drive).
Tennis court	Three Nearest Tennis Courts: •2633m – The Birches Tennis Court •2975m – Brownlow Park Tennis Court •2676m – Morash Park Tennis Court Average Distance from Homes to Nearest Tennis Courts: 2398m (29 minute walk, 9 minute cycle, 4 minute drive).
Basketball court	Three Nearest Basketball Courts: •1123m – Brompton Road Park •2251m – Arnold Whitworth Park •2378m – Landrace Park Average Distance from Homes to Nearest Basketball Courts: 1652m (19 minute walk, 6 minute cycle, 3 minute drive).
Hockey court	Three Nearest Hockey Courts: • 1148m – Brompton Road Sports Court • 5117m – Crichton Park School Multi-Purpose Court • 6324m – Doug Knickle Multi-Purpose Sports Court Average distance from homes to nearest hockey courts: 4614m (58 minute walk, 18 minute cycle, 8 minute drive)
Playground	Three Nearest Playgrounds: •1065m -- Freshwater Trail Park •1518m -- Brompton Road Park •1130m -- High Street Park Average distance from homes to nearest playground: 551m (7 minute walk, 2 minute cycle, 1 minute drive).
Skate park	Three Nearest Skate Parks: •3615m – Beazley Park •5117m – Dartmouth Commons •6324m – Cole Harbour Place Average distance from homes to nearest skate parks: 3541m (43 minute walk, 14 minute cycle, 6 minute drive)

Due to the geography of the Baker Drive Park, a number of assumptions can be made:

- The position of the community between the Circumferential Highway, Portland Street Commercial Area, Russell Lake, and the Imperial Oil lands, means that pedestrian connection to surrounding parks and recreation facilities is limited. Trail connections do exist in places, but the travel distances to the nearest recreation facilities may discourage their use.
- The long linear nature of the park, sloping topography, neighbouring residential buildings and homes, and subsoil composition will limit the kinds of recreation infrastructure possible and the placement of features.

Further evaluation was given to five key component areas to determine parks and recreation needs:

- Pad recreation area
- Play structures
- Sport courts
- Passive recreation
- Open space

PAD READY RECREATION AREA

Upon review of HRM ballfield classification (e.g. AA, A, B, C, D), it is clear that a large ballfield would not fit on the 'pad ready' site. Not always the case, but generally a higher class field is larger in size. A smaller, lower class field would fit on the 'pad ready' area but would limit the usability of the surrounding landscape. From a needs perspective, field use data indicates that smaller, lower class fields (e.g. B, C, and D) are largely underused (~30%) and would not be a good use of space and resources.

A multipurpose natural playing field was the most frequently requested park feature during the community engagement process. This type of field fits well on the 'pad ready' site and would allow for a wider variety of unstructured use for a broader range of ages. Field use data suggests that the number of natural playing fields is currently sufficient in HRM, but the distribution of such fields is not ideal. The nearest playing field is some three kilometers away from Russell Lake West and given the limited access to surrounding communities, a multipurpose playing field would be a good fit for this park.

PLAY STRUCTURES

Currently, there is one small play structure located on HRM parkland at 170 Freshwater Trail, approximately 1,100 m from the Baker Drive Park. This playground is used by some nearby residents, and recently, requests have been made by residents for the addition of new play equipment. Due to the proximity to the Baker Drive Park, the community would be better served if the playground was consolidated within the Baker Drive Park and made larger to accommodate play for up to 400 children/youth. A

new play structure is something the community described as important in the community engagement sessions.

At the initial community engagement session, there was a general interest to include a splash pad into the park design. Although the incorporation of water into the park design would be a valuable park feature, there are other considerations that limit the suitability of this site for a splash pad, including, proximity to nearby lakes, lack of recreation infrastructure (e.g. washrooms/change rooms, on-site staff). and the project budget. A better long term goal might be to improve water access to Russell Lake from existing trails.

SPORT COURTS

A multi-purpose sport court was a common point of interest with the public, especially a court that would allow for street hockey (a frequent request) in addition to other sports. Additionally, a combination court of tennis and pickle ball may also appeal to the recreation needs of an aging demographic, as is the case in other Canadian municipalities.

The citing of sport court facilities may present a challenge in terms of proximity to parking, pathways, and also to consider the flow of water from paved surfaces. The long linear site orientation and topography limits the placement of a flat court to the northern portion of the park. Access to and from proposed courts will be a design consideration for ease of access and site safety.

WALKING AND SITTING

Due to the high proportion of people over the age of 50 years in the Russell Lake West community, site accessibility and movement through the park is an important park objective. As such, consideration has been given to path materials, entrance locations, lighting, and placement of benches.

OPEN SPACE

Open areas for unstructured play were described as important by member of the community. Maintaining quality mown areas between recreation infrastructures is an ideal way to do this. In the short history of the Baker Drive Park, community driven approaches to site sustainability have included tree plantings and landscape naturalization. To continue this sustainability objective and to limit the extent of intensely managed areas, landscape naturalization will be continued in areas with steep slopes or low activity.

4 COMMUNITY ENGAGEMENT

ENGAGEMENT ONE - VALUES GATHERING

Two public engagement sessions were hosted on Monday September 19, 2016. In a workshop style event, attendees were asked two main questions. First, what qualities and characteristics do you value most in a community park? Second, what would have to change in this space to make it more likely to be used by you, your family, or your community? During an asset mapping exercise, attendees were asked to draw or write on park maps to spatially identify park opportunities.

Generally, the community would like this park space to remain as an informal recreation park with opportunities for passive and active play for all ages and abilities. Some of the most frequently mentioned park features include playgrounds and splash pads for children, informal playing field and sport courts, looping walking paths with plenty of opportunities for seating and gathering. Aesthetically, a well-treed, well-lit, ornamental quality is preferred. Some residents described their concerns that accompany a community park, including, light pollution, noise, fear of crime and threats to personal safety, and increased car traffic, among others.

Public comments (Attachment 1) have been broadly categorized into: sports and play infrastructure, park circulation, gathering space, amenities, concerns, and other information outside the scope of this project.

ENGAGEMENT TWO - MASTER PLAN UPDATE

A follow up open house session was held on April 18, 2017 with the purpose of unveiling the design details that were informed by public comments in the fall of 2016. With park construction slated for late summer 2017, the intention of this open house was to collect high-level feedback on the proposed park master plan and to convey the implementation timeline with residents. Overall, residents were satisfied with the proposed master plan with only minor requests for revision (e.g. location of gathering areas, tree species and planting locations, location of benches, etc.) (Attachment 1).

Some residents voiced both concern and preference for a dog park within the Baker Drive Park. The current master plan does not include an official off-leash area for dogs, but park space has been reserved should Regional Council direct staff to include a dog park or other community space in the future.



FIGURE 3: RESIDENTS REVIEWING DESIGN DRAWINGS DURING ENGAGEMENT SESSION TWO.

5 CONCEPTUAL DESIGN

The Baker Drive Park is a unique community park for its shape, size, location in relation to other parks, and for the surrounding community demographics. This conceptual master plan reflects the recreation needs of a growing community of families, but also the recreation requirements of an aging community.

Three main areas define this community park,

1. ENTRANCE GATHERING AND PLAY SPACE

It is proposed that access into the park be made easier with a new asphalt parking area for up to 24 vehicles and looping asphalt paths throughout the park. A play area at the top of the hill to the west of the parking area is to be comprised of a children's play space and a gazebo for sitting and picnicking. In this area, tree planting for a windbreak and for visual interest is planned. It is expected that some screening will be provided by trees between the adjacent apartment building and the playground, enough to baffle sound, but to retain visual sightlines for site safety. Light standards are proposed at park entrances and within the gazebo only. Benches and waste bins are proposed along pathways.

2. CENTRAL PLAY AREA AND GREAT LAWN.

The centre of the park is defined in large part by the proposed oval-shaped great lawn. It is expected that this lawn will operate as a multipurpose field that will be used by the community. An investment in site greening is expected here with a number of shade trees proposed to line the entire great lawn. This tree planting will create a sense of enclosure as well as buffer the views and sounds of the nearby commercial area, road, and highway. An entrance into the park from Baker Drive is proposed to reduce the barrier that is a steep slope along the western park boundary. To the immediate north of the great lawn is space available for two sport courts accessed directly from the path network.



FIGURE 4: NORTH GATEWAY ENTRANCE FROM BAKER DRIVE.



FIGURE 5: ENTRANCE FROM BASSWOOD DRIVE IN THE WINTER.

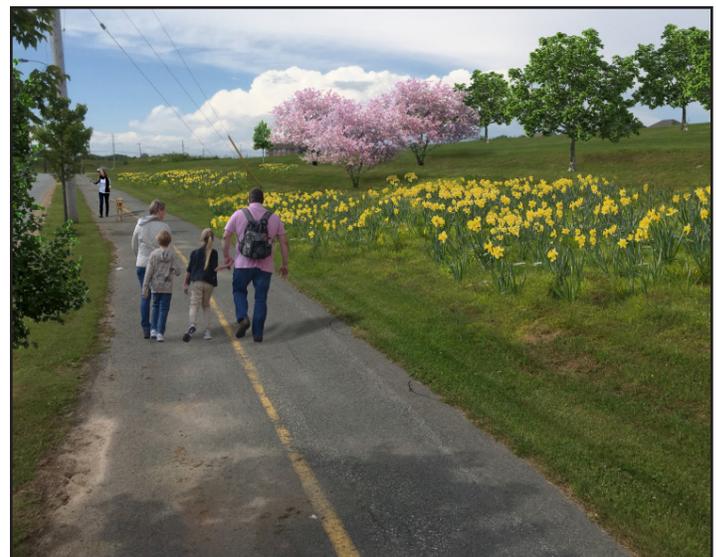


FIGURE 6: WALKING NORTH ALONG BAKER DRIVE IN THE SPRING.



FIGURE 7: LOOKING SOUTH TOWARDS THE BAKER DRIVE PARKING AREA AND PLAY SPACE.

3. NATURALIZED LANDSCAPE AND NORTHERN GATEWAY

In its current state, the northern third of the park has largely become naturalized. This area slopes to the east and is less suitable for formal recreation infrastructure. To promote cross-through of people traffic and to make this park accessible to residents to the north of the park, a new entrance and pathway is proposed on Baker Drive, south of Lindenwood Terrace. It is expected that investment in strategically planted trees would add visual interest and shade along the pathway.

Building on the theme of naturalized landscapes, this master plan illustrates that steep slopes and inaccessible areas be allowed to naturalize with direct benefits for site aesthetics, promotion of pollinator species, reduced flow of stormwater from the park, and reduced maintenance costs. In strategic areas, it is proposed that large swaths of bulbs are naturalized to add spring interest. This northern area may also act as a park reserve for future recreation needs.



FIGURE 8: WALKING NORTH ALONG THE EASTERN EDGE OF THE GREAT LAWN.

DESIGN PROGRESSION

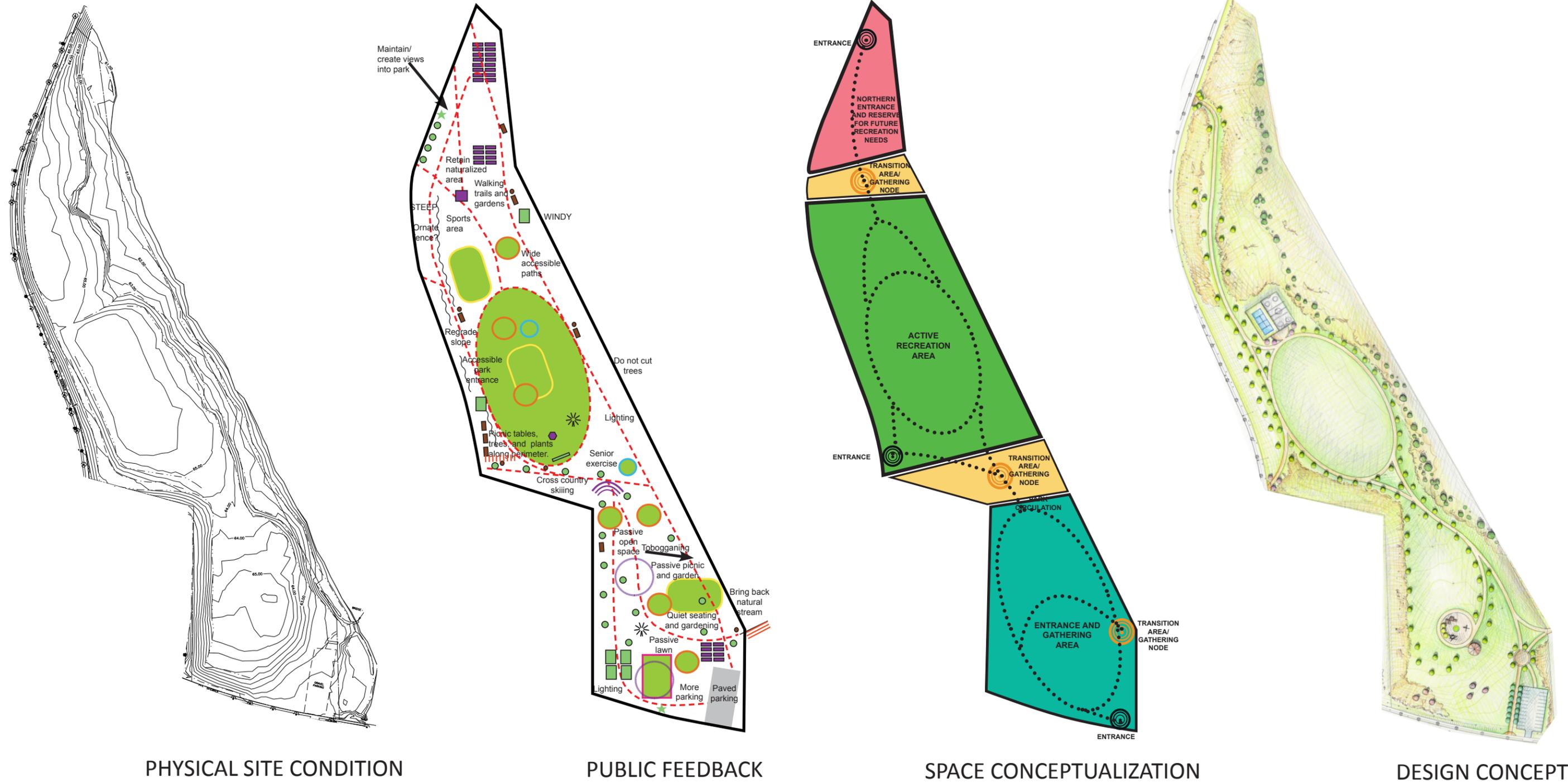


FIGURE 9: PROGRESSION OF CONCEPTUAL PARK DESIGN.

The Baker Drive Park design has evolved based on the evaluation of physical site conditions (e.g. topography, park footprint, geotechnical), feedback collected during community engagement sessions, and based on the site conceptualization of public wants and recreation needs. The result is a conceptual park design (Figure 11).

CONCEPTUAL PARK DESIGN



FIGURE 10: ILLUSTRATED BAKER DRIVE PARK MASTER PLAN.

6 IMPLEMENTATION

Upon master plan approval by Halifax Regional Council, park implementation would proceed to the tendering process and a tender award report would be submitted to the CAO as the value falls under the award authority limit of \$1.25 M. All proposed work falls in one phase of park development. A late summer 2017 start date is targeted with work expected to be completed by November 2017. This Master Plan can be revisited as Regional Council or the Community requests additions or changes to recreation infrastructure.

TABLE 3: PROJECT SCHEDULE.

Event / Milestone	Date / Date Range
Assessment of site and surroundings, history, preliminary design	June - August, 2016
Planning for first public open house, materials, notification	September 1-18, 2016
First public open house	Sept. 18, 2016
Draft needs assessment and master plan	October, 2016 - March, 2017
Site survey consultant retained	Feb 1, 2017
Landscape architectural consultant retained	Feb 1, 2017
Detailed design development	February - May, 2017
Planning for second public open house, materials, notification	March- April, 2017
Second public open house	April 18, 2017
Completion of draft master plan	April 21, 2017
Preparation of Regional Council presentation materials	April - May, 2017
Report package at Regional Council	Jul - August, 2017
Construction tender posted	August - September, 2017
Construction begins	September - October, 2017
Construction completed	December, 2017 - Spring, 2018

The background features abstract geometric shapes in various shades of blue. A large, light blue triangle points downwards from the top left. A darker blue triangle points upwards from the bottom right. The remaining space is white.

ATTACHMENTS

MASTER PLANNING REPORT

ATTACHMENT ONE - ENGAGEMENT SUMMARY

ATTACHMENT ONE - ENGAGEMENT RESULTS

COMMUNITY ENGAGEMENT SESSION ONE RESULTS

Response	Frequency		Frequency
Sports and Play Infrastructure		Trails should be integrated with existing neighbourhood trails.	1
Informal, multi-use sports field.	13	Gathering Space	
Playground.	13	Gazebo.	7
Splash pad.	12	Picnic area .	7
Off-leash dog park (contained).	12	Community garden.	6
Multiuse court (e.g. tennis, basketball, hockey).	11	Shaded seating/ gathering areas .	6
Tot lot.	8	Accessibility for all ages and abilities.	5
Rink with potential for winter ice.	7	Quiet resting space.	3
Enclosed sports field/courts (fences, hedges).	5	Shelter.	2
Outdoor pool.	2	Concert space.	2
Skate park/rollerblade park.	2	Amphitheatre.	1
Pickle ball.	2	Community oven.	1
Kite flying.	2	Uniquely designed and fun spaces .	1
Cross country skiing.	2	Amenities	
Tennis court.	2	Benches.	14
Basketball court.	2	Trees.	12
Tobogganing.	1	Flower gardens.	12
Soccer field (natural or artificial turf).	1	Lighting.	8
Baseball diamond.	1	Washrooms.	7
Wheelchair accessible play area.	1	Garbage cans.	6
Formal field with bleachers.	1	Picnic tables.	6
Seniors exercise equipment.	1	Shrubs.	4
Domed sports field.	1	Water fountain.	4
Golf hitting net.	1	Parking.	4
Consideration should be given to sports field's current and needed use .	1	Garbage cans.	3
Use mulch or chips instead of pebbles underneath playground.	1	Naturalized landscapes.	2
Playground design should be unique.	1	Public art.	1
Playground similar to Dartmouth Crossing.	1	Park signage.	1
Playground Similar to North Woodside Community Centre.	1	Bike racks.	1
Park Circulation		Steps into the park from Baker Drive.	1
Perimeter walking track.	10	Ice cream vendor.	1
Walking paths.	9	Concerns	
Paved accessible paths.	6	Light pollution.	8
Looping trail system.	3	Noise.	6
Create park access points from Baker Drive and Basswood Run.	3	Personal safety.	4
Tree-covered cycle loop.	1	Traffic.	4
Gravel or rubberized path surface.	1	Equipment or kids entering traffic.	3
Formal entrance from parking lot .	1	Steep slopes will limit access, views, usability (may require leveling).	3

Better maintenance needed in the park (e.g. mow naturalized area, fix wet areas, clean up messy areas).	3
Vandalism.	2
Need for improved maintenance.	2
Dogs on-leash needs to be enforced.	2
No major structures in the park .	2
Community space (gardens) that don't have an approved management plan.	1
All season maintenance to ensure winter usability.	1
People using the park as a hang-out after dusk.	1
Criminal activity.	1
Site accessibility.	1
Trees will increase criminal activity.	1
Falling or drowning in adjacent brook.	1
Durability of materials, infrastructure.	1
Excessive parking in and surrounding the park.	1
If lighting is considered, put wiring underground.	1
That the needs of seniors won't be met.	1
Do not want to see a sport field of any kind.	1
Other	
Public access to Russell Lake (e.g. swimming, boat launch).	5
Need for safe road crossings to the park.	4
Traffic on surrounding streets is a problem.	4
Limited parking along Baker Drive due to use by nearby car dealerships.	3
Do not remove trees in NSPI corridor.	2
Mow the shoulders of greenbelt trails.	1
Formalize greenbelt trails with mulch surface.	1
Park naming rights might attract people.	1
Work with NSPI to maintain the power corridor in the winter.	1
Trails outside of park in surrounding greenspace are in need of maintenance (i.e.. washed out, grown-in, unsafe).	1
Crosswalks needed at Baker Drive and Lindenwood Terrace.	1
Steam in NSPI corridor needs to be cleaned-up.	1
Current trails surrounding the park are lovely.	1
Tree pruning required within woodland trails.	1
More benches around Russell Lake.	1
Clean-up neighbouring vacant properties.	1

Response

Park Design Concept Comments

“Concerned about the plaza being a hangout area where houses are directly by the bridge. I understand benches for sitting, etc., but not a hangout area so close to people’s homes. Great job, though, with all other points”.

“Johnny-on-the-Spot available in suitable areas. Very nice, though”.

“Like the overall concept/design!!”

“Suggestion: sidewalk level shade trees and benches for seniors who use walkers or many not able to walk the trails”.

“Like the walking paths”.

“We love tennis/pickleball court ideas”.

“Like the great lawn. Have a variety of trees”.

“Playground equipment for 0-5 years AND 5-12 years”.

“Need outdoor gym or exercise area”.

“LOVE THIS!! For consideration:

1. Senior suitable exercise equipment similar to Albro Lake and/or Birches Park at Portland Estates.
2. Privy/outhouse important for youth/kids. Perhaps System similar to PEI’s Confederation Trail System”.

“Lots of Trees! Love that part. Have trash cans. Have shade over the benches”.

“So glad there is NO off-leash dog area”.

“Dim lighting. Will Sports areas be lit after dark in the summer? I like the trails. I like the wide lawn. Off-leash dog area?”

“Trails that permit BIKES, rollerblades, etc.”.

“Low/dim lighting on path (no bright lights)”.

“Trash, recycle, organics collection bins at multiple locations”.

“If there is a dog-off-leash area it should be fenced or dogs prohibited”.

1. “1. My young daughters were adamant that you add some swing sets to the playground! Important for you to ensure you’re listening to the old, the young, and the very young

2. There was a proposed small seating area just off the bridge and before the playground/gazebo area, and in talking with some neighbours there was confusion around what that area was actually intended for (knowing that the gazebo was just 15-20 steps away). Only real concern was whether or not that area may turn into a hangout for teenagers, etc. Realise we can’t prevent that, so I guess the real question is if that area is actually needed?

3. The sports courts are a fantastic addition. I believe the intent is a basketball court and a tennis court? If the tennis is included, may be worth exploring including 2 and not just the 1 as the drawing suggests”.