



GRAND AVENUE PARK



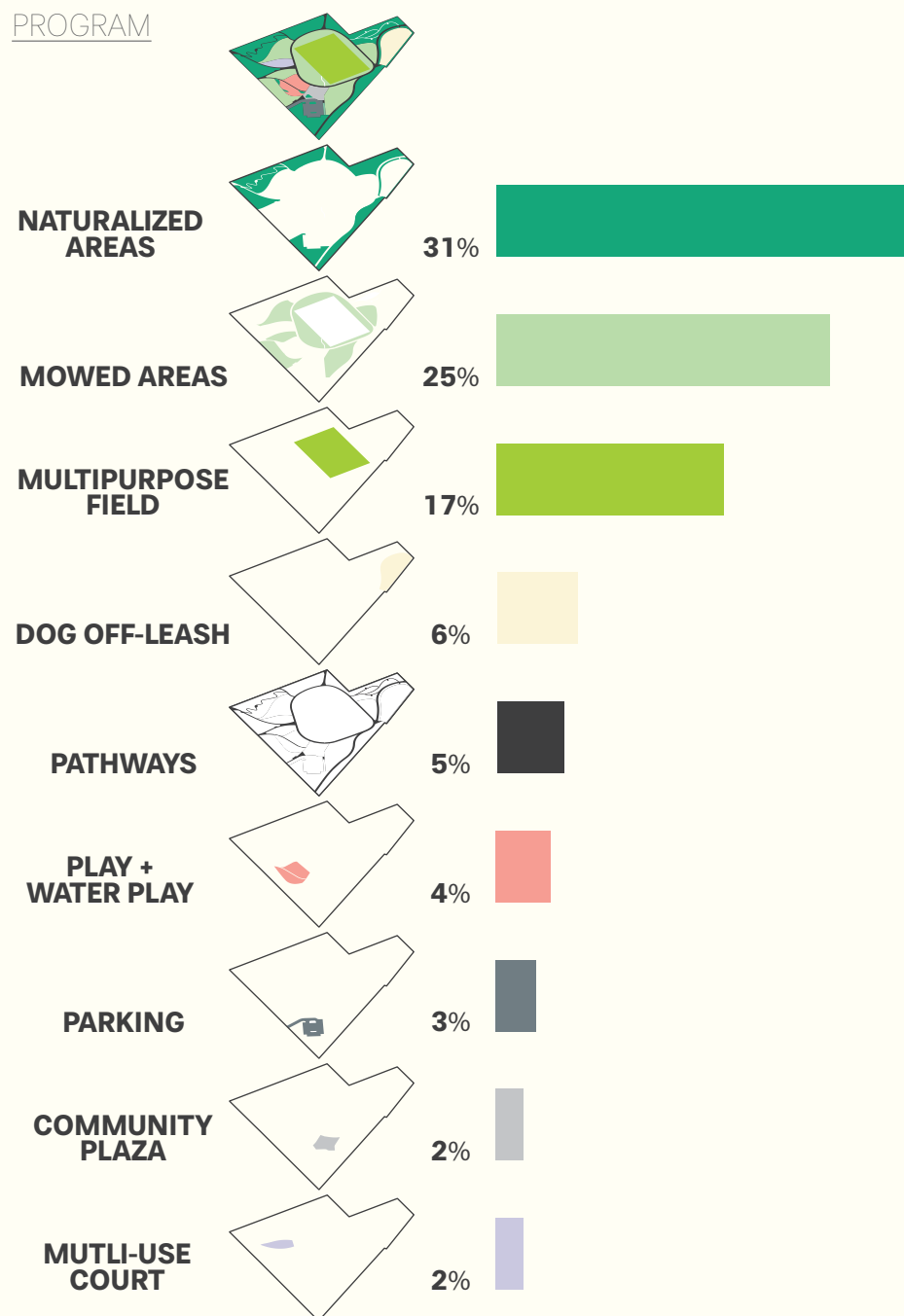


MASTER PLAN

THE LOOP
PLAYGROUND
COMMUNITY PLAZA
MULTI-USE COURT
MULTI-USE FIELD
DOG OFF-LEASH AREA
CIRCULATION
ECOLOGICAL COMMUNITIES
SITE SERVICES



PROGRAM



THE MASTER PLAN

Combining the program layout of Web with flow of the Loop, the final master plan evolved around one defining loop, with a hierarchy of paths connecting to the urban fabric at key moments and providing a variety of experiences through the park. Program was centralized at intersections considering views in, out and through the park, with a key constraint, existing manholes, limiting the position of the multi-purpose field. Considering views and the desire for a generous community space, the shade structure was identified as a beacon for the community and the plaza, play, water play, and picnic area were centralized around this shade structure, with the multi-use court positioned separate from the play area but close enough for a parent to be able to see both. The dog-off leash area was separated from this key programming and located south east corner of the site. Throughout the park and associated with the multi-purpose field, community plaza and multi-use court are three flex fields that will act as warm-up areas and open greens for casual sports use and community events such as farmers markets. Naturalized areas are consolidated at key edges to provide either buffer or openness and to provide enough area to thrive and afford respite within.

TOPOGRAPHY

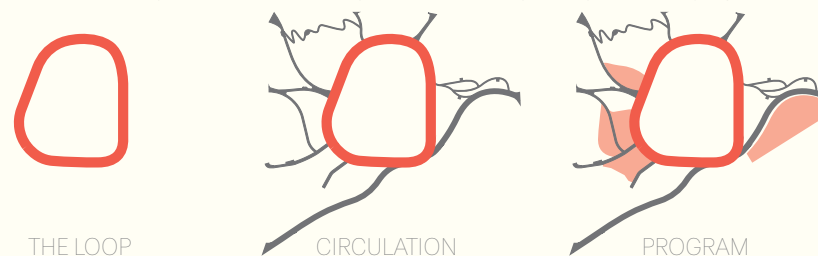
Topography is used as a buffer, to create partitions, and as an experience. The main community hill can be used as a natural amphitheatre for sports, community events and parents watching children play and as a tobogganing hill in the winter.

THE LOOP

The Loop connects all park programming, creates a desired circuit around the park through a variety of experiences (ecological and social), and provides an identity for park. The Loop can be used a branding element for the park: a logo to rally a 'Friends of Grand Avenue Park' group, to create site mapping and signage, and to establish community and regional identity for the park. The materiality of loop should be distinct from all other paths, to signal a specific and special experience.

COLOUR

A specific colour or limited colour palette can unify the park while creating a sense of a special, unique place. Within the master plan we have chosen orange, drawn from the plumage of the passenger pigeon, to demonstrate this. Colour themes and selections will be considered in greater detail during Detailed Design stages of the project.







PARK ENTRANCES



LID STRATEGIES



FOREST EDGE



MEADOW



PIONEER FOREST



SWALES



PLAYGROUND, WATER PLAY AND PICNIC AREAS

The playground and picnic area will share the existing, established tree line along Grand Avenue to provide ready shade while new trees are growing. Based on community input, the play area was designed to be a holistic environment, containing both natural and formal play areas and structures, with accessibility as a major design driver. Seatwalls provide traffic control and seating for parents. Orange is to be used as a playful key element in the playground equipment.

NATURAL PLAY

The impetus for the natural play area was a strong desire from the community for natural elements, creating play that is loose, imagination driven. The natural play area will contain logs, sand, topography, resilient non-allergic planting, and boulders. There was a desire for water to be integrated into the natural area, both channelized and not, similar to Dufferin Grove Park. Material will be resilient and evolving, with some formal orange elements that will cross with formal play.

FORMAL PLAY

Formal play will be centred around a main tower and slide element, with additional equipment providing play opportunities for different age groups. Surfacing will be rubber with integrated topography where possible; shade trees should be planted throughout with boulders acting as a cross over element. A formal splash pad could also be integrated into this area, to be determined during detailed design phase.

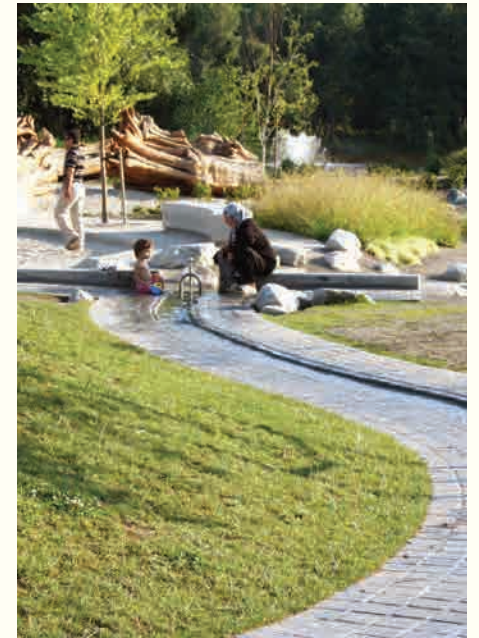
PICNIC AREAS

Picnic areas (open lawn and tables) will provide a spill out space for playground when not in use for picnicking. Existing and new trees will provide shade, with some areas slightly mounded for views and sitting slopes.

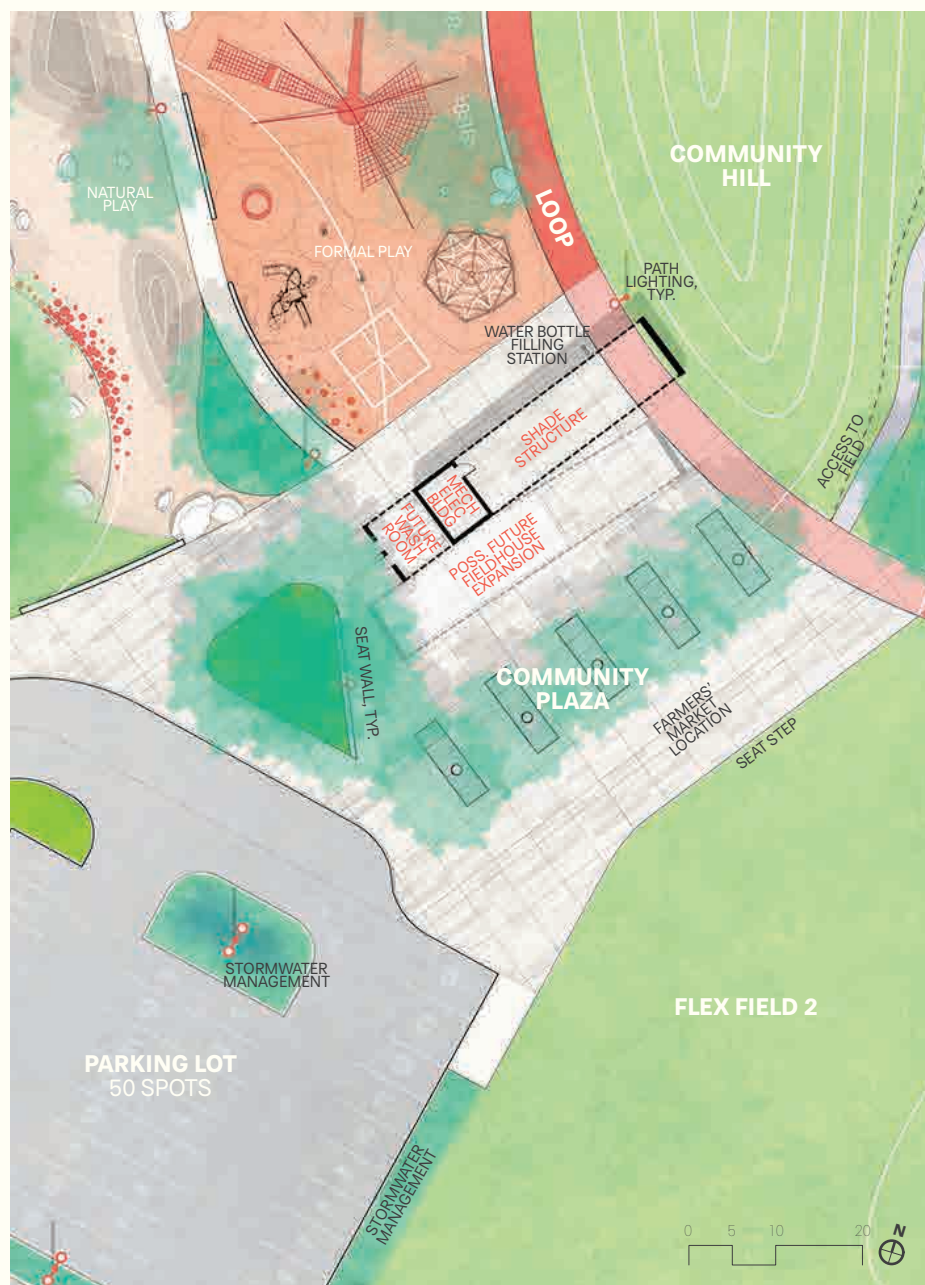


PLAYGROUND AND WATER PLAY PRECEDENTS









COMMUNITY PLAZA

The community plaza will act as generator of community spirit and will be a place of celebration and events for the community as it grows.

PLAZA

The plaza will contain permanent seating in the form of seatwalls and trees planted in hardscape but will otherwise will be open for programming such as farmers markets or other community events. The adjacency of the parking lot and vehicular entrance will allow access for maintenance vehicles to the field and for vendor vehicles for market or festival events. The flex field will also provide spill out space for events, and a step down from plaza to field will provide a mini- amphitheatre. Speciality paving should be considered for this plaza to denote it's place of importance in the park.

SHADE STRUCTURE

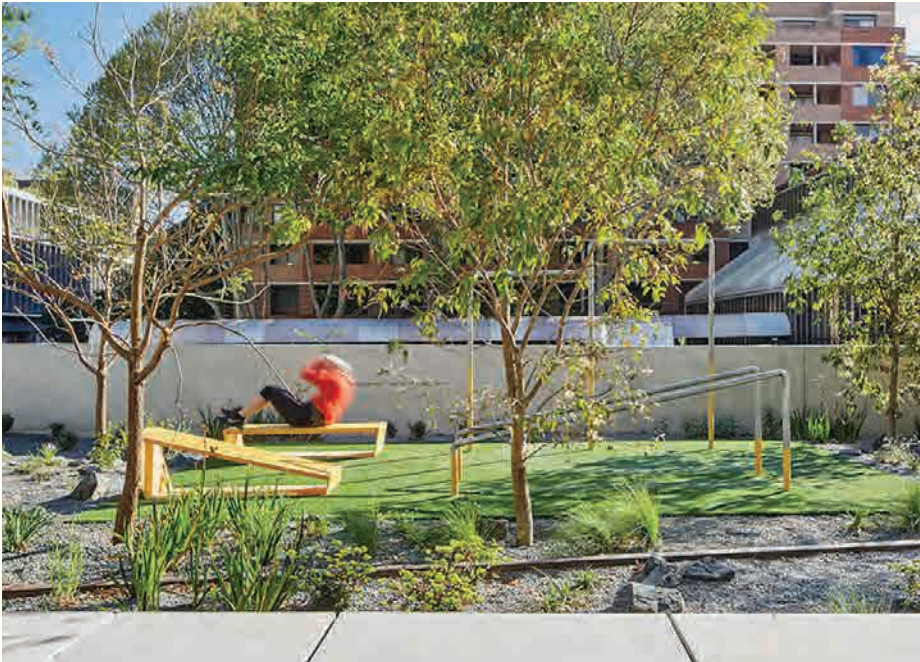
The shade structure will act as beacon for community, with views towards it from within and without the park. The shade structure will be constructed in phases and with the possibility of expansion in mind: the mechanical/electrical building with park storage space will be constructed first, with pad for portable toilets; the shade structure will follow. Expansion possibilities include first: two accessible washrooms and second: a field house (change rooms, washrooms, extended shade area). Facilities such as a water bottle filling station should be included from the onset, and permanent or movable seating considered for parties and casual events.

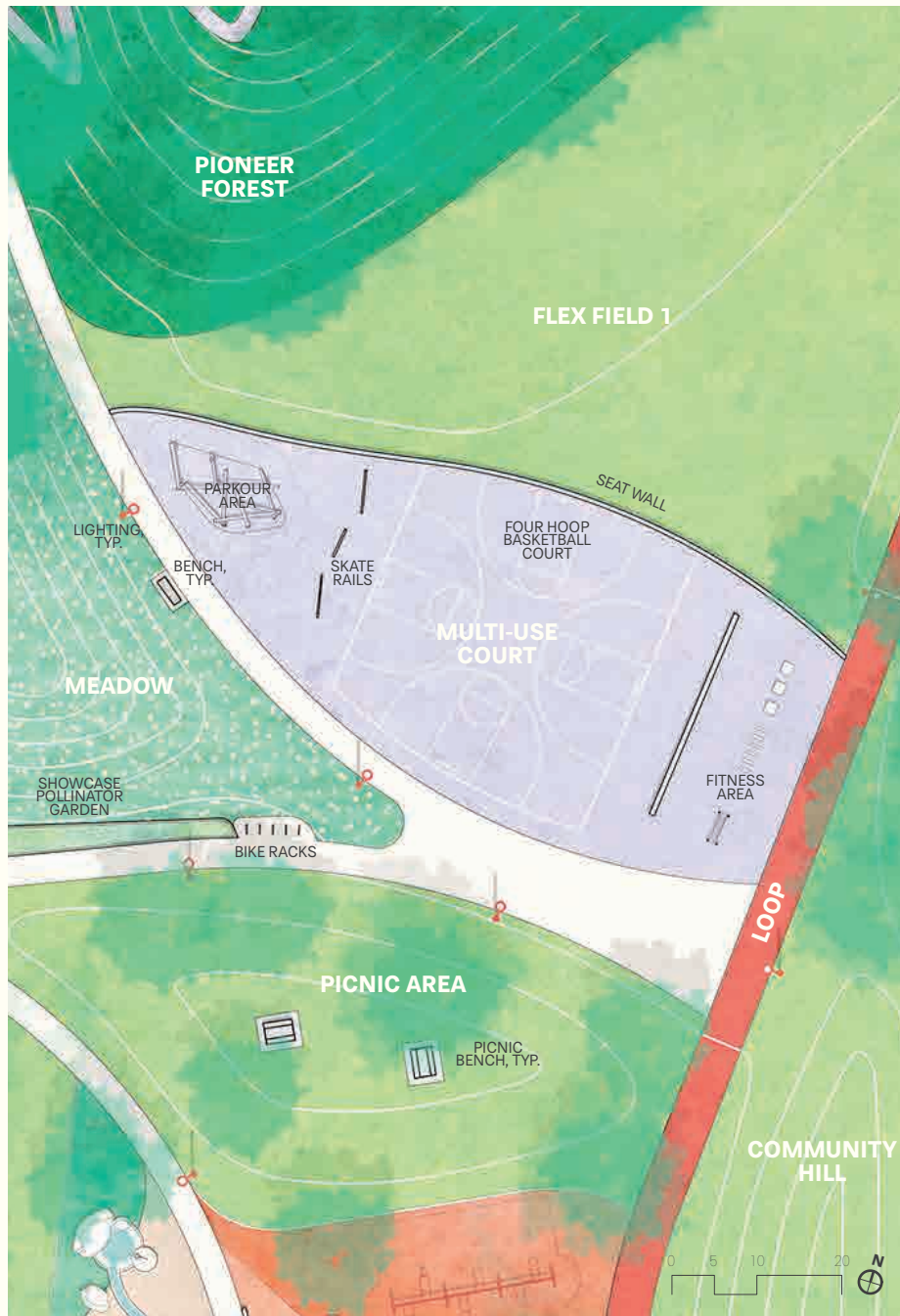
In terms of design, the shade structure is an important focal point and should therefore be both striking and simple in design. The moment between the loop and structure should be considered integral to park identity.

COMMUNITY PLAZA PRECEDENTS







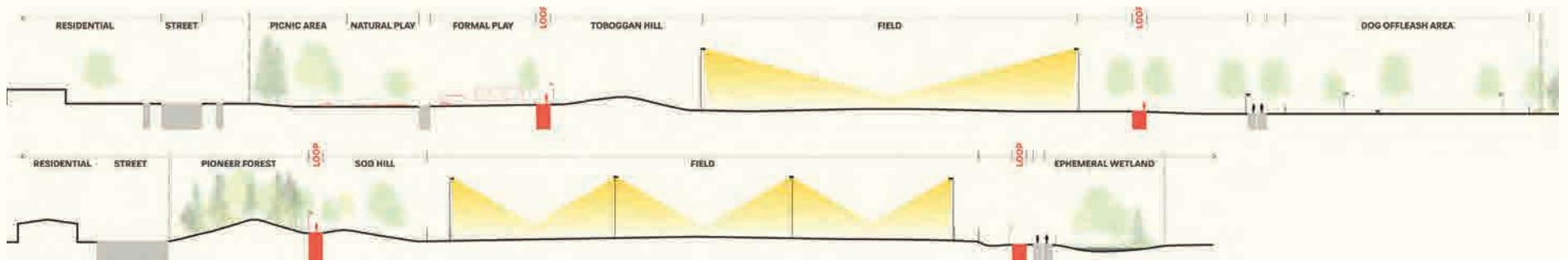


MULTI-USE COURT

The multi-use court will be used for teen and adult programming, a place for socializing and fitness. A long seatwall against the field edge will provide space for spectating, waiting and hanging out that will connect all elements of the court. Possible design elements include:

- Four-hoop basketball court: will accommodate multiple games as well as provide space for casual ball hockey, yoga or taichi.
- Fitness area: workout aids rather than formal equipment, arranged to be a circuit connected with loop, hill, and flex field
- Skate rails for grinding
- Parkour area with either formal parkour equipment or a designed course
- Bike racks located nearby
- Surfacing: concrete with speciality finish, with a possibility for community artwork collaboration

Final program will be reviewed and determined in the detailed design stages of the project.



MULTI-USE FIELD

The multi-use field will contain lines for soccer and lacrosse and will be a permitted, class B field. To prevent deterioration of field, it will be fenced at north and south with tree planting and swale locations strategically placed to minimize cow paths and pedestrians crossing the field. Key design elements include:

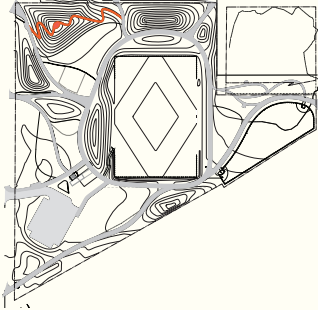
- Three viewing possibilities: natural amphitheatre of the community hill, north shaded mound, and benches along eastern edge of loop
- Maintenance and team access at south west corner to parking lot
- Parking lot is provided for all park programming, and will be sized to accommodate up to four teams being on site simultaneously.
- Multiple flex fields for warm-up and for community use while permit games are occurring
- Lighting designed to minimize light pollution to neighborhood and natural areas

DOG OFF-LEASH AREA

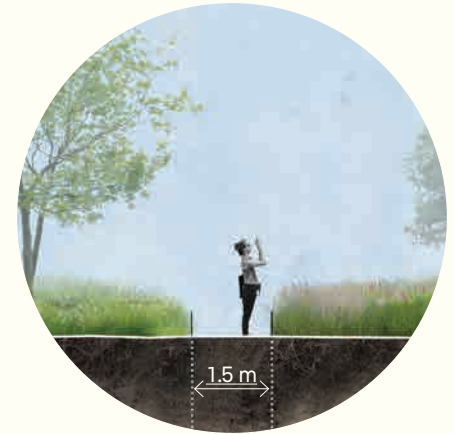
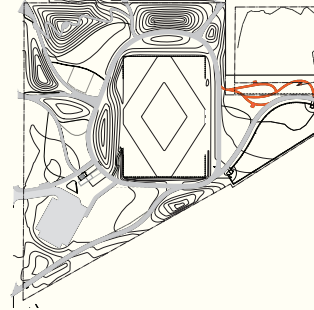
The dog off leash area is located in the east end of the site, separated from other park facilities. The DOLA is to be fenced and double-gated with hardscape at entrances to prevent material deterioration. Dog fountains and bottle filling stations will be provided at these locations. Interior protected trees will provide shade, as will exterior buffer trees. Seating for walkers will be located at south end away from future development.



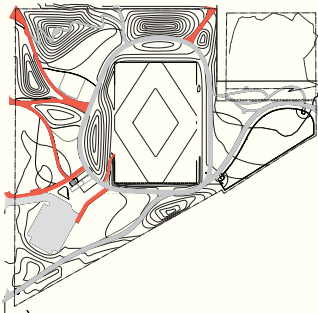
NATURE WALK 1.5M
(PIONEER FOREST)



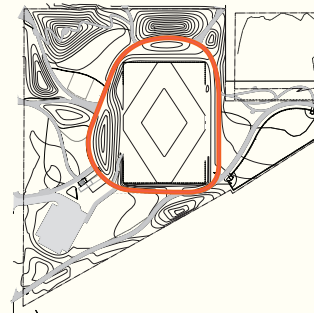
NATURE WALK 1.5M
(MEADOW)



TYPICAL PARK PATH 2.1M



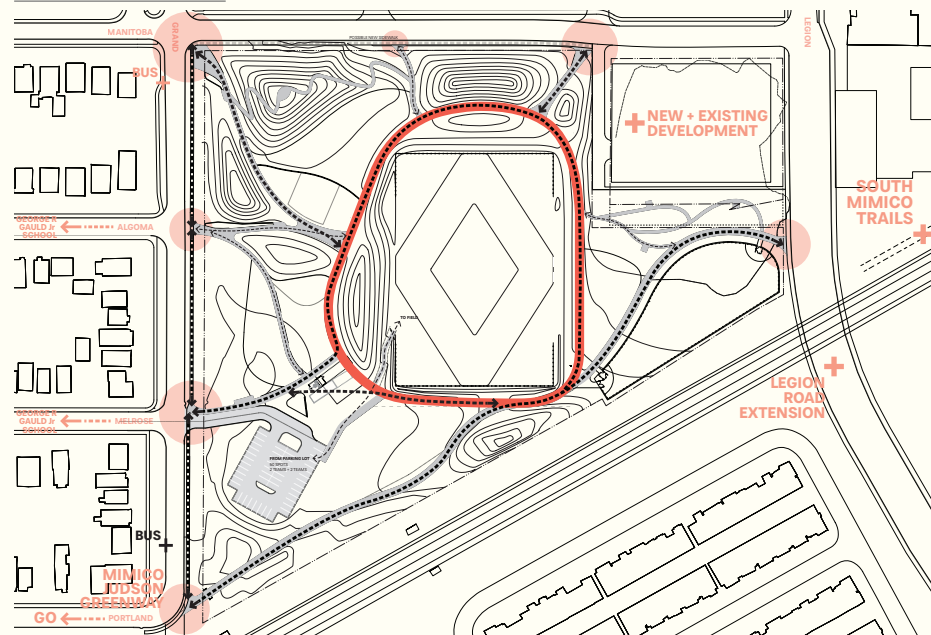
THE LOOP 3.0M



MULTI-USE TRAIL 3.5M



CONNECTIONS



CIRCULATION AND CONNECTIONS

Major connections to the neighbourhood fabric are located at the intersection of Grand Avenue and Manitoba Street, where bus traffic and local traffic merge; at the north east corner of the site which will accept the existing and future high density condominium residents; and at the intersection of Grand Avenue and Melrose Street, where a concentration of programming exists and a connection to the junior school. Each of the entrances will be treated as a small entry plaza with a seatwall and/or bike racks. Secondary entrances exist at the intersection of the Algoma Street and Grand Avenue, which will mark the former street; and at the future connection to the underpass/overpass of the Legion Road Extension and the future South Mimico Creek Pedestrian Trails. A minor entrance connects mid-block along Manitoba Street creating a more porous edge through the topography and heavy planting.

The park itself will feature a hierarchy of paths based on connections and travel mode:

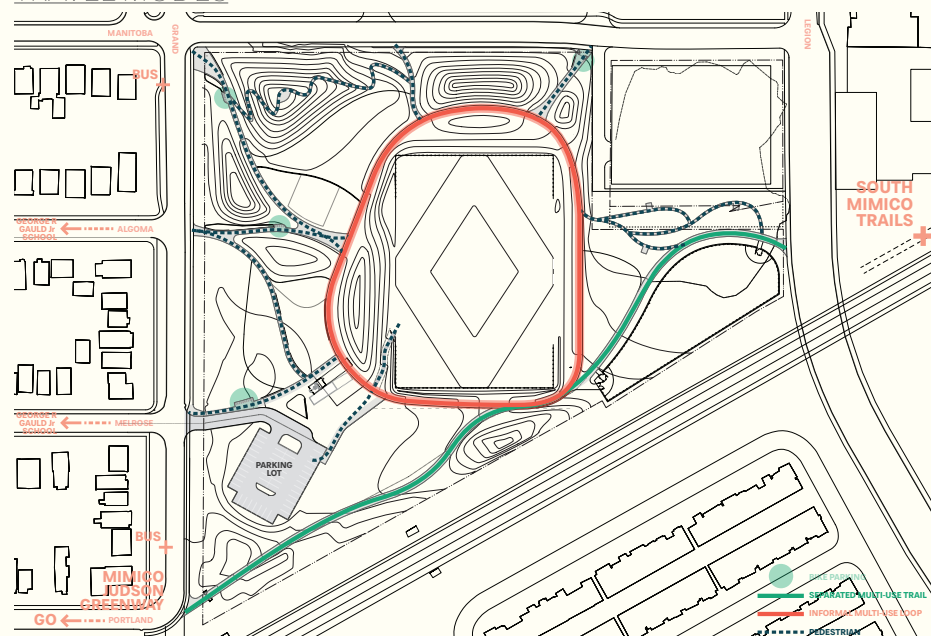
MULTI-USE TRAIL: 3.5 metre wide asphalt multi-use trail with separated bike lane and painted symbols to connect to possible future regional trails (Mimico-Judson Greenway, South Mimico Creek Pedestrian Trails)

THE LOOP: 3 metre wide concrete Loop with the possibility of speciality surfacing to separate it visually from other connected paths. The loop will be a combined pedestrian, running, and slow bike trail around park

PARK TRAILS: 2.1 metre asphalt park trails

NATURE PATHS: 1.5 metre limestone screening pathways through pioneer forest and meadow areas, with low barriers to protect ecological areas during establishment. Nature paths are meant for low traffic wilderness strolls

TRAVEL MODES



ENVIRONMENTAL STRATEGIES

1. ROMANTIC GRADING

In order to emulate a feeling of a creek ravine, shore and bed, and taking into consideration existing mounding and capping, the grading strategy will be general, gently rolling hills across the site. Topography is strategically located for programming (game watching, summer theatre, baby sitting, tobogganing, buffering) while taking into consideration the management of stormwater across the site.

Refer to Master Plan: Site Services, page 64; Appendix: Drainage Plan, page 102; and Appendix: Grading Plan on page 104-5.



LOST BONAR CREEK



NEW TOPOGRAPHY

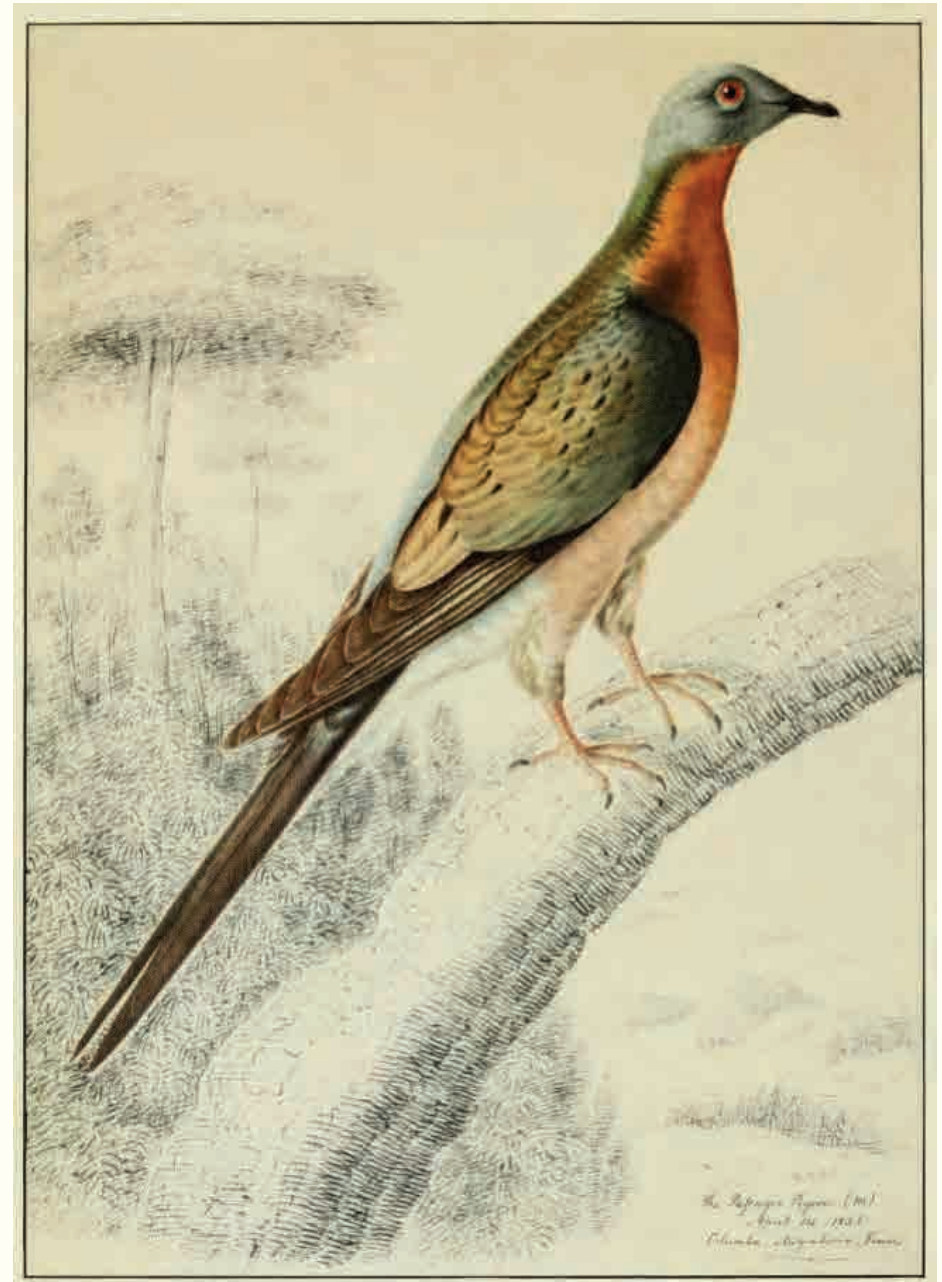
2. RE-ESTABLISH BIRD HABITAT

Taking cues from entomologist Douglas Tallamy's work on bird habitats, the strategy will rely heavily on native plants for the creation of healthy insect populations, which are essential for thriving bird populations. For example, a single pair of breeding Chickadees must capture approximately 10,000 caterpillars to rear one clutch of young. Therefore providing appropriate tree species is critical in providing suitable breeding habitat for birds in cities.

As Tallamy's research suggest, native plants provide more insect life than non-native plants and are hence much more suitable for providing bird habitat. Top species for feeding birds, Oak (Quercus), Willow (Salix), Birch (Betula), and Poplar (Populus), are incorporated into the planting plan recommendations. Additionally, a variety of naturalization communities will house a variety of plant species, which will support a range of insect species, which will consequently support a diverse collection of bird species.

3. POLLINATOR SUPPORT

Appropriate food sources and habitat can reinvigorate our declining native pollinator populations. Meadows with logs and pollinator hotels can serve this purpose and be an opportunity for community stewardship. Additionally, pollinator showcase gardens, which will contain the more colourful and showy of the meadow perennials will both provide an opportunity for stewardship and for teaching the benefits and beauty of pollinator gardens.



4. SOIL SELECTION

When considering how to restore or enhance the ecological communities, we tend to focus on the plant species that make up part of the ecosystem. Yet the foundation of all that grows (including fauna) is the soil, and different soil compositions can affect rate of establishment and health of a community. It is essential both functionally and experientially that plant communities establish quickly to replace what will be stripped bare in the process of remediation.

Soil is composed of sand, silt, clay, humus, and coarse materials such as gravel and rocks. The physical characteristics of the soil, including pH, water holding ability, rate of drainage, nutrient holding potential, and air spaces are determined by the proportions that each ingredient makes up in the soil. It is this unique blend that dictates the capability of a particular soil to support an intended purpose. Matching the right soil to the desired target vegetation community is essential for successful vegetation establishment.

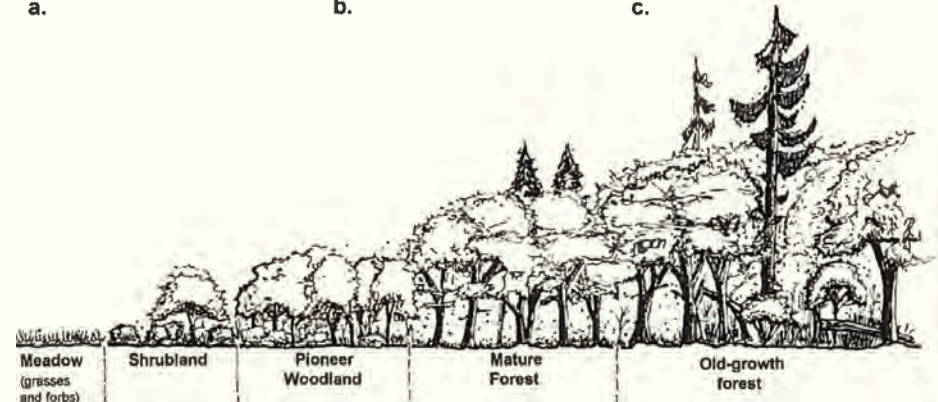
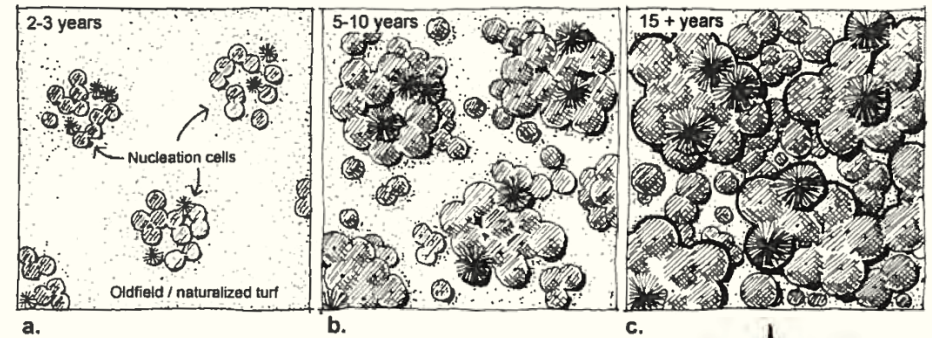
Fungus in the soil is also essential to nutrient cycling in forest communities. Fungus acts as a broker of nutrient and energy (glucose) exchange among plants and the soil they grow on. The fungal network plays an essential role in forest development and health, distributing excess energy from thriving trees to less developed trees (Simard 2016). To promote healthy forest development, healthy fungus development must also be promoted.

Refer to Appendix, page 92 for full recommendations on soil type and treatment for each ecological community.

5. SUCCESSIONAL METHOD

The planting strategy consists mainly of species that are first to colonize newly disturbed area and some mature ecosystem species. Nodal planting provides cost effective coverage of large space and creates structural diversity by including canopy, understory, and ground layers. Use of native plant species is emphasized to provide the maximum habitat benefit for birds and pollinators.

Planting will begin as seed, small shrubs, small and caliper stock trees and through natural succession will evolve to the different ecological types over time.



DIAGRAMS FROM RESTORING NATURE'S PLACE, DAIGLE AND HAVINGA 1996



D LOOP AT FIELD AND MEADOW



E MULTI-USE TRAIL AT WETLAND AND FLEX FIELD 2



ECOLOGICAL COMMUNITIES

Target naturalization communities and their components are selected based on:

- Naturally occurring and/or historic plant communities
 - The cap and other existing site conditions
- Public input: "Efforts to maintain and/or re-introduce trees/naturalized areas should be a priority"
- Providing bird and pollinator habitat
 - Opportunities for continuity with river habitat (i.e. species selection)

Target communities will enhance local species diversity (birds, pollinators), enhance existing features (e.g. tree canopy along GO rail line), and grow on cap (shallow rooting vegetation).

1. PIONEER FOREST

Objective: create bird habitat, create new ecological communities, re-establish tree canopy, recreate existing noise buffer. Target will be eventual establishment of Mixed Deciduous/Coniferous Forest

Suitable for areas that will be unvegetated after capping. Consists mainly of species that are first to colonize newly disturbed area and some mature ecosystem species. Nodal planting provides cost effective coverage of large space and creates structural diversity by including canopy, understory, and ground layers.

2. MEADOW

Objective: Create new pollinator habitat, allow views at key points of site.

Suitable for areas that will be unvegetated after capping. Meadow species including grasses and wildflowers provide forage (nectar) for pollinators like bees and butterflies.

3. FOREST EDGE

Objective: improve existing canopied areas to enhance existing bird habitat.

Suitable for enhancement of existing canopy such as along the GO rail line. Uses the existing canopy to create an instant forest effect- add native shrubs, and herbaceous vegetation as well as some small native trees. Edge habitat is among the most biologically diverse because of the broad range of light conditions.

4. EPHEMERAL WETLANDS

Objective: used to control stormwater and enhance quality

Suitable for areas where rainwater will be directed such as in vegetated swales and rainwater collection areas. Species chosen will tolerate both flooded and dry conditions, to be used in rainwater collection features.

① PIONEER FOREST

Suitable for areas that will be unvegetated after capping. Consists mainly of species that are first to colonize newly disturbed area and some mature ecosystem species. Nodal planting provides cost effective coverage of large space and creates structural diversity by including canopy, understory, and ground layers.



POPULUS TREMULOIDES



BETULA PAPYRIFERA



ACER SACCHARUM



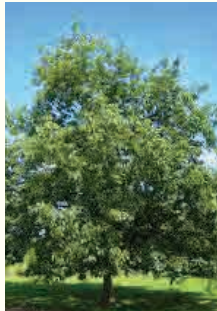
CARYA OVATA



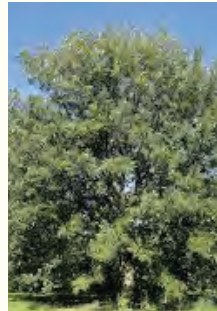
PINUS STROBUS



THUJA OCCIDENTALIS



QUERCUS RUBRA



QUERCUS MACROCARPA



CORNUS RACEMOSA



CORNUS SERICEA



AMELANCHIER LAEVIS



CELASTRUS SCANDENS



CLEMATIS VIRGINIANA



PARTHENOCEISSUS VITACEA



PRUNUS VIRGINIANA



RHUS AROMATICA



RHUS TYPHINA



RUBUS OCCIDENTALIS



RUBUS IDAEUS

② MEADOW

Suitable for areas that will be unvegetated after capping. Meadow species including grasses and wildflowers provide forage (nectar) for pollinators like bees and butterflies.



RUDBECKIA HIRTA



OENOTHERA BIENNIS



ELYMUS CANADENSIS



DESMODIUM CUSPIDATUM



MONARDA FISTULOSA



LEUCANTHEMUM VULGARE



PENSTEMON DIGITALIS



ASTER LAEVIS



SORGHASTRUM NUTANS



ANDROPOGON GERARDII



SPARTINA PECTINATA



ACHILLEA MILLIEFOLIUM



ASCLEPIAS TUBEROSA



PYCNANTHEMUM VIRGINIANUM



SOLIDAGO JUNCEA



SYMPHOTRICHUM LANCEOLATUM

③ FOREST EDGE

Suitable for enhancement of existing canopy such as along the GO rail line. Uses the existing canopy to create an instant forest effect- add native shrubs, and herbaceous vegetation as well as some small native trees. Edge habitat is among the most biologically diverse because of the broad range of light conditions.



AMELANCHIER LAEVIS



CRATAEGUS CRUSGALLI



CORNUS ALTERNIFOLIA



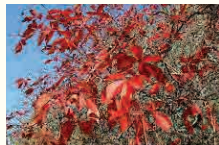
CORNUS SERICEA



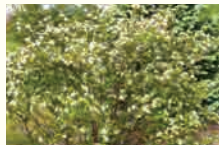
CELASTRUS SCANDENS



PARTHENOCISSUS INSERTA



PRUNUS VIRGINIANA



RUBUS ALLEGHENIENSIS



RUBUS IDAEUS



RUBUS ODORATUS

④ EPHEMERAL WETLANDS

Suitable for areas where rainwater will be directed such as in vegetated swales and rainwater collection areas.



CORNUS SERICEA



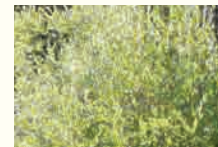
ARONIA MELANOCARPA



PHYSOCARPUS OPULIFOLIUS



SPIREA ALBA



SALIX BEBBIANA



SALIX ERIOCEPHALA



SYMPHYOTRICHUM PUNICEUM



VERBENA HASTATA



EUPATORIUM MACULATUM



LIATRIS SPICATA

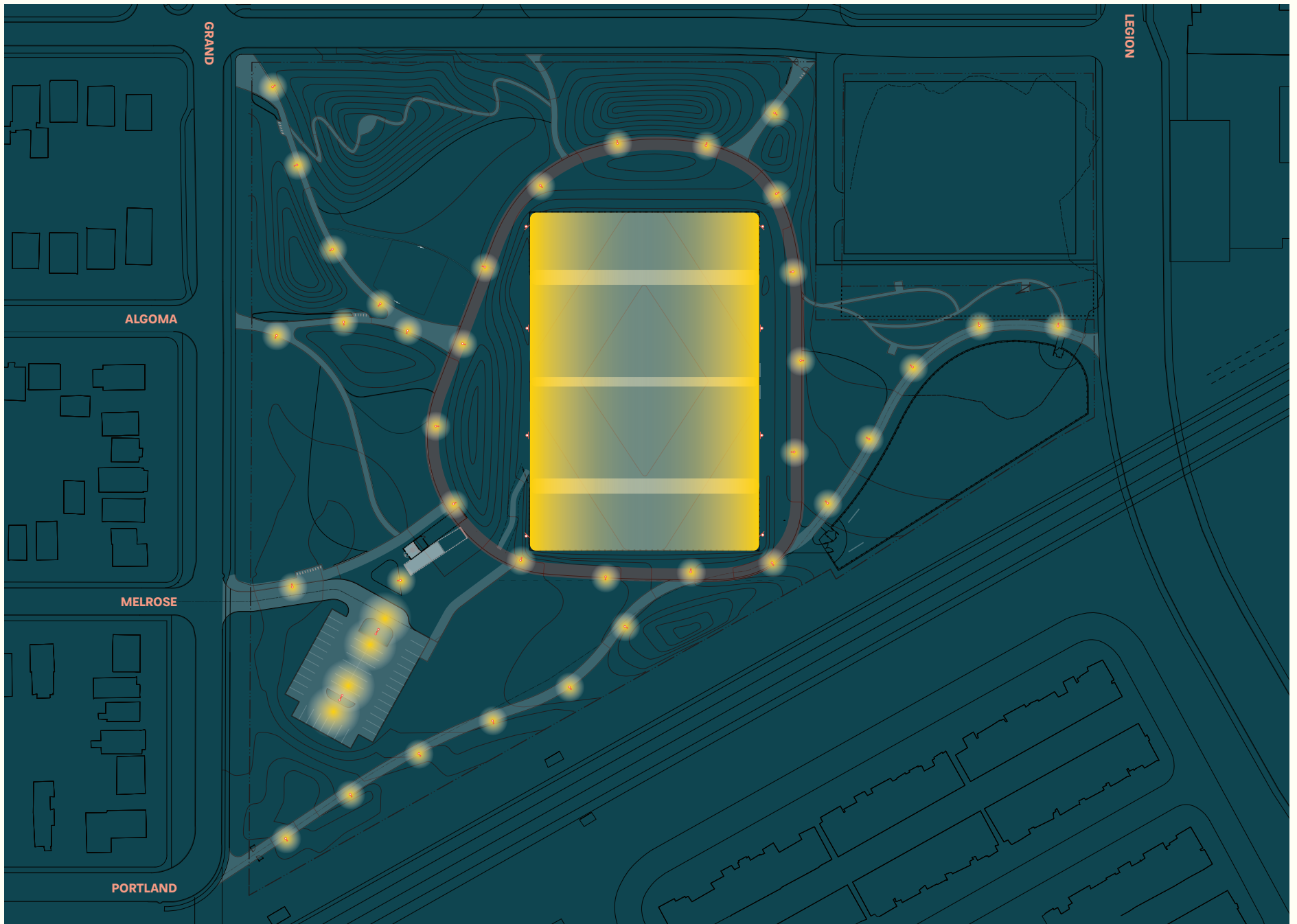


PANICUM VIRGATUM



SYMPHYOTRICHUM NOVAE-ANGLIAE





SITE SERVICES

LIGHTING

(Refer to Appendix, page 108 for lighting plan)

The approach to site lighting is to provide both safety to residents and to minimize light pollution impact on surrounding neighbourhood. Key paths will be lit: the Loop, the multi-use trail, and corner entrances. Minor park trails and nature trails will not be lit to discourage night-time use and to minimize impact on naturalization areas. Field lighting will be oriented and chosen to minimize impact on surrounding buildings and naturalization areas.

The main electrical service to the redeveloped park site will most effectively be provided from an existing Toronto Hydro 27.6KV overhead distribution line located within their easement at the southwest corner of the property. The point of connection will be an existing wood distribution pole located on the east side of Grand Avenue north of Portland Street. A 3-phase bank of Toronto Hydro owned, pole-mounted transformers will provide a 200 Amp 347/600 Volt 3-Phase 4-Wire underground service supply to the fieldhouse to be constructed during Phase 1 development of the park. (Note all aspects of the final electrical service design for the park will be subject to Toronto Hydro approval.)

STORMWATER MANAGEMENT

(Refer to Appendix, page 101-105 for drawings Functional Servicing and Stormwater Management Brief)

Stormwater management must comply with the City of Toronto Wet Weather Flow Management Guidelines (WWFMG) water balance targets, which require a minimum 5mm of runoff from a 24-hour storm event. The majority of the park site is pervious including pathways draining to pervious land segments that facilitate infiltration. Coinciding with the WWFMG water balance targets, a vital component of the stormwater management system will be annual recharge to the groundwater system of 'clean water', assisting in maintaining the annual water balance. Low Impact Development (LID) Best Management Practices (BMPs) acceptable to the City of Toronto are to be incorporated into the park's drainage system design wherever possible and appropriate to facilitate infiltration.

Drainage from parking lots and roadways contaminated with metals, oils, TSS and other contaminants should be pre-treated prior to being conveyed to infiltrative LID BMPs. LID design includes landscape features that augment the park design and enhance the public awareness of stormwater management measures.

The Bonar Creek SWM Facility was identified in the 25-year implementation plan for the Toronto Wet Weather Flow Master Plan (WWFMP) to improve stormwater quality in Bonar and Mimico Creeks. In 2003, the City approved the WWFMP. Its goal is to

reduce and ultimately, eliminate the adverse impacts of wet weather flow, which is runoff generated when it rains or as a result of snow melt, to protect the environment and improve the ecosystem health of the watersheds. The proposed work combines the extension of Legion Road with a SWM facility as an end-of-pipe control providing water quality control for the contributing area, including the park. The Class EA recommended source controls such as grass swales be implemented with the proposed park.

The proposed grades will maintain existing drainage patterns to the extent possible and ensure that stormwater runoff from within the proposed park development is fully collected and released in a controlled manner, without impacting adjacent properties. The main sports playing field and dog off leash area will be graded to allow the majority of stormwater to drain via perimeter swales and catch basins to the existing and proposed storm sewer systems. The community plaza, parking lot and playground areas will be graded to direct stormwater via catch basins and bio-swales to the proposed 375mm diameter storm sewer which outlets in the vicinity of the existing catch basin on the south side of the site. The forested area on the north side of the proposed park will be graded to direct stormwater via perimeter swales and catch basins to the existing storm sewer system on Manitoba Street. The entire site ultimately drains into the existing twin-900mm storm sewers crossing the CN Railway tracks and into Bonar Creek.

SITE SERVICING

(Refer to Appendix, page 106-107 for drawings and Functional Servicing and Stormwater Management Brief)

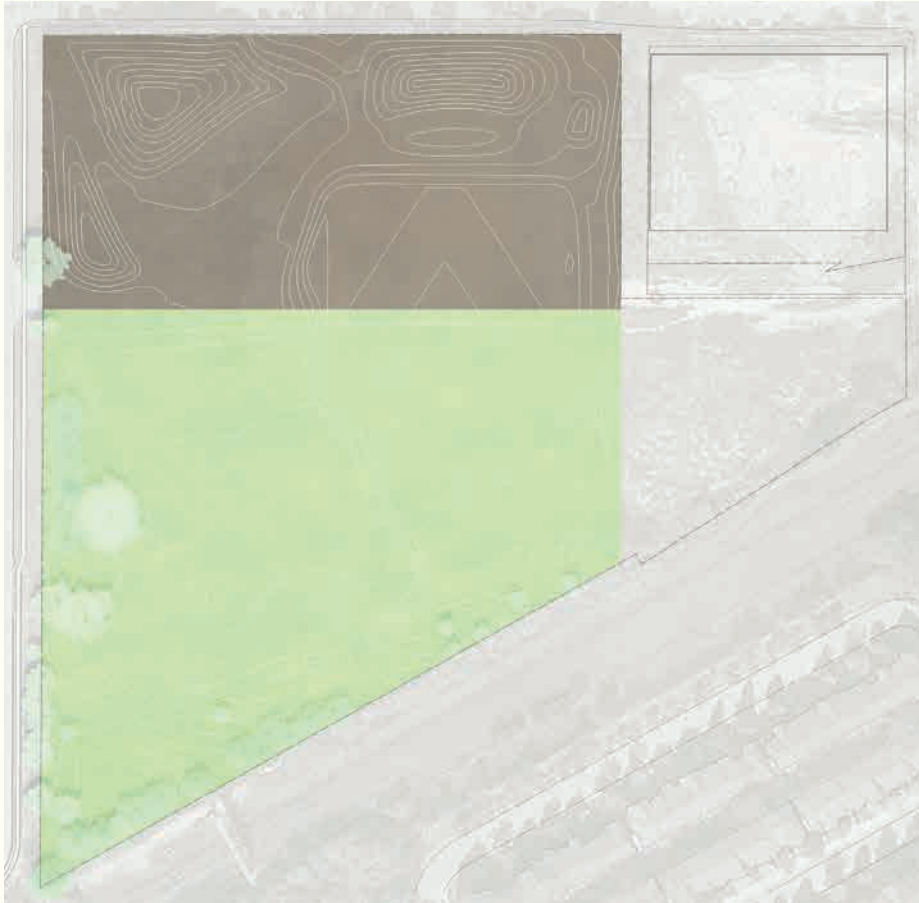
ELECTRICAL/MECHANICAL BUILDING

(Refer to Functional Servicing and Stormwater Management Brief for requirements)

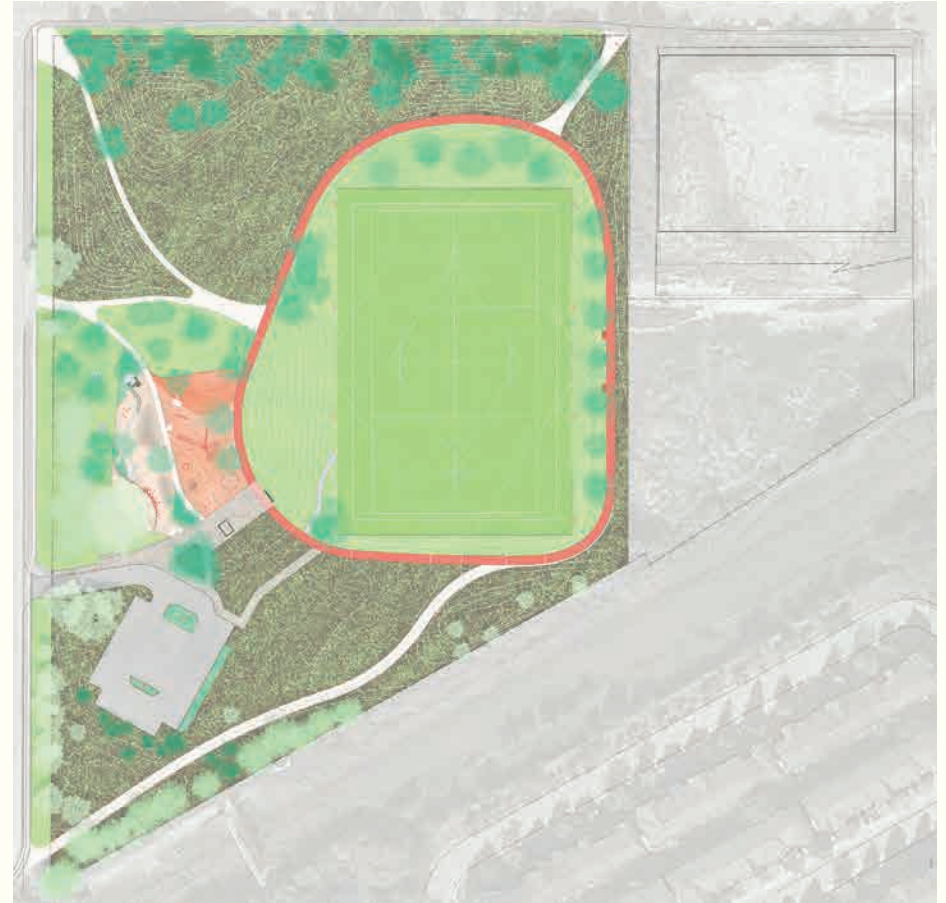
The electrical/mechanical building will be constructed in conjunction with the sport field and will provide controls for electrical, sanitary, watermain servicing as well as park storage space and a pad for portable toilets. The associated shade structure will be constructed in following phases. Further expansion possibilities include first: two accessible washrooms and second: a field house (change rooms with showers, additional washrooms, and extended shade area).



IMPLEMENTATION & BUDGET

PHASE 1A (\$2,000,000)

- Remediation of north site
- Grading of mounds and paths
- Waste containers

PHASE 1B (\$3,700,000)

- Grading on south side of site
- Infrastructure works:
 - construction of mech/elec building
 - electrical power supply, lights to field and walkways
 - storm and sanitary runs
- Loop, connecting and multi use trails with lighting
- Parking lot with lighting
- Playing field with player benches, posts, lighting, irrigation
- Playground
- Partial community plaza with location for portable toilets
- Some tree planting related to above

BEYOND (\$3,000,000)



- Balance of plaza and shade structure
- Multi-use court
- Dog off-leash area
- Balance of:
 - walls and walkways
 - lighting
 - site furnishings
 - signage and way finding
 - naturalization planting and remaining sod

PROGRAMMING

PHASE 1A

- ⊕ USABLE PARK EXTENTS REMAIN SAME

PHASE 1B ACTIVITIES

- ⊕ PLAYGROUND
- ⊕ PICNICKING
- ⊕ TOBOGGANING
- ⊕ LOOP STROLLS/RUNS/RIDES
- ⊕ CASUAL & PERMIT SPORTS
- ⊕ SUMMER MOVIE NIGHTS
- ⊕ HILL ACTIVITIES: SUNBATHING, PEOPLE/GAME WATCHING, HANGING OUT, EXERCISING

BEYOND ACTIVITIES

- ⊕ PLAYGROUND
- ⊕ PICNICKING
- ⊕ TOBOGGANING
- ⊕ LOOP WALKS/RUNS/RIDES
- ⊕ CASUAL & PERMIT SPORTS
- ⊕ SUMMER MOVIE NIGHTS
- ⊕ HILL ACTIVITIES: SUNBATHING, PEOPLE/GAME WATCHING, HANGING OUT, EXERCISING
- ⊕ COMMUNITY EVENTS
- ⊕ FARMERS' MARKETS
- ⊕ NATURE WALKS
- ⊕ DOG EXERCISE
- ⊕ FORMAL FITNESS
- ⊕ HARDSCAPE SPORTS: BASKETBALL, CASUAL HOCKEY, PARKOUR, SKATEBOARDING

COST ESTIMATE

ITEM	QTY	UNIT	COST/UNIT	EXTENSION	TOTAL
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PHASE 1A REMEDIATION OF WASTE TRANSFER SITE

1 Site clean-up (NIC in Total)					\$ 1,677,250.00
1 Cap and Fill	26000	M3	\$ 60.00	\$ 1,560,000.00	
2 Fencing and controlled access	575	LM	\$ 30.00	\$ 17,250.00	
3 Tree protection/Removal			Allow	\$ 10,000.00	
4 Demolition - Road, Curbs, asphalt (Algoma Road)			Allow	\$ 40,000.00	
5 General rough grading			Allow	\$ 50,000.00	

PHASE 1B PARK IMPROVEMENTS

1 Site Preparation					\$ 149,350.00
1 Contractor Costs for project set-up, float equip, section 01 costs			Allow	\$ 100,000.00	
2 Construction Hoarding	895	LM	\$ 30.00	\$ 26,850.00	
3 Tree protection/Removal	900	LM	\$ 25.00	\$ 22,500.00	

2 Earthworks					\$ 339,500.00
1 Stripping and stockpiling	2750	M2	\$ 0.60	\$ 22,500.00	
2 Import and spread topsoil	4125	M3	\$ 60.00	\$ 247,500.00	
3 Rough Grading			Allow	\$ 20,000.00	
4 Fine grading and contouring	825	M3	\$ 60.00	\$ 49,500.00	

3 Hard Surfacing					\$ 576,435.00
1 Parking lot for 50 cars and access road (asphalt and permeable p	1773	M2	\$ 100.00	\$ 177,300.00	
2 Loop (concrete with streetbond)	1371	M2	\$ 110.00	\$ 150,810.00	
3 Multi-use trail (asphalt, painted lines and symbols)	693	M2	\$ 60.00	\$ 41,580.00	
4 Park trails and walkways (granite chip)	44	M2	\$ 30.00	\$ 1,320.00	
5 Park sidewalks (concrete)	0	M2	\$ 100.00	\$ -	
6 Park sidewalks (asphalt)	985	M2	\$ 50.00	\$ 49,250.00	
7 Community plaza /gathering space (concrete/pavers)	659	M2	\$ 150.00	\$ 98,850.00	
8 Concrete Curbs	442	LM	\$ 100.00	\$ 44,200.00	
9 Concrete Walls	8	M3	\$ 1,750.00	\$ 13,125.00	

4 Site Servicing					\$ 251,180.00
1 Storm sewers					
250mm dia. Catchbasin leads	215	m	\$ 160.00	\$ 34,400.00	
300mm dia. Storm sewer	70	m	\$ 180.00	\$ 12,600.00	
375mm dia. Storm sewer	95	m	\$ 200.00	\$ 19,000.00	
Single catchbasin	10	ea.	\$ 4,500.00	\$ 45,000.00	
1200mm dia. Storm manhole	7	ea.	\$ 6,000.00	\$ 42,000.00	
Connect to existing sewers	6	LS	\$ 1,000.00	\$ 6,000.00	
Abandon existing storm sewer connections	3	LS	\$ 1,000.00	\$ 3,000.00	
Concrete headwall	1	ea.	\$ 6,000.00	\$ 6,000.00	
Culverts under pathways	4	ea.	\$ 1,500.00	\$ 6,000.00	
Proposed LID features	1	LS	\$ 35,000.00	\$ 35,000.00	
Flush and video inspection c/w report for sewers	1	LS	\$ 4,000.00	\$ 4,000.00	
2 Sanitary sewers					
200mm Sanitary sewer to building for Grand Avenue	63	m	\$ 160.00	\$ 10,080.00	
1200mm dia. Sanitary manhole	1	ea.	\$ 6,000.00	\$ 6,000.00	
Connect into existing 900mm trunk sewer on Grand Avenue	1	LS	\$ 2,000.00	\$ 2,000.00	
Flush and video inspection c/w report for sewers	1	LS	\$ 3,500.00	\$ 3,500.00	
3 Watermains					
100mm dia. Gate valve and valve box	1	ea.	\$ 2,000.00	\$ 2,000.00	
100mm dia. Watermain to building from Grand Avenue	126	m	\$ 100.00	\$ 12,600.00	
Connect to existing 300mm dia. watermain on Grand Avenue	1	LS	\$ 2,000.00	\$ 2,000.00	

5 Electrical					\$ 505,000.00
1 Mechanical and storage building (to be part of finished pavilion)				\$ 50,000.00	
2 Parking lot lighting				\$ 30,000.00	
3 Walkway lighting				\$ 200,000.00	
4 Field lighting				\$ 150,000.00	
5 Connection, distribution/switch gear, transformation				\$ 75,000.00	

ITEM	QTY	UNIT	COST/UNIT	EXTENSION	TOTAL
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6 Playground					\$ 691,500.00
1 Formal play equipment			Allow	\$ 250,000.00	
2 Rubber surfacing (incl. base)	1000	M2	\$ 215.00	\$ 215,000.00	
3 Natural play items (logs, boulders, etc)			Allow	\$ 100,000.00	
4 Sand	790	M2	\$ 50.00	\$ 39,500.00	
5 Water play equipment			Allow	\$ 12,000.00	
6 Water Play Electrical / Mechanical			Allow	\$ 75,000.00	

7 Soft Landscape					\$ 249,722.00
1 Class Two playing field (incl sod, payout zone)			Allow	\$ 150,000.00	
2 Sodding	6574	M2	\$ 3.00	\$ 19,722.00	
3 Tree Shrubs and Groundcovers			Allow	\$ 80,000.00	

8 Site Furnishings					\$ 77,964.00
1 Players benches with concrete base	2	ea	\$ 2,200.00	\$ 4,400.00	
2 Goal posts	2	ea	\$ 6,560.00	\$ 13,120.00	
3 Chainlink field fence	242	LM	\$ 67.00	\$ 16,214.00	
4 Picnic tables	5	ea	\$ 4,000.00	\$ 20,000.00	
5 Water filling stations	1	ea	\$ 5,000.00	\$ 5,000.00	
6 P-gates	2	ea	\$ 3,800.00	\$ 7,600.00	
7 Bollards	6	ea	\$ 800.00	\$ 4,800.00	
8 Bike racks	10	ea	\$ 683.00	\$ 6,830.00	

9 Irrigation					\$ 28,000.00
1 Playing Field			Allow	\$ 28,000.00	

Sub Total		\$ 2,868,651.00
Contingency	15%	\$ 430,297.65
Soft Costs	10%	\$ 286,865.10
TOTAL		\$ 3,585,813.75

ITEM	QTY	UNIT	COST/UNIT	EXTENSION	TOTAL
PHASE 2A PARK IMPROVEMENTS					
1 Site Preparation					\$ 117,000.00
1 Contractor Costs for project set-up, float equip, section 01 costs		Allow	\$	75,000.00	
2 Construction Hoarding	1400	LM	\$ 30.00	\$ 42,000.00	
2 Hard Surfacing					\$ 202,226.00
1 Park trails and walkways - granite chip	192	M2	\$ 30.00	\$ 5,760.00	
2 Park sidewalk - asphalt	95	M2	\$ 50.00	\$ 4,750.00	
4 Multi-use court (asphalt, acrylic colour coating, line painting)	918	M2	\$ 62.00	\$ 56,916.00	
5 Community plaza /gathering space	553	M2	\$ 150.00	\$ 82,950.00	
6 Curbs	81	LM	\$ 100.00	\$ 8,100.00	
7 Concrete Walls	25	M3	\$ 1,750.00	\$ 43,750.00	
4 Teen Area and Adult Fitness					\$ 188,000.00
1 Skate and parkour equipment		Allow	\$	100,000.00	
2 Basketball hoops	4	ea	\$ 2,000.00	\$ 8,000.00	
3 Adult fitness		Allow	\$	80,000.00	
5 Site Furnishings					\$ 28,279.00
1 Benches	8	ea	\$ 1,800.00	\$ 14,400.00	
2 Bike racks	13	ea	\$ 683.00	\$ 8,879.00	
3 Water filling stations	1	ea	\$ 5,000.00	\$ 5,000.00	
6 Park Pavillion (to be attached to previously constructed Mech. Room)	110	M2	Allow		\$ 200,000.00
1 Furnishings					
2 Shade Structure					
7 Soft Landscape					\$ 177,528.50
1 Sodding	2222	M2	\$ 3.00	\$ 6,666.00	
2 Terra seeding (sod areas)	2675	M2	\$ 8.50	\$ 22,737.50	
3 Blown Mulch (pioneer and edge)	4950	M2	\$ 9.00	\$ 44,550.00	
4 Tree Shrubs and Groundcovers		Allow	\$	90,000.00	
5 Naturalization Planting (all)	8794	M2	\$ 7.50	\$ 13,575.00	
8 Miscellaneous					\$ 15,000.00
1 Entry signage		Allow	\$	5,000.00	
2 Site signage		Allow	\$	10,000.00	
		Sub Total		\$	928,033.50
		Contingency	15%	\$	139,205.03
		Soft Costs	10%	\$	92,803.35
		TOTAL		\$	1,160,041.88

ITEM	QTY	UNIT	COST/UNIT	EXTENSION	TOTAL
PHASE 2B PARCEL H PARK IMPROVEMENTS					
1 Site Preparation					\$ 35,980.00
1 Contractor Costs for project set-up, float equip, section 01 costs		Allow	\$	25,000.00	
2 Construction Hoarding	366	LM	\$ 30.00	\$ 10,980.00	
2 Off Leash Dog area					\$ 165,765.00
1 Fencing	262	LM	\$ 60.00	\$ 15,720.00	
2 Gates	6	ea	\$ 1,200.00	\$ 7,200.00	
3 Ground cover material	2961	M2	\$ 30.00	\$ 91,791.00	
4 Entrance hardscape	174	M2	\$ 120.00	\$ 21,054.00	
5 Water fountain	1	ea	\$ 5,000.00	\$ 5,000.00	
6 Shade structure	1	Allow	\$	25,000.00	
3 Soft Landscape					\$ 36,170.00
1 Blown Mulch (pioneer and edge)	302	M2	\$ 9.00	\$ 2,718.00	
2 Tree Shrubs and Groundcovers		Allow	\$	30,000.00	
3 Naturalization Planting (all)	11044	M2	\$ 7.50	\$ 3,452.00	
4 Hard Surfacing					\$ 47,200.00
1 Multi-use trail (asphalt, painted lines and symbols)	551	M2	\$ 60.00	\$ 33,060.00	
2 Park trails and walkways - granite chip	238	M2	\$ 30.00	\$ 7,140.00	
4 Concrete walls	4	M2	\$ 1,750.00	\$ 7,000.00	
5 Site Furnishings					\$ 6,800.00
1 Benches	3	ea	\$ 2,000.00	\$ 6,000.00	
2 Bollards	1	ea	\$ 800.00	\$ 800.00	
6 Irrigation					\$ 1,000.00
1 Connection		Allow	\$	1,000.00	
		Sub Total		\$	292,915.00
		Contingency	15%	\$	43,937.25
		Soft Costs	10%	\$	29,291.50
		TOTAL		\$	366,143.75
TOTAL PARK COST ESTIMATE					
		SUB TOTAL		\$	4,089,599.50
		CONTINGENCY	15%	\$	613,439.93
		SOFT COSTS	10%	\$	408,959.95
		TOTAL		\$	5,111,999.38



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Landscape
Architects

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