

# DERMOTT DISTRICT PARK MASTER PLAN

FINAL REPORT

DECEMBER 2014





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# EXECUTIVE SUMMARY

District Activity Parks (District Parks) contribute to the quality of life, health and wellness for the citizens of Edmonton. These parks are an integral part of the city's park system and support a wide variety of facilities, programs and open space opportunities. Edmonton's Urban Parks Management Plan provides strategic direction for the acquisition, design, construction, maintenance, preservation and animation of parks. The Urban Parks Management Plan defines district parks as "busy, active sites that serve a population primarily within a single Area Structure Plan. These parks are the primary sites for adult-sized sports fields, senior high schools and major recreation centres".

District parks need to accommodate a number of community needs identified in City Council approved plans and strategies including the Recreation Facility Master Plan, Outdoor Aquatic Strategy, 10-Year Arena Capital Development Strategy, Bicycle Transportation Plan, WinterCity Strategy, and many others. There is a requirement to develop, preserve and renew facilities and park amenities and ensure that current park and facility development, maintenance and environmental standards are in keeping with The Way Ahead: City of Edmonton Strategic Plan.

Mature neighbourhoods built prior to 1970 face the challenge of keeping communities livable, lively and vibrant when confronted with historical and demographic changes and aging infrastructure. Parks and recreation facilities are valued assets in these communities. Over half of the city's district parks are in mature neighbourhoods, built with infrastructure beyond its expected life cycle. At the same time, some park components such as mature trees have significant value and are important to preserve.

A long-term strategic approach to renew district parks located in mature neighbourhoods is provided through the District Park Renewal Program. The program provides the renewal priorities for the 10-Year Capital Investment Agenda and 4-Year Capital Budget based on an assessment and prioritization of these parks. The development of master plans with renewal priorities will provide the details required to address the community needs and aging infrastructure in these parks. A capital profile for \$5.3 million has been submitted to the 2015-2018 capital budget.

This document serves as the master plan for the Dermott District Park (formerly Bonnie Doon Campus Park) and is supported by a development program and concept plan that responds to the recreational and community needs as identified through public and stakeholder consultation. Should the project be funded during the 2015-2018 capital budget deliberations detailed design and further public consultation would take place followed by construction and ultimately, the realization of the Dermott District Park Master Plan.

# INTRODUCTION

## Background

The following provides an overview on how Dermott District Park fits into the City's park system and provides context as to the purpose of this master plan.

### Parkland Classification System

The parkland classification system from the Urban Parks Management Plan guides the City and its community development partners as they manage these beautiful spaces. This tool ensures that the park system accommodates a variety of recreational needs while integrating parks into a functioning urban environment that consists of residential, commercial, industrial and institutional land users. Each type of park identified in the classification system provides a distinct range of program opportunities and activities.

### District Park

The Urban Parks Management Plan states that district parks are busy, active sites that serve a population primarily within a single area structure plan. They are primary sites for adult-sized sports fields, senior high schools and major recreation centres. These sites are typically located in the approximate centre of an area structure plan and service a population of 40,000-80,000. District parks are prescribed to be approximately 33-35 hectares in size (depending on the program/function of the park), and located adjacent to major roadways. The sports field component of a district park includes regulation-sized, bookable fields that can be used by all ages. A systematic approach to sports field planning allows rectangular fields to dominate one site and ball fields to dominate a site in a neighbouring area structure plan. This focused development approach helps user groups in delivering specific types of programming (e.g. tournaments, special events, etc.). However, some of both rectangular and ball fields will generally be provided on each district park.

### District Park Renewal Program

Over half of the city's district parks are in mature neighbourhoods, built with infrastructure beyond its expected life cycle. A long-term strategic approach to renew district parks located in mature neighbourhoods is provided through the District Park Renewal Program. The program provides the renewal priorities for the 10-Year Capital Investment Agenda and 4-Year Capital Budget based on an assessment and prioritization of these parks. The development of master plans with renewal priorities for the 2015-2018 capital budget will provide the details required to address the community needs and aging infrastructure for the following parks: Londonderry Athletic Grounds, Dermott District Park, Rollie Miles Athletics Grounds, and Coronation District Park.

### Park Master Plan

A park master plan outlines future park uses and development, using a 10-20 year vision and anticipates how citizens' needs may evolve over time. A master plan is conceptual in nature and does not provide detailed design, although sets up the framework for when and how improvements may occur. The end result is a plan which strives to increase people's opportunities to experience and enjoy the park while preserving and enhancing the ecological systems in place.



## Overview

Bonnie Doon Campus Park located in the Idylwylde neighbourhood, was officially named Dermott District Park by the City's Naming Committee on December 10, 2013. The naming was approved after the community's consultation process regarding various naming options. The naming honours long-time Idylwylde community leaders George and Lona Dermott. George and Lona Dermott are well known in their community for their active roles as community league presidents, for their work in various sports leagues, and for their devotion towards The Brick Sport Central program.

The Dermott District Park is a District Park in the Idylwylde Community that supports many amenities including: Vimy Ridge Academy, Idylwylde School building, Bonnie Doon Leisure Centre, tennis courts, outdoor shale running track and several sports fields.



*Aerial view of Dermott District Park*

*Image courtesy of Google Maps/ Streetview: images@2014Google*

Dermott District Park is intended to accommodate current and future sports programming activities associated with Vimy Ridge Academy, as well as, serve residents of the immediate area who may take advantage of the proximity of the park and who may walk or bicycle to the leisure centre. The park is also being planned to accommodate the recreational needs of residents within the south central sector

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of Edmonton, as well as, for residents living in the greater metropolitan Edmonton area. These patrons are better considered as regional destination users and would be attracted to the park for the sports field or aquatic components.

The renewal of the district park was initiated in 2009, through the Bonnie Doon Campus Park Concept Plan, that provided a long-term vision to guide and direct development on this district park. The concept plan was updated and approved in 2011, and reflects the development of an integrated park site including: Vimy Ridge Academy, Bonnie Doon Leisure Centre, a new twin arena, community park amenities, and alignment with the Valley Line LRT (southeast-west). The concept plan proposes new parking and access off 83 Street to minimize traffic and parking on 81 Street and in the neighbourhood.

Recognizing the need to balance indoor and outdoor recreation and leisure opportunities, the Dermott District Park is in the concept phase of district park renewal. The development of a park master plan will provide more details required to address community needs and aging infrastructure. The District Park Renewal Program provides a long-term strategic approach to renew district parks and identifies Dermott District Park as a priority for the 10-Year Capital Investment Agenda and 4-Year capital budget.

## Master Plan Goal, Objectives and Outcomes

### Goal

The goal of the Dermott District Park Master Plan is to deliver a long-term strategic approach to renew this park based on the direction provided in the District Park Renewal Program. This includes renewal targets that consider the physical condition, functionality and demand capacity of the parks' recreation needs identified through public and stakeholder consultation, and operational requirements to ensure sustainability of the park.

### Objectives

The objectives for the master plan include:

1. Align with The Way Ahead: City of Edmonton Strategic Plan and key supporting documents including Urban Parks Management Plan, Recreation Facility Master Plan, WinterCity Strategy, Great Neighbourhood framework, etc.
2. Develop and implement a master plan that addresses the needs of citizens, educational institutions, non-profit sport, recreation and cultural organizations and the community.
3. Balance needs to renew parks with ongoing and preventative maintenance and rehabilitation based on the City's Risk-based Infrastructure Management System.
4. Seek coordinated development opportunities within the City and other partner organizations to maximize investments and minimize disruptions.

### Outcomes

The park outcomes define what success will look like once the park is developed, and are aligned with the City's expected outcomes for all parks:

- Parks are connected to their diverse communities and a source of pride
- Parks are vibrant, connected, engaging, safe, accessible and welcoming
- Parks support a vibrant, diverse sports sector
- Parks celebrates and promotes healthy living
- Parks support a diverse, creative city with a rich and vibrant arts and cultural community
- Parks are environmentally sustainable



## Planning Process

The development of the Dermott District Park Master Plan follows the process outlined in the Recreation Facility Master Plan 2005 - 2015. This process outlines that all new and redeveloped parks and facilities require programming and concept planning prior to development, which includes an assessment of needs and consultation. Public consultation with the citizens of Edmonton and key stakeholders is an important component throughout the development of all plans. The Public Involvement Plan is designed to involve the appropriate people at the appropriate times in appropriate ways.

The process includes a variety of techniques including an in-depth needs assessment and analysis, development of priorities and recommendations, consultation and plan approval.

- The needs assessment and analysis include a research program and community input. The research program includes demographic and participation profiles and forecasts, trends analysis, benchmarking with other municipalities and a review of municipal, provincial and federal strategic policy documents. A site and program analysis was completed to understand all the factors and parameters. The community and key stakeholders were consulted throughout the process.
- The development of a concept plan and recommendations were based on the analysis of the needs assessment, site and program analysis. The recommendations are holistic and include the capital plan, recommendations for the program and service delivery, operating model, funding and implementation.
- A second round of consultations was held to refine and confirm the master plan recommendations to ensure overall support.
- Based on the consultation, an implementation and costing plan was developed.
- The final phase of the plan development is review and approval. The approval will initiate the implementation, service delivery and operating model, based on funding availability.



# STRATEGIC ALIGNMENT

As indicated previously, one of the objectives of the Dermott District Park Master Plan is that it will provide strategic alignment with The Way Ahead: City of Edmonton Strategic Plan as well as other key supporting documents. The master plan must also be in alignment of the strategic directions and policy of the other levels of government. The following section identifies the key points of alignment.

## City of Edmonton

### **The Way Ahead, City of Edmonton Strategic Plan 2009 - 2018**

The Way Ahead focuses the City's efforts to deliver the greatest value of services and infrastructure that are most important to Edmontonians while managing the opportunities and challenges of our rapidly growing and changing city.

The Way Ahead guides decisions that will move towards the achievement of the six 10-year goals and the City's vision for Edmonton in 2040. The City has several integrated long-range strategic plans to advance each of these goals. The master plan aligns with these plans and supports the following 10-year goals and corporate outcomes.

#### **Improve Edmonton's Livability (The Way We Live: Edmonton's People Plan)**

- Citizens are connected to their diverse communities and have pride in their city
- Citizens use city infrastructure and participate in services and programs that provide enjoyment and personal health benefits
- Complete collaborative communities that are accessible, strong, and inclusive with access to a full range of services

#### **Transform Edmonton's Urban Form (The Way We Grow: Municipal Development Plan)**

- Attractive and compact physical design with diverse neighbourhoods, amenities and public open spaces
- Edmonton has sustainable infrastructure that fosters and supports civic and community needs

#### **Shift Edmonton's Transportation Mode (The Way We Move: Transportation Master Plan)**

- Citizens use public transit and active modes of transportation
- The transportation system is integrated, safe and gives citizens many choice to their mode of movement

#### **Preserve & Sustain Edmonton's Environment (The Way we Green: Environmental Plan)**

- The impact of City operations on air, land, and water systems is minimized

#### **Ensure Edmonton's Financial Sustainability (The Way We Finance)**

- The City has well managed and sustainable assets and services

#### **Diversify Edmonton's Economy (The Way We Prosper: Economic Development Plan)**

- The City has a positive and attractive reputation making it competitive nationally and internationally



## The Way We Live: Edmonton's People Plan

The Way We Live: Edmonton's People Plan, approved by City Council in 2010, acknowledges the municipal government's role in bringing people together to create a civil, socially sustainable and caring society where people have opportunities to thrive and realize their potential in a safe, attractive city. Throughout the design, development and implementation of people services, the City of Edmonton consults and works with residents and community groups to gain their views.

The Way We Live sets out six overall goals that focus on people services and quality of life issues. Edmontonians look to the City of Edmonton to promote healthy lifestyle and leisure opportunities as a means of building strong, connected communities. Each of these six goals is linked to the park outcomes for district parks:

Goal One:	Edmonton is a vibrant, connected, engaged and welcoming community
Goal Two:	Edmonton celebrates life
Goal Three:	Edmonton is a caring, inclusive, affordable community
Goal Four:	Edmonton is a safe city
Goal Five:	Edmonton is an attractive city
Goal Six:	Edmonton is a sustainable city

The master plan is guided by several plans and strategies that support The Way We Live including:

- Urban Parks Management Plan
- Recreation Facility Master Plan 2005-2015 and 5-Year Review/Update
- Outdoor Aquatic Strategy 2008-2017
- 10-Year Arena Capital Development Strategy
- Artificial Turf Facility Strategy
- Joint Use Agreement and Field Strategy 2005-2015
- Vision for An Age-Friendly Edmonton Action Plan
- WinterCity Strategy
- Elevate: The Report of Community Sustainability Task Force
- Wheeled Recreation Strategy
- Child Friendly Strategy
- Event Strategy

## Government of Alberta

At the provincial level, the relevant policy is Active Alberta 2011-2021. The 10-year policy includes a refocus of government initiatives challenging partners and encouraging Albertans to become more active. This policy sets out a vision for recreation, active living, and sport, which lead to a high quality of life, improved health and wellness, strong communities, economic benefits, and personal fulfillment.

Active Alberta is intended to be an effective policy. Rather than a fixed plan of action, it establishes six key outcomes to be achieved during the next ten years. These will serve as the yardsticks for measuring success in the year 2021:

1. Active Albertans: More Albertans are more active, more often
2. Active Communities: Alberta communities are more active, creative, safe and inclusive

3. Active Outdoors: Albertans are connected to nature and able to explore the outdoors
4. Active Engagement: Albertans are engaged in activity and in their communities
5. Active Coordinated System: All partners involved in providing recreation, active living and sport opportunities to Albertans work together in a coordinated system
6. Pursuit of Excellence: Albertans have opportunities to achieve athletic excellence

Strategic priorities are set out under each of the outcomes, as well as measures of what success will look like in ten years. Implementation of the Active Alberta 2011-2021 policy will be through a collaborative effort among the three orders of government as well as sport governing bodies.

## Government of Canada

The Government of Canada's Canadian Sport Policy 2012 sets a direction for the period of 2012-2022 for all governments, institutions and organizations committed to realizing the positive impacts of sport on individuals, communities and society. The policy builds on the success of the 2002 version, which was endorsed by federal, provincial and territorial ministers responsible for sport, physical activity and recreation on June 27, 2012.

A desired outcome of Canadian Sport Policy 2012 is that both the number and diversity of Canadians participating in sport will increase over the time frame of 2012-2022. The policy sets out five broad objectives:

1. Introduction to Sport: Canadians have the fundamental skills, knowledge and attitudes to participate in organized and unorganized sport.
2. Recreational Sport: Canadians have the opportunity to participate in sport for fun, health, social interaction and relaxation.
3. Competitive Sport: Canadians have the opportunity to systematically improve and measure their performance against others in competition in a safe and ethical manner.
4. High Performance Sport: Canadians are systematically achieving world-class results at the highest levels of international competition through fair and ethical means.
5. Sport for Development: Sport is used as a tool for social and economic development, and the promotion of positive values at home and abroad.

# PLANNING CONTEXT: PEOPLE AND THEIR INTERESTS

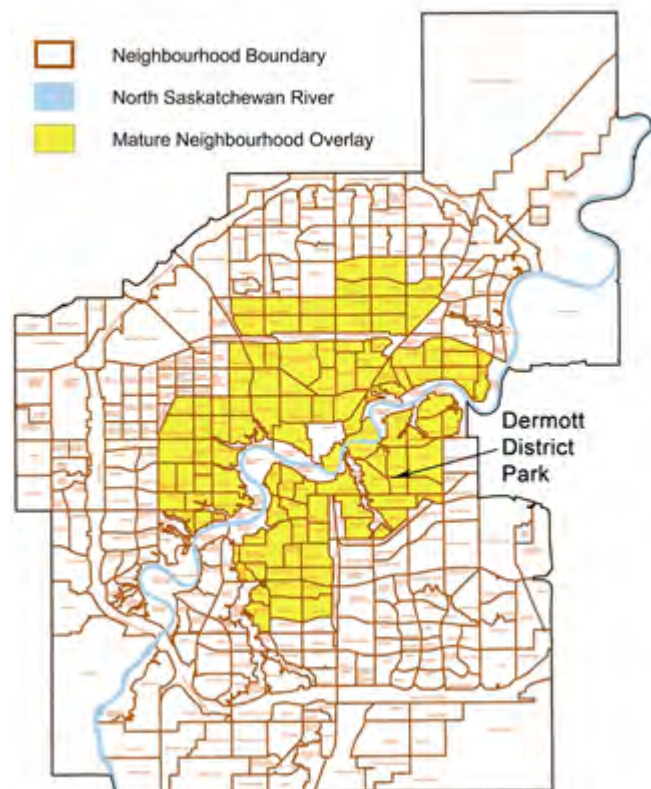
The following section provides the community context for the planning and renewal of Dermott District Park. The key factors for consideration are that the park is located within a mature neighborhood and has a catchment area that includes 18 different neighborhoods whose residents may use the facilities and amenities within the park.

## Demographics

The 2012 Edmonton Municipal Census and Plan Edmonton were used to examine the population trends of the Dermott District Park's surrounding neighbourhoods. The statistics for the catchment area provides key information on the social structure of population, age characteristics, and other key demographic indicators that reveal the diverse composition in this area.

### Mature Neighbourhood

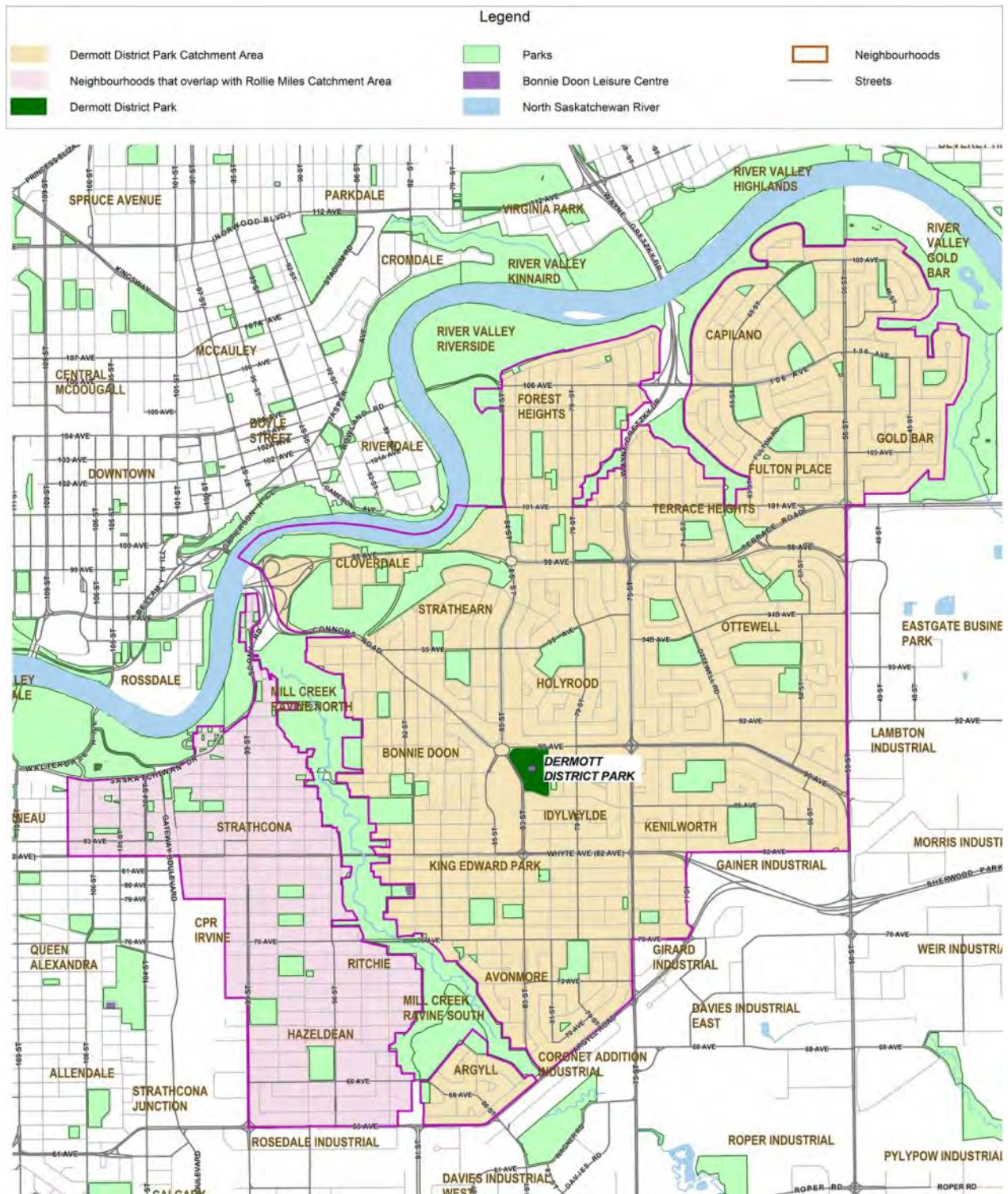
Dermott District Park falls within the Mature Neighbourhood Overlay, neighbourhoods built before the 1970's (Map 1). These neighbourhoods, including their recreation facilities and parks, are challenged with keeping their communities livable, lively and vibrant when confronted with historical and demographic changes and aging infrastructure.



Map 1: City of Edmonton  
Mature Neighbourhood Overlay



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Map 2: Dermott District Park - Catchment Area



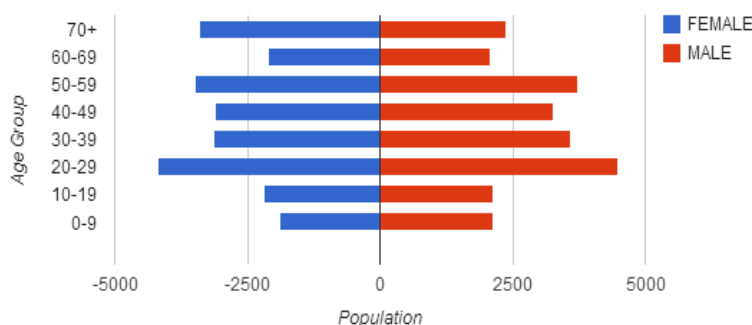
## Catchment Area

The catchment area of the Dermott District Park includes the neighbourhoods listed to the right and on Map 2 (previous page) based on the 2012 Municipal Census. The total population of the Dermott District Park catchment area is currently 59,178.

## Age

The chart below illustrates the population distribution for the Dermott District Park catchment area by age and gender. Compared to the Edmonton as a whole, the Dermott District Park catchment areas distribution shows:

- a slightly increased population distribution in the age ranges from 10-19 to 40-59 years
- more 70+ year age groups are in the Dermott catchment area
- comparable population distribution through ages 0-9 and 20-39



**Population Pyramid of the Dermott District Park Catchment Area, 2012 Municipal Census**

(Source: edmonton.ca/census)

## Population by neighbourhood in the catchment area

NEIGHBOURHOOD	POPULATION
Argyll	850
Avonmore	2087
Bonnie Doon	4550
Capilano	2692
Cloverdale	885
Forest Heights	3995
Fulton Place	2944
Gold Bar	2840
Hazeldean	3176
Holyrood	3335
Idylwylde	1778
Kenilworth	2507
King Edward Park	4238
Mill Creek Ravine North	0
Mill Creek Ravine South	0
Ottewell	5869
Ritchie	4194
Strathearn	2622
Strathcona	8984
Terrace Heights	2332
<b>TOTAL</b>	<b>59,178</b>

## Household Income

The median income - the point at which half the neighbourhoods have lower income and half have higher - for all households in Edmonton is \$57,085. For the 18 neighbourhoods within the catchment area of the park, the median income is \$57,891, which is slightly higher than the city figure.

## Ethnicity

Overall, Edmonton's second generation population (persons born inside Canada with at least one parent born outside of Canada) are not highly concentrated but rather are distributed widely across city neighborhoods.

- The neighbourhoods in the Dermott District Park catchment area have a second generation population that is 26% of the population, slightly higher than the city's average of 21.2%.
- Of the 18 neighbourhoods in the Dermott District Park catchment area, only four are within the median household incomes that are significantly below the median. This shows a weak correlation between second generation status and living in a low income neighbourhood.

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## Housing

Majority of the population in this area own their dwelling unit (58.3%), which is higher than the municipal average (56.6%). More residents in the Dermott District Park catchment area (67%) reported living in a single-detached dwelling compared to the rest of the city (50.4%).

## Education

The percentage of people living in the Dermott District Park catchment area and attending post-secondary education (4.7%) is lower than the city average (5.57%). This is surprising to note as the University of Alberta's - Faculté St. Jean is located within walking distance of these neighbourhoods.

## Languages

Edmonton is high in linguistic diversity. Approximately 79% of Edmontonians within the Dermott District Park catchment area speak English and 4.4% speak French as their mother tongue (the first language learned at home). It is interesting to note that there are three other top non-english languages in the catchment area:

- German: 4.09%, compared to 2.0% for the rest of the city
- Ukrainian: 2.58%, compared to 1.9% for the municipality
- Polish: 1.15%, compared to 1.1% in all of Edmonton

## Employment

The neighbourhoods in the Dermott District Park catchment areas have more retired people (15.07%) than the city's average (10.58%). In comparison, the catchment area does contain 14 (out of the 18) neighbourhoods with people working 30+ hours per week (42.18% of the population) which is above the city average (40.68%).

## Trends and Best Practices


The analysis of trends and best practices is a critical factor in park and recreation facility planning. An understanding of the past and emerging trends helps the City of Edmonton anticipate future demand for parks, recreation facilities and the program needs of both. The values and attitudes that people place on leisure influences participation, the environment, willingness to pay for services and expectations to explore special needs. Trends and best practices have been identified through extensive background research by City staff with attention focused on the outcomes identified for district level parks. A summary of trends and practices shaping park and recreation facility needs in general within Edmonton is provided in the following table.

*Recreation Trends and Best Practices*

Outcome	Trends / Best Practices	Description / Implications
Parks are connected to their diverse communities and a source of pride	Aging population	<ul style="list-style-type: none"> <li>Increasing demand for seniors programming and spaces to accommodate needs, social aspects and scheduled programs are important</li> <li>65+ population in Canada won't peak until 2031 - new seniors quite different than preceding older generations in leisure choices: more active and likely to stay in multi-generational facilities longer</li> </ul>
	Ethnicity	<ul style="list-style-type: none"> <li>Growing ethnically diverse population, Edmonton's new Canadian immigration is 5th overall in Canada with increase demand for services that are welcoming, address language barriers, recognize the needs and interests of various cultures</li> </ul>
	Economics	<ul style="list-style-type: none"> <li>Edmontonians spend \$4,779/year to support participation in recreation - above national average of \$3,711/year</li> <li>As a family's incomes and education levels increase so does their likelihood to participate in recreation and sports</li> <li>Growing gap between "haves" and "have nots" - more than half the wealth is now owned by people over 50; young families twice as likely to live in poverty</li> </ul>
	Partnerships	<ul style="list-style-type: none"> <li>Growing interest in partnerships to support diverse needs including other public sector organizations, private sector developers and a wider range of non-profit organization</li> </ul>
Parks are vibrant, engaging, connected, safe, accessible and welcoming	Quality of Life	<ul style="list-style-type: none"> <li>Parks and green spaces contribute to citizen's perception of quality of life and benefits to the community</li> <li>Parks provide a sense of place in the community, increase property values and improve the image and livability of a neighbourhood</li> </ul>
	Safe and accessible	<ul style="list-style-type: none"> <li>Perceptions of safety in parks and neighbourhoods and lack of opportunities near people's homes are barriers to participation</li> </ul>
	Active transportation systems	<ul style="list-style-type: none"> <li>Increasing demand for safe, inviting places to walk &amp; cycle</li> <li>Major contributor to individual and community health</li> </ul>
	Recreation Facilities	<ul style="list-style-type: none"> <li>Multi-purpose, multi-generational facilities becoming the standard: generate economies of scale, variety of opportunities, inclusive to all ages, genders, interests and abilities</li> </ul>

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Parks support a diverse sport sector	Decline in sport participation	<ul style="list-style-type: none"> <li>Overall participation in sport is declining: 45% - 2005; 28% - 2010</li> <li>Individualized sport and fitness activities are on the rise. In order to achieve personal health objectives, people are opting to fit sport into their busy lives when opportunities arise rather than commit to a regular, organized sport</li> </ul>
	Current sport participation	<ul style="list-style-type: none"> <li>Top ten sports by participation for all ages: golf, hockey, soccer, baseball, volleyball, basketball, downhill skiing, cycling, swimming, badminton</li> <li>Top youth sport participation: soccer 42%, swimming 24%, hockey 22%</li> <li>Higher percentage of males and youth (5-12) participate in sport compared to females and older youth, women's participation rates increase with age</li> </ul>
	Sport diversity	<ul style="list-style-type: none"> <li>Emerging sports on the rise include cricket, kabaddi, ultimate</li> <li>Youth attracted to challenging activities and extreme sports including skateboarding, BMX, freestyle biking, parkour, snowboarding</li> <li>Artificial turf part of the sports field inventory supporting high use and extended play, minimal weather caused delays</li> </ul>
	Sport Opportunities for Disabilities	<ul style="list-style-type: none"> <li>Growth in the number of opportunities for people with disabilities to participate in sport, specifically the Paralympics, the Special Olympics and the Deaflympics</li> </ul>
Parks celebrate and promote healthy living	Importance of being healthy	<ul style="list-style-type: none"> <li>More importance is being placed on recreation and physical activity as part of a healthy lifestyle</li> <li>Government policies promote healthy living and increased physical activity</li> <li>Obesity is a problem of epidemic proportions - 58% of Edmontonians are overweight and 48% are inactive</li> </ul>
	Shifts in participation	<ul style="list-style-type: none"> <li>Clear shift from formal and organized activities to more individual and informal pursuits (individual &amp; small groups, at times of individual's choosing, near to home)</li> <li>Fewer people participate in activities requiring specialized equipment or facilities</li> <li>61% of Edmontonians state walking/jogging their main activity of active recreation</li> <li>Walking will continue to be a growth activity (low cost, individual &amp; group activity, offers flexibility with schedules and diversity)</li> </ul>



	Environment	<ul style="list-style-type: none"> <li>Increased interest in environmental activities with growth in activities: bird watching, camping, gardening and home landscaping</li> <li>Increased interest in interpretative programs and signage to support environmental learning</li> </ul>
	Barriers to Participation	<ul style="list-style-type: none"> <li>Lack of time - average Albertan has five hours of leisure time/day</li> <li>Lack of desirable programs and activities to attract people</li> <li>Technology - playing computer/video games and watching TV (average Canadian 2.1 hr/day) are on the rise and evidence of the growing need to stay technically connected to peers</li> </ul>
	Children and youth participation	<ul style="list-style-type: none"> <li>45% of children spend three hours or less in active play per week</li> <li>21-40% of children meet Canada's Physical Activity Guidelines</li> <li>Growing disconnect between children and nature, fewer children playing outside for several reasons including safety and sedentary screen time</li> <li>Parental enjoyment of an activity is associated with higher levels of participation by their children</li> <li>Top five youth activities: walking, cycling, swimming, running, basketball</li> <li>Most successful youth parks have enough elements to attract a range of youth groups and interests (e.g. skateboard park, sport courts, social gathering spot)</li> </ul>
	Adult participation	<ul style="list-style-type: none"> <li>Top five favorite adult activities: walking, gardening, home exercise, swimming, cycling</li> <li>Baby boomers (born 1947-1966) shifting preference from activities like tennis and aerobics to less strenuous ones such as walking, cycling, tai chi, yoga and cultural activities</li> </ul>
	Winter activities	<ul style="list-style-type: none"> <li>Top five trends in winter activities: skiing (downhill, cross-country, mono, and touring), snowboarding, skating (speed skating, ice dancing, figure skating, or hockey) snowshoeing, tobogganing</li> <li>Inspiring cities across the globe (e.g. Quebec, Paris, etc.) showcase numerous winter opportunities by recapturing momentum (child) activities to attract a range of people (e.g. skating)</li> <li>Winter activities tend to appeal to younger people and to those born in Canada. Changes need to be made in amenities and services offered to better accommodate the needs and interests of an aging population and to entice new Canadians (various levels of physical exertion).</li> </ul>



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<p>Parks support a diverse, creative city with a rich and vibrant arts and cultural community</p> <p>Parks are environmentally sustainable</p>	Dog parks	<ul style="list-style-type: none"> <li>Increased demand and use of dog parks that serve as a social hub. Amenities included should provide physical activity for both user types</li> </ul>
		<ul style="list-style-type: none"> <li>Increase demand for visual, performing arts and cooking arts programs for school-age children and adults (especially Boomers)</li> <li>Larger outdoor spaces for gatherings and celebrations including adequate shelter and washroom facilities</li> </ul>
	Aging Infrastructure	<ul style="list-style-type: none"> <li>Aging infrastructure is deteriorating more rapidly than necessary because of limited preventive maintenance programs</li> <li>Many parks and facilities are over 30 years old and in need of significant renovation or replacement to meet today's need, energy and environment standards</li> <li>Environmental practices increasingly part of government policies and requirements: Green Building - LEED, ISO 14000 environmental practices, pesticide controls and standards</li> </ul>
	Environmental Practices	<ul style="list-style-type: none"> <li>Environmental practices increasingly part of government policies and requirements: Green Building - LEED, ISO 14000 environmental practices, pesticide controls and standards</li> </ul>
	Climate Change	<ul style="list-style-type: none"> <li>Global warming is causing increased unpredictability of weather (extreme weather events doubled in last 30 years), longer, drier summers - funding required to deal with storm related and drought damage</li> <li>Shade becoming an important consideration in park design due to increase incidents of skin cancer (New Zealand &amp; Australia have policies for park shade requirements)</li> </ul>
	Parks role in quality of the environment	<ul style="list-style-type: none"> <li>90% of Albertans believe parks contribute to quality of the environment and that parks are an important element of municipalities environmental integrity</li> <li>Trend towards naturalization, restoring sites to natural state with native vegetative species</li> </ul>



For the Dermott District Park renewal, some of the key trends as reinforced by the public consultation include:

1. Aging population: how will the recreation needs of seniors in the catchment area be addressed?
2. Partnerships: having development, use, and operational partnerships with both Vimy Ridge Academy and the Idylwylde Community League will be advantageous
3. Quality of life: the successful development and programming of the park will contribute positively to a stronger sense of community and livability for the surrounding neighbourhoods
4. Importance of being healthy: the park will create a place of active and passive recreational use by residents of all ages
5. Children and youth participation: the park can provide facilities and amenities for both active/organized and active/unstructured sport and recreation. Spaces for social gathering
6. Aging Infrastructure: the renewal of the park will provide new facilities and amenities of the latest standard for activities, energy and environment

## Public Consultation

### Public Involvement Plan

The Public Involvement Plan prepared for this project identified three stages of public consultation:

1. A community needs assessment that will define the needs and priorities for the park
2. Testing concepts based on community need to develop a park master plan
3. Presentation of the final master plan

It is important for the reader to note that all of the public consultation in Stages 1, 2 and part of Stage 3 was completed prior to the new name of Dermott District Park being formerly announced and introduced to the public and stakeholders. The text below has been modified to reflect the new name, but any background materials, including the public input, makes reference to the name of Bonnie Doon Campus Park. The new name was introduced and explained during the public open house held in Stage 3 for the public involvement process.

#### Stage 1

Leger Marketing was retained to complete a random phone survey (400 respondents) to collect qualitative data regarding current use, future needs and priorities for the park.

An online survey was available from September 19 to October 14, 2013, to collect qualitative data. Paper versions of the survey were distributed at the September 19 public information session, the September 21 Community League Day event, Free Admission Day at the Bonnie Doon Leisure Centre and at the leisure centre for two weeks after the public information session.

The September 19 public information session and online survey were advertised to the identified 2.5km catchment area and stakeholder groups for the Dermott District Park through the following methods:

- Changeable copy signs (two locations)
- Edmonton Examiner ad on parks page one week prior to event
- Posters distributed throughout the catchment area in public places, schools, community agencies, community league halls, City leisure centres and the Idylwylde Library
- 4,500 flyers hand-distributed to households throughout the catchment area
- City of Edmonton website
- 311 and City Councillors notified
- Community Recreation Coordinators distributed electronically to community contacts to share

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- Sport & Partner Liaisons distributed electronically with community contacts to share
- City of Edmonton Bookings distributed electronically with community contacts to share
- Email notification to City staff
- School insert ads into SchoolZone notifications
- Idylwyld Community League advertised in their monthly newsletter
- City of Edmonton Facebook and Twitter account notifications
- Handbills distributed at the September 19 event, at the Community League Day BBQ and at the leisure centre's Free Admission Day for online surveys to be filled out

## Stage 2

Stage 2 included open house sessions in spring 2014 to share the results of the 2013 consultation and to present park development options and concepts for feedback. Also included were meetings with stakeholder groups and focus groups in the spring 2014 to share the results of the 2013 consultation and to present park development options and concepts for feedback.

## Stage 3

Based on feedback during Stage 2, the park development options were refined and park master plans finalized and incorporated into the 2015-2018 capital budget submission. These park master plans will be shared with the public including key stakeholders and organizations including:

- Residents/community leagues in the 2.5km catchment area
- Dermott District Park Committee (subcommittee of Idylwyld Community League)
- Academic and Athletic Development Institute of Edmonton (AAD)
- Idylwyld Community League
- Edmonton Public School Board
- Francophone School Board
- South East Community Leagues Association (SECLA)
- Vimy Ridge Academy (incl. sport academies)
- Edmonton Sports Council
- Sports Field Users & Arena Users Committees
- Bonnie Doon Leisure Centre patrons
- French Quarter BRZ
- Morguard Corporation: Bonnie Doon Shopping Centre Mgt.
- City of Edmonton Parks Operations & Recreation Facilities Operations
- South East Edmonton Seniors Association (SEESA)

## Stage 1: Quantitative Survey

Leger Marketing was retained to conduct 400 random telephone interviews with Edmonton residents located within the catchment area of Dermott District Park. Interviews were conducted between September 5 and September 29, 2013. The margin of error for Dermott District Park is  $\pm 4.9$  percentage points, 19 times out of 20.

## Findings

### *Visitation - Park Site:*

57% of respondents had never visited Dermott District Park and 34% had visited in the past 12 months. When asked about their favourite aspects of the park the top four responses were:

- Close to home / Location (37%)
- Swimming pool (22%)
- Playground / Good for kids (12%)
- Green space / Open space (10%)



When asked for reasons they did not visit Dermott District Park the following was shared:

- Not Aware (39%)
  - Don't know where it is (18%)
  - Didn't know it existed (19%)
  - Don't know what they offer (3%)
- Too far / There are other options (35%)
- Not interested / Too busy (13%)
- Not relevant (7%)

*Visitation - Indoor Facilities:*

45% of respondents had never visited indoor facilities at the Dermott District Park and 39% had visited in the past 12 months.

*Importance and Participation:*

Outdoor Activities: Running/walking/cycling on a trail or open area, outdoor playground, water play activities (spray parks), soccer and ice skating were identified as the five most important activities. Running/ walking /cycling on a trail or open area, soccer, outdoor playground, running or walking on a track and ice skating were the top activities participated in.

Indoor Activities: Swimming, programs or camps (for children, youth or families) and fitness workouts were the most important indoor activities. Swimming in indoor pools was by far the most popular indoor activity followed by fitness activities.

Open Space Activities: Enjoying the outdoors and relaxing outside was the most important outdoor activity. It was also the leading activity in terms of participation.

*Satisfaction:*

More than half of the visitors of Dermott District Park were satisfied with the overall activity opportunities available at the park.

- Satisfaction was highest for opportunities for enjoying the outdoors and relaxing outside followed by opportunities for summer activities.
- The majority of the visitors were happy with accessibility in terms of walking at the park.
- Overall, the majority of the visitors were satisfied with the park and the general features such as safety, cleanliness, etc.

## Stage 2: Qualitative Survey

To engage residents and park users, a public consultation session was held at Idylwylde Community League on September 19, 2013. Surveys were available at the session. A link to the online survey was also available on the City of Edmonton website. On October 2, the Edmonton Sport Council sent out their ESC E-newsletter stating that the City of Edmonton was seeking input from Edmontonians on three important district parks. There were links to the three park websites with the online surveys. There were 100 completed responses received.

### Findings

*Areas Used of Dermott District Park:*

Three quarters of the respondents (75%) most frequently uses the Bonnie Doon Leisure Centre and almost a third (32%) uses the parking lot followed by the sports fields (28%) and playground (26%).

*Frequency of Use:*

Almost half of the respondents visited Dermott District Park more than once a week (47%).

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## *Importance of Opportunities to Participate in Outdoor Activities:*

Considering that this park will potentially be renewed, the outdoor activities that received the largest number of responses for being important were: running, walking or cycling on a trail or open area (74%), fitness activities such as boot camp, yoga, tai chi, etc. (74%), ice skating (69%), playing in an outdoor playground (65%), running or walking on a track (65%), and playing tennis (62%).

## *Importance of Opportunities to Participate in Open Space Activities:*

Considering that this park will potentially be renewed, 77% of respondents said that the opportunity to enjoy the outdoors and relax outside was important, 69% said casual activities, such as flying kites and playing frisbee, 68% cited social interactions such as picnics and gatherings and 52% mentioned attending events such as festivals, sports and tournaments.

## *Activities Participated in at Dermott District Park:*

There were 85 responses to the question "What activities do you currently participate in at Dermott District Park?" some responses mentioned various activities, including

Most Frequently Mentioned	Moderately Mentioned	Less Frequently Mentioned
<ul style="list-style-type: none"> <li>• Swimming/using leisure centre</li> <li>• Tennis</li> <li>• Walking through the park</li> </ul>	<ul style="list-style-type: none"> <li>• Walking in park for recreation</li> <li>• Using the playground</li> <li>• Running in park or on track</li> <li>• General recreation / leisure activities in park greenspace</li> </ul>	<ul style="list-style-type: none"> <li>• Soccer</li> <li>• Cycling</li> </ul>

## *Festivals or Sports Events:*

Most of the respondents (88%) did not attend events such as festivals or sports tournaments at Dermott District Park.

## *Satisfaction with Accessibility or Ability to Move around the Park:*

Over half of the respondents (52%) were satisfied with walking at the park. Less were satisfied with parking at the park (26%), cycling at the park (26%) or access for those with limited mobility (11%).

## *What Do You Like Most About Dermott District Park?:*

84 responses were received to this question, and mentioned various aspects of the park, including:

Most Frequently Mentioned	Moderately Mentioned	Less Frequently Mentioned
<ul style="list-style-type: none"> <li>• Bonnie Doon Leisure Centre</li> <li>• Location / Convenience</li> <li>• Greenspace</li> </ul>	<ul style="list-style-type: none"> <li>• Open feel of the site</li> <li>• Tennis courts</li> <li>• Playground</li> </ul>	<ul style="list-style-type: none"> <li>• Sports fields</li> <li>• Free activities</li> <li>• Accessibility</li> </ul>



### *Suggestions for Improvements?*

There were 91 responses to the question “In terms of renewal of Dermott District Park, what are your suggestions for improvements?” and mentioned of various improvements, including:

Most Frequently Mentioned	Moderately Mentioned	Less Frequently Mentioned
<ul style="list-style-type: none"><li>• Inclusion of a fitness centre in the leisure centre</li><li>• Expansion/improvements to the leisure centre</li><li>• Improved/increased parking</li></ul>	<ul style="list-style-type: none"><li>• Planting trees/improvements to landscaping</li><li>• Indoor arena</li><li>• Provide open/green space</li></ul>	<ul style="list-style-type: none"><li>• Spray park</li><li>• Picnic areas</li><li>• Playground</li><li>• Addressing traffic (89 Ave, 81 St, &amp; 86 Ave)</li></ul>

### **Stage 3: Community Workshop**

A stakeholder workshop was held on March 20, 2014, to gather input for the Dermott District Park Master Plan from stakeholders. Selected key stakeholders were identified and invited to attend the workshop which was held at Idylwylde Community Centre. Twenty-nine people attended the event and 22 workbooks were submitted.

The format for the workshop included presentations by the City’s working team followed by open and group discussions about three concept plan options that had been prepared in advance. The overall goal was to illustrate to the stakeholders how the results of the previous consultation combined with the analysis of opportunities and constraints of the park by the working team, and to gather feedback and direction on potential options for the future redevelopment of the park. The agenda for the workshop included:

1. Presentation of the master plan project overview
2. Presentation of learnings to date about the park and the needs/wishes of the community
3. Presentation of three preliminary concept plans
4. Stakeholder group discussion on the concept plans using four key topics:
  - Pedestrian Movement
  - Vehicle Access and Parking
  - Open Spaces and Community Amenities
  - Sports Fields and Spectator Experience
5. Capturing stakeholder feedback using three tools:
  - Individual workbook
  - Small group discussion and drawing on plans
  - Large group report-back



*Community Workshop invitation/notice*

The results of the workshop, as captured in the workbooks used by attendees, are provided in Appendix A. In general terms, the working team received some real consensus about potential development features, amenities, programs and experiences in each of the four topic areas as well as good direction on the key features that should make up the “preferred” concept plan.

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## Stage 3: Public Open House

The City of Edmonton wanted to gather input from residents and park users, community organizations and other stakeholders about a “preferred” concept plan that was developed for Dermott District Park based on previous feedback including the community workshop.

A drop-in public open house was held at Vimy Ridge Academy on April 24, 2014. Surveys were available at the open house to provide attendees an opportunity to share their feedback on the “preferred” concept plan. Members of the working team were in attendance to answer questions.

In addition, a link to the online survey was also available on the City of Edmonton website. On April 16, 22 and 30, the Edmonton Sport Council sent out their ESC E-newsletter stating that the City of Edmonton was seeking input on the concept plans for the district park with a direct clickable link to the online survey. In total, 147 responses to the survey were received and are summarized in Appendix B, the Dermott District Park Renewal - Public Consultation Feedback Report (April 2014).

The following are a few of the key results which demonstrated solid support for the proposed concept plan. The detailed input results provided the working team with good direction on the overall plan and specific suggestions to enhance the master plan to ensure that it met desires and expectations of the community and stakeholders.

### Support for the Proposed Dermott District Park Master Plan Concept

Over nine in ten respondents either:

- Support the overall Dermott District Park Master Plan concept (54%), or
- Support the Dermott District Park Master Plan concept with some suggestions (36%)

### Support for Elements of the Proposed Concept

The majority of respondents said that “Yes, the concept as proposed supports...”

- Pedestrian Movement (86%)
- Sports Fields & Spectator Amenities (85%)
- Open Spaces & Community Amenities (79%), and
- Vehicle Access & Parking (74%)

# SITE AND PROGRAM ANALYSIS

Aligning with the master plan outcomes, the following provides the foundation for the development of the master plan by defining the development (renewal) context for the Dermott District Park site. The working team completed an overall analysis of all of the existing development on the site and all of the associated site factors, programs and activities that would or could have an impact on the design and implementation of the proposed renewal program. This information is captured as follows and then is summarized using an opportunities and constraints lens which, when integrated with the public feedback, provides a clear framework for the concept plan.

## Development Context

The development context for the park includes the park site and several significant facilities:

### Park Site

The Dermott District Park is a 7.6 hectare district park in the Idylwylde neighbourhood that supports many amenities including: Vimy Ridge Academy, Idylwylde School Building, Bonnie Doon Leisure Centre, tennis courts, outdoor shale running track and several sports fields (See Figure 5.1).

As is the case with many district parks, and due to the relatively small footprint of this site, parking and traffic are a concern for users and the surrounding residents. High volumes of parking needs coupled with peak period school bus activity congest the site and surrounding neighbourhood roadways resulting in less-than-ideal temporary parking added to the site over time.



*Current overflow parking for leisure centre  
Image courtesy of ISL*

### Bonnie Doon Leisure Centre

The Bonnie Doon Leisure Centre was constructed in 1965, and includes a 25 metre, 8 lane pool (with starting blocks) with spectator seating, along with a whirlpool, steam room, sauna, waterslide and administrative spaces. It is a great destination for hosting novice swimming competitions and is able to accommodate displaced users from the nearby Kinsmen Sports Centre during international events. Currently, there is one family, accessible change room on the main floor of the leisure centre with remaining locker rooms located in each change room.

A capital profile will be submitted to the 2015-2018 capital budget for the renewal of the Bonnie Doon Leisure Centre to respond to the risk-based infrastructure assessment, population and demographic changes and community needs in this area. The renewal of the leisure centre proposes functional enhancements (a new teach pool, new change rooms, renovations for staff accommodation, teaching functions and room for future growth). It also includes potential fitness centre space (which will be





LEGEND

- Existing Active Recreation (Sports Field shown as dashed line)
- Existing Passive Recreation / Open Space
- Existing Community Amenity Area
- Existing Community League Rink Location
- School Zone (Outside of Project Scope)
- Existing Snow Storage Area
- Land Acquired for Future Valley Line LRT
- Existing Building
- Existing Sidewalk/Pathway
- Existing Shale Sidewalk/Pathway
- Missing Connection / Existing "Goat Trail"
- Signalized Pedestrian Crossing
- Un-Signalized Pedestrian Crossing
- Bus Stop

- Existing Vehicle Access into Site
- Existing Service/Maintenance/Temporary Vehicle Access into Fenced Area
- Existing Pedestrian Access into Site
- Existing Pedestrian Access into Fenced Area
- Fence
- Key Site Entrance Locations
- Existing Trees

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accommodated by the removal of half of the bleachers in the pool area). The leisure centre will be renewed, and operated in a manner that ensures services are still accessible to all residents regardless of age, income, gender, ethnicity or ability. The facility will target and meet the leisure, health and wellness needs of families, youth, adults and seniors.

## Vimy Ridge Academy

Vimy Ridge Academy is an Edmonton Public Schools junior and senior high school that features a program emphasis on sport and wellness. Since its initial year of operation, enrolment in the hockey academy has increased from 60 to 200 students, with the growth expected to continue as the academy still has capacity to accommodate more students. Edmonton Public Schools is developing plans to modernize Vimy Ridge Academy at this location as part of their capital plan. Initiating the design process for the leisure centre at the same time as the planning for the school modernization, may allow for coordinated development to be explored that may become more difficult if the school modernization is completed in advance of the Bonnie Doon Leisure Centre.

## South-Central Arena

The City Council-approved 10-Year Arena Capital Development Strategy (2009 - 2019) details the proposed changes to the inventory of arenas, including the condition of existing arenas, and the potential addition of new ice surfaces. Dermott District Park has been identified as a potential future site of a twin pad arena. Through a partnership with Edmonton Public Schools and The Hockey Program - run by the Academic & Athletic Development Institute of Edmonton - at Vimy Ridge Academy, this twin arena would serve the needs of the academy, leisure centre patrons, arena user groups and the surrounding community. If the twin arena proceeds, it is anticipated that Edmonton Public Schools' Metro Continuing Education, run out of the Idylwylde Elementary School would be relocated and the school building removed to provide parkland.

A capital profile will be submitted to the 2015-2018 capital budget for the development of a twin arena in partnership with Edmonton Public Schools and the Academic & Athletic Development Institute.

## Idylwylde Park and Community Centre

Idylwylde Park, with its close proximity to Dermott District Park, provided the opportunity for a coordinated approach between the Idylwylde Community League and the City of Edmonton in the planning of the two park sites.

The community league operates the existing Idylwylde Park amenities which include the community centre, outdoor skating rink and outdoor community space north of the centre. The community league hosts seasonal programs and events for all ages that will be enhanced with the renewal of their outdoor community space and with the improved connection and flow to the new, centrally located playground in the district park. The addition of park entrance features and pathways will improve the overall function of both park sites.



*Idylwylde Community Centre*  
Image courtesy of ISL



### Valley Line LRT (Southeast to West)

The City Council-approved Valley Line LRT will connect Mill Woods to Downtown. This planned alignment has impacts to both the Dermott District Park site and the adjacent traffic circle. From the east side running north of 90 Avenue, the LRT will cross a reconfigured Bonnie Doon traffic circle. The traffic circle will be reconfigured to become a traditional intersection, and the LRT will cross on the east side. This configuration will facilitate the predominant traffic movements in the area (northbound to westbound and eastbound to southbound). As the LRT continues south of the 90 Avenue, it will transition to the west side of 83 Street just north of 86 Avenue to align with the future access into Dermott District Park. The Bonnie Doon station will be located just south of 84 Avenue on the shopping centre site, to provide direct access to the shopping centre and position the LRT to cross the 82 Avenue intersection. As the LRT crosses 82 Avenue, it will transition to a centre alignment on 83 Street. Traffic will continue to have two lanes in each direction north of 82 Avenue. A signal at 84 Avenue will provide access to the shopping centre and the LRT station.



*Proposed Valley Line LRT development adjacent to Dermott District Park*

*Image courtesy of City of Edmonton Transportation*

### Neighbourhood Renewal

The neighbourhood renewal program is part of the Building Great Neighbourhoods initiative. It outlines a cost effective, long-term strategic approach to renew and rebuild roads, sidewalks and streetlights in existing neighbourhoods and on collector roadways. The program balances the need to rebuild in some neighbourhoods with a preventive maintenance approach in others. This program is occurring in the adjacent Bonnie Doon and Strathearn neighbourhoods and will have a direct impact on the roadways surrounding the Dermott District Park. If the Dermott District Park is designed at the same time as the planning for the neighbourhood revitalization, it may allow for coordinated development to be explored.

# DERMOTT DISTRICT PARK MASTER PLAN

## Development Context: Summary of opportunities and constraints

- Explore potential locations for twin arena facility. Explore functional and spatial relationship between facility and adjacent school and pool.
- Consider the enhancement of the park edges with landscaping and the provision of high profile landscaping between the LRT corridor and the park to increase park visibility and mitigate LRT and traffic noise.
- Coordinate the design of Idylwyld Park with Dermott District Park to ensure that there isn't duplication of amenities. Highlight Idylwyld Park as a community amenity and neighborhood park space.
- Investigate the potential uses for the site if Metro Continuing Education is removed. Consider providing an additional open space and a community amenity/feature that will engage the adjacent community and link to Idylwyld Park programming.
- Coordinate park site development opportunities with the redevelopment of Vimy Ridge Academy. Provide small gathering spaces for students and teachers. Consider the integration of outdoor learning spaces.

## Site Factors, Programs and Activities

### Site Factors

The Dermott District Park is 7.6 hectares and is comprised of three lots as illustrated on Map 3:

- Lot 2, Block 1, Plan 2917MC
- Lot 3, Block 1, Plan 2917MC
- Lot 1, Block 1, Plan 2917MC

If the arena project proceeds and Idylwyld School is removed, there is an opportunity that Lots 1 & 3, Block 1, Plan 2917MC and Plan 3012NY, Block A could be consolidated to provide parkland on the site.

### Zoning

The zoning for the Dermott District Park site is:

- Public Parks Zone (AP) - The purpose of this zone is to provide an area of public land for active and passive recreational uses.
- Urban Services Zone (US) - The purpose of this zone is to provide for publicly and privately owned facilities of an institutional or community service nature.



Map 3: Land Use

### Condition Assessment

As the City's infrastructure ages, more maintenance and rehabilitation is required to ensure that infrastructure is performing well and continuing to meet the needs of citizens. At the same time, Edmonton is a growing city and demands arise for new infrastructure to support its growth. To examine the state and condition of the City's assets, each asset is rated according to its physical condition, functionality and demand capacity.

- **Physical Condition:** The condition of an infrastructure element that enables it to meet the intended service levels. The Risk-based Infrastructure Management System (RIMS) is a tool that assists in the ranking of rehabilitation needs of the City and the allocation of renewal funds across the various infrastructure assets to ensure long-term value. This proactive infrastructure evaluation approach helps with decisions about repairs - what are needed, where and when - to keep rehabilitation and construction costs as low as possible. For example, RIMS is used in the allocation of grant funding, for the Neighbourhood Renewal Program, and in the City's capital budget process, making the most of every dollar invested with the limited funding available.
- **Functionality:** The capacity of an infrastructure element to meet service requirements. Functional Improvements relate to user demand (interest, trends, demographics), standards (regulations, health, safety, accessibility, environment) and space needs (functional capacity, land availability), these are factors considered in the development of the master plan.
- **Demand Capacity:** The ability of an infrastructure element to meet program delivery requirements. Service ratios within a geographic catchment area (40,000 - 80,000 district park)

#### District Park Renewal Targets

District park renewal targets require a balance between immediate needs and ongoing preventative rehabilitation and have been developed to compare the existing state of a district park and the desired target to achieve. Renewal targets align with the City's Risk-based Infrastructure Management System (RIMS) and considers the overall physical condition, functionality and demand capacity for each park. The overall physical condition for each district park site has been evaluated based on a "super report" which averages the physical condition of the five key park asset types (access & circulation, furniture, playground, protection and sports fields) and is scored/reported by Parks Operations (scoring matrix 1 to 5). The renewal target for parks is a park condition assessment score greater than 3.4. The following is the assessment that was prepared for Dermott District Park.

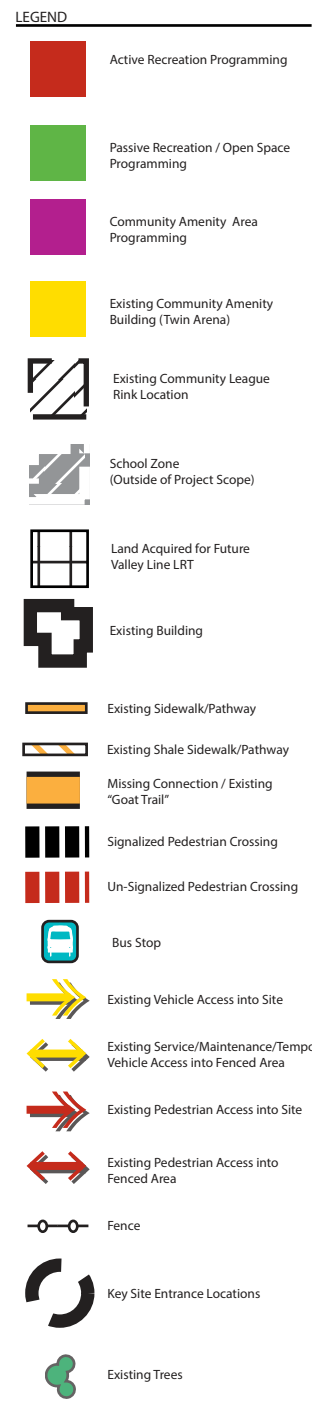
Assessment Types	District Park Renewal Targets	Dermott District Park
<b>Physical Condition</b>	Using a proactive infrastructure evaluation - RIMS - Park Condition Assessment Score greater than 3.4 Utility improvements addressed	Based on the Park Condition Report for the five key park asset types: <div> <div>Access &amp; Circulation</div> <div>4.1944</div> </div> <div> <div>Protection</div> <div>3.5317</div> </div> <div> <div>Sports Fields</div> <div>3.5294</div> </div> <div> <div>Playground</div> <div>2.0000</div> </div> <div> <div>Furniture</div> <div>3.1333</div> </div> <div> <div>Overall</div> <div>3.2778</div> </div>
<b>Functionality</b>	Maximizing opportunities within Park Renewal Program Outcomes (Access & Circulation / Sport / Recreation & Play / Arts, Culture & Celebration / Environmental Sustainability)	As defined in the opportunities and constraints analysis to follow and in the design vision and concept plan
<b>Demand Capacity</b>	Service Level Target: 40,000 - 80,000 population / district park	The population in the 2.5km catchment area for the park is 59,178

The detailed opportunities and constraints analysis prepared by the working team is illustrated on Figure 5.2 and provided in the following subsection.





OPTION A



Opportunities and Constraints:

- A** Provide defined and enjoyable open spaces for informal activities, such as frisbee and catch. Use landscaping to define these spaces and create visual boundaries between different spatial uses.
- B** Create small defined spaces that are appropriate for passive activities, such as small gatherings and picnics. Provide shade, furnishings and amenities that encourage these activities.
- C** Increase number of trees throughout the interior of the site and weave them into the design of landscape spaces and pedestrian areas.
- D** Enhance park edges with landscaping. Provide high profile landscaping between the LRT corridor and the park to increase park visibility and mitigate LRT and traffic noise.
- E** Reinforce the park's identity through aesthetic entrance signage and wayfinding. Consider changeable signage that highlights upcoming events.
- F** Consider the removal of existing chain-link fences that are not required by sports fields to make the site more inviting and to increase site accessibility.
- G** Provide a looping walking pathway for walking, running, cycling instead of maintaining the existing running track. Provide amenities and furnishings that support these activities and create interest along the pathway.
- H** Explore potential locations for twin arena facility. Explore functional and spatial relationship between facility and adjacent school and pool.
- I** Create plaza areas that creates a welcoming entrances to the twin arena and pool. Provide places for people to wait for pick-up and gather.
- J** Investigate the potential uses for the site if Metro Continuing Education is removed. Consider providing an additional open space and a community amenity/feature that will engage the adjacent community and link to Idylwyde Park programming.
- K** Coordinate the design of Idylwyde Park with Bonnie Doon Campus Park to ensure that there isn't duplication of amenities. Highlight Idylwyde Park as a community amenity and neighborhood park space.
- L** Coordinate park site development opportunities with the redevelopment of Vimy Ridge Academy. Provide small gathering spaces for students and teachers. Consider the integration of outdoor learning spaces.
- M** Provide permanent parking areas that will replace the existing temporary lots and provide parking for the twin arena, if required. Create a functional parking and access plan that combines economy of space, functionality and aesthetics.
- N** Investigate potential CPTED issues throughout the site and consider pedestrian lighting on key pathways.
- O** Provide landscaped pathways across the site to key destinations within and outside of the park. Anticipate future LRT pedestrian connection needs.
- P** Improve the North/South pedestrian link along west side of Vimy Ridge, from ped-crossing on 90 Avenue through the site to ped-crossing on 83 Street (new vehicle/pedestrian access location).
- Q** Consider adding an additional pedestrian connection along the east side of Vimy Ridge from 90 Avenue to 81 Street to provide a connection outside of the school property.
- R** Remove the existing teaching station (T-station). Consider the removal of some of the sports fields that are not well used. Focus sport fields closer to school site.
- S** Consider re-configuring the tennis courts for better sun orientation.
- T** Review the existing tennis washroom/change room and consider reopening or re-purposing the building.

- U** Review the existing playground for improvements, potential relocation, or removal. Coordinate playground development with playground improvements at Idylwyde Park.
- V** Anticipate future pedestrian access changes because of crosswalk closures.
- W** Potential to close vehicle access to lower traffic on neighborhood local road.
- X** Potential to have interior vehicle circulation through site.
- Y** Potential to connect interior school parking lot to the new 83 Street access.

Major Drivers:

- Twin Arena
- Modernization of Vimy Ridge
- Relocation of Tennis Courts
- LRT Alignment and Land Acquisition
- New Vehicle Access from 83rd Street
- Changes in Pedestrian Crossing locations on 83rd Street
- Parking Requirements
- Potential Fitness Centre
- Sports Field Requirement
- Integration of Idylwyde Park Area

# DERMOTT DISTRICT PARK MASTER PLAN

## Access and Circulation Activities

Parks are vibrant, connected, engaging, safe, accessible and welcoming

### Circulation

Pedestrian circulation around the entire perimeter of the park is provided by sidewalks supported by crosswalks, crossing and traffic signals, and street lighting. Circulation within the park is provided by a single east-west concrete walkway from 81 Street to 83 Street adjacent to the Bonnie Doon Leisure Centre. This single walkway is insufficient to serve park users as evidenced by an obvious “desire trail” running diagonally through the medium sized rectangular sports field.

A secondary walkway is provided via a shale path which blends with the shale running track in some points. This is also an east-west path connecting from Vimy Ridge Academy to 83 Street in the same location as the concrete walkway previously mentioned.



*Existing signalized pedestrian crossing of 83rd Street into the park*

*Image courtesy of ISL*

### Parking & Traffic

Based on the 2009 Bunt & Associates traffic & parking assessment, it was observed that on-site parking facilities are inadequate to accommodate existing institutional and recreational parking demands. Without the construction of the temporary parking facilities (located south of the leisure centre and west of Vimy Ridge Academy), site-generated parking activity on neighbourhood roadways would significantly increase.

Renewal of the park will help to alleviate some the existing access issues on the park site. Access and parking for Vimy Ridge Academy, Bonnie Doon Leisure Centre and the potential arena facility would be reconfigured to 90 Avenue and 83 Street, and ease community traffic on 81 Street.

### Signage and Wayfinding

Basic traffic and parking, tennis court use, and bylaw signage is present mostly in the site's parking lots but is not supported through wayfinding signage to direct park users to the various areas and amenities accessible from the parking locations. There is no formal park sign identifying the park. The only identifying sign is for the Bonnie Doon Leisure Centre which advertises activities and programs taking place in the leisure centre. The existing sign will be removed due to the adjacent LRT project and will be replaced with a formal district park sign.



*Existing Bonnie Doon Leisure Centre sign*

*Image courtesy of ISL*

### Park Lighting

The site relies on street lighting for the majority of light sources aside from the tennis courts (user-operated), the permanent parking lots and the playground. Walkways are not lit and are covered by trees, creating dark spots and shadows.



## Crime Prevention Through Environmental Design (CPTED)

CPTED helps make communities safer through neighbourhood planning, development, and maintenance. CPTED deters criminal activity through natural surveillance (visibility, positive social activities), natural access control (entry and exit points, fences) and natural boundaries (clear ownership, clearly marked private spaces). A CPTED assessment has not been completed to date for the Dermott District Park. A component of preparing the master plan included consideration of CPTED principles to ensure safety and security elements are incorporated where possible.

### Access and Circulation Activities: Summary of opportunities and constraints

- Consider the development of a looping walking pathway for walking, running, cycling instead of maintaining the existing running track. Provide amenities and furnishings that support these activities and create interest along the pathway.
- Provision of permanent parking areas to replace the existing temporary lots and provide parking for the twin arena, if required. Creation of a functional parking and access plan that combines economy of space, functionality and aesthetics.
- Examine potential CPTED issues on the site and consider pedestrian lighting on key pathways.
- Consider landscaped pathways across the site to key destinations within and outside of the park. Anticipate future LRT pedestrian connection needs.
- Consider a north/south pedestrian link along west side of Vimy Ridge Academy, from the pedestrian crossing on 90 Avenue through the site to pedestrian crossing on 83 Street.
- Consider adding an additional pedestrian connection along the east side of Vimy Ridge Academy from 90 Avenue to 81 Street to provide a connection outside of the school property.
- Anticipate future pedestrian access changes because of crosswalk closures.
- Explore the potential to close vehicle access to lower traffic on neighborhood local road, to have interior vehicle circulation through site and to connect interior school parking lot to the planned new 83 Street access.

## Sport Activities

Parks support a vibrant, diverse sports sector

### Inventory and Activities

Dermott District Park includes the following sports field inventory:

- 1 Combo rectangular field - irrigated (330' x 210')
- 1 Soccer rectangular field (180' x 100')
- 1 Soccer rectangular field (300' x 180')
- 4 Tennis Courts
- 1 Shale Running Track (400 metre)
- 1 T-Station (teaching station)

### Usage Rates

Booked use of sports fields at Dermott District Park for 2011-2013, is reflected in Table 5. This does not reflect drop-in, spontaneous use of the sports fields, tennis courts, and track. As indicated, use of the #1 combo field for soccer has seen a steady increase in the past three years (attributed primarily to Vimy Ridge Academy), while the use of all of the fields for football and lacrosse has decreased to almost no scheduled use.

Table 5: Sports Field Usage Rates

Field	2011	2012	2013
#1 Combo (330' x 210')	Football - 44 hrs	Soccer - 232 hrs	Football - 6 hrs
	Lacrosse - 2 hrs		Soccer - 310.5 hrs
	Soccer - 160.75 hrs		
	Total - 206.75 hrs	Total - 232 hrs	Total - 316.5 hrs
#2 Soccer (180' x 100')	Football - 5 hrs	Football - 35 hrs	Soccer - 134 hrs
	Lacrosse - 100 hrs	Soccer - 135 hrs	
	Soccer - 152 hrs		
	Total - 257 hrs	Total - 170 hrs	Total - 134 hrs
#3 Soccer (300' x 180')	Lacrosse - 169.25 hrs	Football - 17.5 hrs	Football - 30 hrs
			Lacrosse - 2 hrs
	Total - 169.25 hrs	Total - 17.5 hrs	Total - 32 hrs
Tennis Courts	Total - 584.25 hrs	Total - 703.5 hrs	Total - 667 hrs

# DERMOTT DISTRICT PARK MASTER PLAN

## Teaching Station

The teaching station is a single panel of chain-link fence acting as an informal backstop for smaller diamond field games not requiring a full infield and outfield. In the past, these amenities were typically included in elementary school sports field design to provide program space while utilizing a minimal footprint and avoiding overlapping sports fields. The City is no longer in the practice of including teaching stations on district parks. With the lack of an elementary school on the Dermott District Park site, it is recommended that this amenity be removed.

## Shale Running Track

The 400 metre shale running track surrounds the large combo sports field (combo field #1); however, the shape of the radius does not support competitions. This orientation supports drop-in, spontaneous use by casual runners/walkers. There were no bookings for this amenity from 2011-2013. There are two long jump/triple jump runways and jump pits running along the outer east side of the track. As shown in the following image, the Valley Line LRT project will impact the shale running track due to the additional land required along 83 Street. Community Services is coordinating with Transportation Services to ensure the adjustment to the running track still supports the needs for track amenities in this area.



## Sport Activities: Summary of opportunities and constraints

- A single, full-sized rectangular playing field was identified as a requirement of the site to support community and Vimy Ridge Academy's sports requirements.
- Consider the removal of the sports fields that are not well used.
- The tennis courts are well utilized and public consultation supports keeping them.
- Review the existing tennis washroom/change room and consider reopening or repurposing the building.

## Recreation and Play Activities

### Parks celebrates and promotes healthy living

#### Playground

The playground adjacent to the Idylwyld School is a senior playground (5-12 years old) requiring upgrading due to the condition rating of 2 out of a maximum of 4. The Idylwyld Community League is working on plans to redevelop the neighbourhood park located east across 81 Street which currently contains a preschool playground, outdoor ice rink, community garden, and the Idylwyld Community Centre. There may be opportunities to balance playground development between Idylwyld Park and Dermott District Park to ensure playground amenities are provided for a full age range of children.



*Existing playground*

*Image courtesy of City of Edmonton*

#### Open Space

Currently, the open space in the park that is not taken up by sports fields is limited. This means that potential users that are interested in spontaneous uses such as frisbee, kite flying or simply kicking around a ball, may face limitations if all of the fields are being used. The park also has very few areas of any size that are defined by trees, landscaping or other features (i.e. shelter and/or site furnishings) that create spaces for gathering of small or large groups. The park site is very flat and the addition of some berming would assist with adding visual interest and a place to run, play and slide in the winter.



*Majority of the existing park site is covered with sports fields*

*Image courtesy of City of Edmonton*

#### Recreation and Play Activities: Summary of opportunities and constraints

- Consider the removal of existing chain-link fences that are not required by sports fields to make the site more inviting and to increase site accessibility.
- Review the existing playground for improvements, potential relocation, or removal. Coordinate playground development with desired playground improvements at Idylwyld Park.
- Consider the provision of defined and enjoyable open spaces for programs and informal activities, such as frisbee and catch. Use landscaping to define these spaces and create visual boundaries between different spatial uses.
- Consider the inclusion of small, defined spaces appropriate for passive activities, such as small gatherings and picnics. Consider shade/windbreaks, furnishings and amenities that encourage year-round activities.

# DERMOTT DISTRICT PARK MASTER PLAN

- Consider plaza areas that create a welcoming entrance to the leisure centre and twin arena (if developed). Provide comfortable and safe places for people to wait for pick-up and gathering.
- Consider the addition of a small berm that can serve as a sliding hill to support winter play activities.

## Arts, Culture and Celebration Activities

Parks support a diverse, creative city with a rich and vibrant arts and cultural community

### Sense of Place

A park should be a recognizable place that assists in supporting the identity of the communities that it serves. Currently, the park has no strong/clear sense of place due, in part, to the various facilities it supports, as well as, the lack of a true entry location with strong identification signage. The park also does not have prominent or unique features, elements or amenities which would be identifiable.

### Community Event Space

As defined previously, the open space in the park is currently defined by sports field and although this space has some flexibility for event use, there are no amenities or supporting infrastructure that would allow a community group to easily stage an event of any size. The adjacent Idylwyld Community Centre currently supports a range of community events and programming and could be used as staging area for larger community events or festivals in the park.

### Public Art

There is currently no public art (fountains, statues, murals) or interpretive elements (historical and cultural) in the park.

## Arts, Culture and Celebration Activities: Summary of opportunities and constraints

- Reinforce the park's (new) identity through defined entry 'gateways' or nodes and prominent aesthetic entrance signage and wayfinding signage. Consider changeable signage that highlights upcoming events.
- Opportunity to provide community event space that can be used as a staging area for community gatherings and events at a variety of scales. Ensure that the event space is designed to be functional and comfortable when not in use for events (e.g. a place to meet with friends for coffee or for a couple families for a picnic).
- Inclusion of public art element that is meaningful to the community and/or tells an important story about the community, people or the city.
- Public consultation identified that the general public was unaware of the name of the site (Bonnie Doon Campus Park). In 2014, the park site was formally named "Dermott District Park".

## Environmentally Sustainable

Parks are Environmentally Sustainable

### Tree Inventory

The Urban Parks Management Plan prescribes 45 trees planted per hectare of green space on a district park. Dermott District Park has an inventory of 49 trees total with 2.9 hectares of green space, resulting in 17 trees per hectare. An additional planting of 81 trees would be required to achieve the target base level tree inventory.



*Park currently has few trees to define the site*

*Image courtesy of ISI*





### Planting / Landscaping

The park site is relatively flat with no opportunities for sledding in the winter, play in the summer or visual interest. Horticultural planting is limited to perimeter trees with only two shrub beds outside the entrance of the Bonnie Doon Leisure Centre.

### Site Furniture

Opportunities for seating (resting, socializing, picnicking) are limited. There is a picnic table located beside the playground and a park bench at the entrance to the leisure centre. Edmonton Public Schools has placed a few picnic tables along the east side of Idylwyld School for Metro Continuing Education students and one beside Vimy Ridge Academy, but these are insufficient to serve the entire district park. There is a mix of different trash receptacles including: oil drums, aggregate concrete, and hid-a-bag styles. This poses a challenge for Parks Operations to have several different receptacles to open, each requiring different keys and trash bags.

### Environmentally Sustainable: Summary of opportunities and constraints

- Opportunity to increase number of trees throughout the interior of the site and weave them into the design of landscape spaces and pedestrian areas.
- A mix of tree planting and ornamental planting beds would enhance the year-round aesthetics of the site, provide shade and shelter, attract birds, places to play, and define open space areas for gathering and passive recreational activities.
- Consider use of landscaping as a means of managing snow drifting into public walkways or trails.
- Add a range of site furnishings including benches, picnic tables, and trash/recycling receptacles throughout the park to support both passive and active users of the park.



# CONCEPT PLAN

This section details the functional components (programs and activities) integrated into the concept plan, as well as, the overarching site organization of the park. The master plan is based on identified outcomes, thorough analysis, and incorporates the findings from the previous three sections.

## Design Vision

Using the planning context, public consultation results and the findings of the site and program analysis as a guide, the working team developed a preliminary design vision as a foundation for the development of the concept options for Dermott District Park.

One of the key challenges in developing concept options for Dermott District Park was the potential for a twin arena to be developed on the site in the future. To address this challenge the design team decided to produce three concept options for the park, with two versions of each concept: one that had a twin arena and associated parking and the other without. The goal was to have a concept that could move forward for capital budget submission and implementation regardless of the timing of a decision on the arena, but could still facilitate the future arena development with little or no 'throw-away' development.

As described below, the design vision and overall program was structured based on four key design drivers: pedestrian connections, vehicle access and parking; open spaces and community amenities; and sports fields and spectator experience:

- **Pedestrian Connections:** Safe, direct and comfortable pedestrian movements through the park are important to provide access to the many indoor and outdoor facilities and amenities. Existing desire lines were used as a guide to determine the primary east-west and north-south trail routes that were needed.
- **Vehicle Access and Parking:** Vehicle access and parking are a significant issue for all of facilities within the Dermott District Park's boundaries.
- **Open Spaces and Community Amenities:** The creation of functional and defined open space areas for activities and events other than organized sports, while maintaining most of the existing sports fields. The provision of a range of community amenities in one location or throughout the Park to meet the gathering, passive use, and community event needs of the neighborhoods within the catchment area.
- **Sports Fields and Spectator Experience:** To maintain Dermott District Park as a destination designed to accommodate current and future sports programming activities associated with Vimy Ridge Academy as well as some community and city-wide sports programming.

## Concept Plan

Building on the Stage 1 and 2 public input, the opportunities and constraints analysis and the design vision, the working team prepared several sketch concept plans for the future of Dermott District Park. These ideas were then refined into three concept plan options and following stakeholder and public input, a "preferred" concept plan was prepared and refined to form the approved site design for this master plan.



## Concept Options

The following is a general description for each of the three concept options that was used to describe the key design (program) features of each concept during the Stakeholder Workshop held in April, 2014 (See Figures 6.1 – 6.3). As indicated, for each Concept, two versions were produced, one that had a twin arena and associated parking and the other without.

### Concept A

Arena and parking is focused in the northwest corner of the site to provide uninterrupted open park space on the south portion of the site. A central plaza/event space is provided adjacent to Idylwyld Park to integrate activities between the two sites.

### Concept B

Arena and parking is centrally located on the site. Sports activities are focused in the north and open space/passive recreation to the south. Tennis courts are separated and a strong basketball/tennis amenity area is connected to the Leisure Centre.

### Concept C

Arena and parking is focused in the northwest corner of the site to provide uninterrupted open park space on the south portion of the site. A roadway provides an alternative access into Vimy Ridge's interior parking lot. Sports activities and open space/passive recreation to the south.





**LEGEND**

	OPEN LAWN SPACE		LANDSCAPING		PLAYGROUND		COMMUNITY AMENITY AREA		NEW TWIN ARENA BUILDING		PATHWAYS / PLAZA		TREES
	SPORTS FIELDS		TRACK / COURTS		OUTDOOR RINK		EXISTING BUILDINGS		ROADS / PARKING AREAS		CROSSWALKS		PICNIC TABLES





CONCEPT 'B':  
Without Arena



CONCEPT 'B':  
With Arena

LEGEND

	OPEN LAWN SPACE		LANDSCAPING		PLAYGROUND		COMMUNITY AMENITY AREA		NEW TWIN ARENA BUILDING		PATHWAYS / PLAZA		TREES
	SPORTS FIELDS		TRACK / COURTS		OUTDOOR RINK		EXISTING BUILDINGS		ROADS / PARKING AREAS		CROSSWALKS		PICNIC TABLES





**CONCEPT 'C':**  
 Without Arena



**CONCEPT 'C':**  
 With Arena

**LEGEND**

	OPEN LAWN SPACE		LANDSCAPING		PLAYGROUND		COMMUNITY AMENITY AREA		NEW TWIN ARENA BUILDING		PATHWAYS / PLAZA		TREES
	SPORTS FIELDS		TRACK / COURTS		OUTDOOR RINK		EXISTING BUILDINGS		ROADS / PARKING AREAS		CROSSWALKS		PICNIC TABLES



# DERMOTT DISTRICT PARK MASTER PLAN

## Program Elements Comparison

The following table provides a comparison of how the key program elements are allocated in each of the three concept options:

Pedestrian Connections	Concept A	Concept B	Concept C
East/west pedestrian connection across 83 Ave to leisure centre	Yes	Yes	Yes
North/south connection between 90 Ave and leisure centre along west side of Vimy Ridge Academy	Yes	Yes	Yes, but only without arena
North/south connection between 90 Ave and 81 St along east side of Vimy Ridge Academy	No	Yes	Yes
North/south connection through centre of park from leisure centre to 86 Ave	Yes	No	No
East/west connection from Idylwylde Community Centre to intersection of 86 Ave and 83 St	No	Yes	Yes
North/south connection between leisure centre and intersection of 86 Ave and 83 St	No	No	Yes
East/west connection from Idylwylde Community Centre to leisure centre	Yes	No	Yes
Pedestrian corridor and amenity area between tennis courts	Yes	No	No
Vehicle Access and Parking	Concept A	Concept B	Concept C
Vehicle access from 83 Ave to leisure centre	Yes	Yes, but only with arena	Yes
Vehicle access from 83 Ave to Vimy Ridge Academy internal parking lot and closure of parking lot access from 81 Ave	No	No	Yes
Parking provided adjacent to the northwest corner of Vimy Ridge Academy	Yes	No	Yes, but only with arena
Parking provided west of leisure centre	Yes	No	Yes
Parking provided southwest of leisure centre	No	Yes, but only with arena	No
Twin Arena Location	Concept A	Concept B	Concept C
Southeast of leisure centre	No	Yes	No
Northwest of leisure centre	Yes	No	Yes
Building connection between arena and leisure centre	No	Yes	Yes
Building connection between arena and Vimy Ridge Academy	No	No	Yes

Open Space and Community Activities	Concept A	Concept B	Concept C
Open space south of leisure centre	Yes, but only without arena	Yes, but only without arena	Yes
Open space in former Metro Continuing Education building location	Yes, but only with arena	Yes, but only with arena	No
Community amenity space south of leisure centre	Yes, but only without arena	No	Yes
Community amenity space in southwest corner of site	No	Yes	No
Community amenity space west of Idylwylde Park	Yes, but only with arena	No	No
Plaza area south of tennis courts, north of Metro Continuing Education	Yes	No	No
Plaza area west of Bonnie Doon Leisure Centre, adjacent to tennis courts and basketball courts	No	Yes	No
Plaza area east of existing tennis courts	No	No	Yes
Plaza areas around leisure centre	Yes	Yes	Yes
Playground in Idylwylde Park	Yes (Small)	Yes (Large)	No
Playground in Dermott District Park	Yes (Large)	No	Yes (Large)
Natural play elements in Idylwylde Park	No	No	Yes
Natural play elements in Dermott District Park	No	Yes, but only without arena	No
Gathering plaza in Idylwylde Park	Yes (Small)	No	Yes (Large)
Sports Field and Spectator Experience	Concept A	Concept B	Concept C
Soccer field (330' x 210') in northwest corner of site	Yes, but only without arena	Yes	Yes, but only without arena
Soccer field (330' x 210') in southwest corner of site	Yes, but only with arena	No	No
Soccer field (330' x 210') in southeast corner of site	No	No	Yes, but only with arena
Spectator amenities (i.e. bleachers and/or picnic area) near soccer field	No	Yes	Yes, but only with arena
Tennis courts in same/similar location to existing	Yes	No	Yes
Tennis courts in separate locations on site	No	Yes	No
Basketball courts south of leisure centre	Yes, but only without arena	No	No
Basketball courts north of leisure centre	Yes, but only with arena	No	Yes, but only without arena
Basketball courts west of leisure centre	No	Yes	No
Warm-up running track	No	No	Yes





### LEGEND

 OPEN LAWN SPACE
  LANDSCAPING
  PLAYGROUND
  COMMUNITY AMENITY AREA

 SPORTS FIELDS
  TRACK / COURTS
  OUTDOOR RINK
  EXISTING BUILDINGS

 **NEW TWIN ARENA BUILDING**

 **ROADS / PARKING AREAS**

 **PATHWAYS / PLAZAS**
 **TREES**

 **CROSSWALK**
 **PICNIC TABLES**



# DERMOTT DISTRICT PARK MASTER PLAN

## Preferred Concept Plan

Based on input from the attendees at the stakeholder workshop, the working team prepared a 'preferred concept plan', which was then presented to the public at an open house held at Vimy Ridge Academy on April 24, 2014. Based on input from the attendees, as well as, additional input from the Idylwyld Community League, a final preferred concept plan was prepared and approved by the design team in July 2014 (See Figure 6.4).

The following describes the recommended facilities, features and amenities as illustrated on the preferred concept plan. Figure 6.4 shows the layout and relationship between program elements in the 'With Arena' and 'Without Arena' versions of the concept.

As noted in the site context, it is recommended that if the arena project proceeds and the Idylwyld School is removed, that Lots 1 & 3, Block 1, Plan 2917MC and Plan 3012NY, Block A should be consolidated to provide parkland on the district park.

## Access and Circulation Activities

Parks are vibrant, connected, engaging, safe, accessible and welcoming

### Trails

There will be three primary trail routes through the park with each trail being constructed as 3 metre wide asphalt and all of the trails will have pedestrian level lighting. The recommended trails include:

- 90 Avenue to 83 Street: This trail allows people to move through the park from the existing pedestrian crossing at 90 Avenue, south to the new pedestrian crossing / signalized intersection at 83 Street. This will allow residents living north of the park to move easily and safely through the park to Bonnie Doon Mall.
- Idylwyld Community Centre to Bonnie Doon Leisure Centre: This trail (walk) will connect the Idylwyld Community Centre, past the through the community event space and playground to the Bonnie Doon Leisure Centre. It is proposed that this walk be concrete to create a more formal look in support of the events plaza.
- 86 Avenue to the centre of the park: This trail will connect 86 Avenue to the community event space and playground (and on to the Bonnie Doon Leisure Centre).
- Lighting: All trails will have pedestrian level lighting (e.g. Lumec Urbanscape light) at approximately 45 metre on centre.

### Access, Drop Off and Parking

The following describes the recommended access, drop-off and parking upgrades/additions to the park:

- 83 Street Access: A new signalized, all directional access into the park will be developed as part of the Valley Line LRT project. This will create a new primary access into the Bonnie Doon Leisure Centre, the park and the arena (if it proceeds).
- Leisure Centre Drop-Off: The new access has been designed to create easy access and lay-by for buses and other vehicles that are dropping off and picking up park, leisure centre, and future arena users.



- **Leisure Centre/Arena/Soccer Field Parking:** A new parking lot is proposed off of the new signalized access on 83 Street and an existing gravel lot adjacent to the west side of Vimy Ridge Academy would be upgraded to meet the needs of the leisure centre and soccer field users. These parking lots would provide approximately 90 stalls. If the arena is built, the parking lots would be joined for a total of 175 stalls for the arena and the leisure centre.
- **Vimy Ridge Academy South Access:** A secondary access drive is proposed to provide vehicle access to the rear (service area and parking) of Vimy Ridge Academy and the Bonnie Doon Leisure Centre. With this access, it is proposed that the existing access off of 81 Street be closed to all vehicles except emergency services – this should reduce some of the traffic using 81 Street to access the facilities.
- **Access to 90 Avenue:** To prevent shortcutting through the park, there is no access to 90 Avenue in the concept plan. This may be revisited if the arena is developed, as a formal parking and access study would be completed which could show that a second access is warranted.

## Sport Activities

Parks support a vibrant, diverse sports sector

### Sports Fields

Based on public and stakeholder input, it is recommended that only one primary soccer field and the existing tennis courts be retained in the park. Specifically, it is recommended that the following changes be implemented to the outdoor sports facilities:

- **Soccer Field:** A single, full size (330 x 210'), irrigated soccer field will be provided to meet the programming needs of Vimy Ridge Academy, as well as, for some community and city-wide soccer league play. If the arena is not developed, the field stays in its existing location; however, if the arena go ahead, a new field is constructed in the southwest half of the site.
- **Running Track:** As part of the Valley Line LRT development, the west straight of the existing shale track will be removed. The remaining track will be fully removed in both concepts and then the area restored with sod. Replacement of the running / walking activities will be provided by the new trail development.
- **Informal Soccer:** Without the arena, small soccer goal posts have been proposed to create an informal field that can be used by neighborhood residents for pick up soccer games.
- **Tennis Courts:** The existing four tennis courts would be retained but reoriented in a north-south alignment as per user input. New surfacing, lighting and site furniture would be added to enhance user experience.
- **Other Existing Fields:** Since only the #1 Combo field was identified as necessary for community or school programming needs on this site, all other existing fields (soccer, ball diamond and teaching station) would be removed.

## Recreation and Play Activities

Parks celebrates and promotes healthy living

### Open Space

The primary open space area is similar in both versions of the concept. The central open green space is designed for community use for both passive activities (e.g. frisbee, kite flying) and for organized group activities and community events (e.g. Canada Day). The space is defined by trail/walks, a berm/sliding hill on the south side, and trees and planting beds. The small berm (2-3 metre height) will create a small sliding hill in the winter on the north side of the berm and a create place to sit in the sun on the





# DERMOTT DISTRICT PARK MASTER PLAN

south side of the berm. If the arena is not developed, the berm is extending creating a 'bike bump' park for younger kids.

## Playground

It is recommended that a new district park-level, multi-pod playground totaling 1,040 square metres of play space with equipment for all ages be developed as the central feature of the park. Development would include all excavation, drainage, curbs, equipment, sand, and plaza areas.

## Arts, Culture and Celebration Activities

Parks support a diverse, creative city with a rich and vibrant arts and cultural community

## Community Space

In the concept with the arena, it is recommended that a central gathering space be constructed to support community events in the park. A hard surface plaza with an overhead structure/shelter would facilitate gathering, performances, a place to meet, and a place for display or market. The plaza would include trees for shade, lighting, power, site furnishings (seating, picnic tables, and trash/recycle receptacles). This central space could also be a location for some public art. Without the arena, there is not sufficient space for this amenity.



## Idylwylde Park

The Idylwylde Community League supported having a single, district park-level playground developed in Dermott District Park to meet the overall needs of all ages of kids in the community. In turn, Idylwylde Park would be refurbished as a passive space for use by individuals and groups for gathering and small scale community activities and programs associated with the community centre. The proposed site development will include a patio and deck area with a range of new site furnishings (ten items). Some sharing of capital cost will be proposed in support of this proposed park development.

## Environmentally Sustainable

Parks are Environmentally Sustainable

## Landscaping

To bring some natural character and beauty to the park and to provide shade and create spaces for gathering, it is recommended that up to 70 trees (mix of coniferous and deciduous) be planted throughout the park. In addition, a few large, mulched planting beds (ornamental trees and shrubs) should be added to add interest and beauty, and to separate and define activity spaces.



### Site Furnishings

Throughout the park, site furnishings will be added to meet the needs of all users and enhance the overall user experience. Furnishings will include benches, picnic tables, trash/recycling receptacles and bike racks. An allowance for 40 individual site furnishing units (1 bench = 1 unit) has been made in the capital cost. In addition, it is proposed that the primary north-south trail and the west-east trail will both have pedestrian level lighting and will be cleared in the winter providing for year-round and all day/evening use. It is also assumed that the leisure centre and arena buildings would also have exterior lighting to create a safe and usable public space around the building.

### Fencing

It is recommended that chain-link fencing will be used to define a few key use areas and to try and direct pedestrian and bicycle traffic onto the trails, particularly around the soccer field in the concept with an arena.

### Wayfinding and Signage

Improved signage throughout the park will be provided to address wayfinding for those arriving at the park, for those using the facilities within the park and for those passing through the park. The signage hierarchy will include a main park identification sign (see example from Ivor Dent Park), an information/orientation hub sign, facility signs and miscellaneous message and/or regulatory signs. New wayfinding and signage standards are being prepared for river valley parks which may be applied in the development of this site.



*Image Courtesy of Image Signs Inc., Edmonton*

# IMPLEMENTATION AND COSTING

The following section defines the key benefits of the development and renewal of Dermott District Park, as well as, a recommended implementation strategy and the capital and operating impacts. All assumptions used to determine the benefits and costs are clearly documented within each subsection and in the appendix.

## Benefits

Based on the input of the stakeholders and discussion of the proposed development features and programs, the working team identified the following key tangible and intangible benefits that can be achieved through implementation of the master plan:

- A Neighborhood Park: Dermott District Park will also serve as a neighbourhood park to the adjacent neighbourhoods. The proposed development will include a number of elements such as a playground, defined open space, and small gathering spaces that will meet the outdoor recreation and social gathering needs of the 'neighbors' of Dermott District Park, especially families, youth and seniors.
- A Place for Community: Proposed development, including the community events stage, defined open spaces, hard surfaces, and site furnishings, will create a place for community gathering, events and celebration. When combined with the indoor and outdoor spaces of the Idylwyld Park and community centre, the park will be able to serve as a great site for both small and large community events during all seasons of the year.
- A Place for Fun and Fitness: With combined trails and walks around the park, open space, a berm, tennis courts, a playground and the leisure centre, Dermott District Park will be a community destination for fun and fitness for users of all ages.
- Better Access and Quieter Streets: With the new 83 Street access into the site being developed as part of the Valley Line LRT project, and dedicated parking for both the leisure centre and the arena (if developed), the pressure on the neighborhood streets surrounding the park should be reduced.


## Implementation Plan

The following is the recommended implementation strategy based on stakeholder input and with consideration of other associated developments that are planned and will or may impact the park site.

### Other Projects

There are several other proposed projects that may have an impact on the timing and funding of Dermott District Park. These include:

- Valley Line LRT: As described previously, the Valley Line LRT project, which is being developed as a public-private partnership, will have impacts on the east boundary of the park including



the development of an all-directional vehicle access on 83 Street which will be the primary vehicle and pedestrian access. This project is underway and is scheduled to be completed in the next three to five years.

- South-Central Arena: As indicated previously, two concept plans have been prepared ('with arena' and 'without arena') and the implementation plan allows for Phase 1 development, described below, to proceed before a decision on the arena is made. If the twin arena proceeds, it is anticipated that Edmonton Public Schools' Metro Continuing Education, run out of the Idylwyld School would be relocated and the school building removed to provide parkland. In this case, the City could implement the 'with arena' concept as its Phase 2 development. *Note: arena and all associated site development costs including parking are not included in this master plan.*
- Vimy Ridge Academy Modernization: This project is just beginning and it is not anticipated that the redevelopment of the school will have any significant impact on the proposed park renewal. Dialogue will be required to confirm proposed access, parking and trail development.

### Base District Park Development (for both With and Without Arena Concept Plans)

The recommended base district park development would include the same features in the same locations in the park in both the 'with arena' or 'without arena' concept plans. The recommended base park development should include the following features and facilities:

- Tennis Court upgrades
- New playground
- Idylwyld Park
- Community Space - amenities such as site furnishings and public art
- Open Space and Landscaping - includes site furnishings tree planting and sliding hill
- Trails - from 86 Avenue and 81 Street to the leisure centre
- Signage and Wayfinding

### Enhanced Park Development - Without Arena

The enhanced park development would commence after the Valley Line LRT has been completed and the new site access from 83 Street is constructed. The key difference from the with arena development is that there is not sufficient space for the community event stage and associated shelter due to the Metro Continuing Education building remaining in place. The recommended enhanced park development in the 'without arena' concept should include the following features:

- Open Space and Landscaping - balance of open space development
- Trails - from 90 Avenue to 83 Street
- Access and Parking - 62 stall lot for leisure centre, new access to Vimy Ridge Academy, 31 stall lot adjacent to soccer field

### Enhanced Park Development - With the Arena

The enhanced park development would commence after the Valley Line LRT has been completed and the new site access from 83 Street is constructed. In the 'with arena' development the community event stage and associated shelter are included and the irrigated soccer field is relocated to the south of the leisure centre. The recommended enhanced park development in the 'with arena' concept should include the following features:

- New Soccer (Combo) Field
- Community Space - event stage, shelter, plaza and power service
- Open Space and Landscaping - balance of open space development
- Trails - from 90 Avenue to 83 Street



# DERMOTT DISTRICT PARK MASTER PLAN

- Access and Parking – 62 stall lot for leisure centre, new access to Vimy Ridge Academy, 31 stall lot adjacent to soccer field

## Capital Impacts

The purpose of the capital impacts subsection is to summarize the funding requirements to support the master plan implementation. These costs are based on cost estimates developed by the working team and then reviewed and confirmed by the City's Project Management and Maintenance Services branch.

The following summary of the costs is separated into base park development and enhanced park development. As indicated previously, the base park development is the same for both concepts and the enhanced park development has been designed to complete the site development through the implementation of the 'with' or 'without' arena concepts as described in the "Concept Plan" section.

The reader should note that the arena building and associated parking and site works (including removal of track, soccer field, restoration and landscaping), would be a separate project and so is not included in this cost. Detailed descriptions of the costing assumptions and inclusions for each of the program elements are provided in Appendix C.

Base Park Development (both with and without arena)		
Item	Description	Total
1.01	Sports Facilities: Tennis Courts Improvements	\$65,000
2.01	Community Space: Site Furnishings	\$28,000
2.03	Playground	\$970,000
3.01	Idylwylde Park	\$275,000
4.01	Open Space: Tree Planting	\$33,750
4.02	Open Space: Planting Beds	\$75,000
4.03	Open Space: Site Furnishings	\$42,000
4.04	Open Space: Removal of Existing Playground	\$24,000
4.05	Open Space: Sliding Hill	\$12,000
4.06	Open Space: Fencing	\$9,600
4.07	Open Space: Entry Nodes	\$40,000
5.01	Trails: Idylwylde Park to Bonnie Doon Leisure Centre	\$37,800
5.02	Trails: 86 Avenue to centre of Dermott District Park	\$25,200
5.03	Trails: Lighting	\$45,500
7.01	Signage and Wayfinding	\$50,000
Subtotal Base Park Capital Development		\$1,732,850
20% Contingency		\$346,570
Total Base Park Capital Development		\$2,079,420

Enhanced Park Development without Arena		
Item	Description	Total
1.02	Sports Facilities: Soccer Field/Running Track	\$350,000
2.01	Community Space: Washroom Development	\$250,000
4.06	Open Space: Tree Planting	\$37,500
4.07	Open Space: Planting Beds	\$108,000
4.08	Open Space: Site Furnishings	\$42,000
4.09	Open Space: Grading and Turf	\$235,200
5.04	Trails: 90 Avenue to 83 Street	\$32,200
5.05	Trails: Lighting	\$32,500
6.01	Access: 83 Street Access Road/Drop-Off	\$144,000
6.02	Parking: Bonnie Doon Leisure Centre/Dermott District Park	\$345,000
6.03	Parking: Vimy Ridge Academy/Dermott District Park Soccer Field	\$142,500
6.03	Access: to back of Vimy Ridge Academy	\$70,200
Subtotal Enhanced Park Capital Development without Arena		\$1,789,100
20% Contingency		\$357,820
Total Enhanced Park Capital Development without Arena		\$2,146,920
Total Park Capital Development without Arena		\$4,226,340
7.5% Future Consulting Fees		\$316,976
WinterCity/Age-Friendly		\$50,000
15% Internal Fees		\$633,951
Permits		\$2,000
% For Art		\$42,263
Grand Total without Arena		\$5,271,530

# DERMOTT DISTRICT PARK MASTER PLAN

Enhanced Park Development with Arena		
1.01	Sports Facilities: Soccer Field	\$350,000
2.03	Community Space: Washroom Development	\$250,000
2.04	Community Space: Event Plaza	\$81,000
2.05	Community Space: Event Shelter	\$90,000
2.06	Community Event Space: Lighting and Power Service	\$48,000
2.04	Open Space: Grading and Turf	\$235,200
2.05	Open Space: Tree Planting	\$33,750
2.06	Open Space: Planting Beds	\$120,000
2.07	Open Space: Site Furnishings	\$42,000
5.01	Trails: 90 Avenue to 83 Street	\$32,200
5.02	Trails: Lighting	\$32,500
6.01	Access: 83 Street Access Road/Drop-Off	\$144,000
6.02	Parking: Bonnie Doon Leisure Centre/Dermott District Park	\$299,000
6.03	Access: to back of Vimy Ridge Academy	\$70,200
Subtotal Enhanced Park Capital Development with Arena		\$1,827,850
20% Contingency		\$365,570
Total Enhanced Park Capital Development with Arena		\$2,193,420

Total Park Capital Development with Arena		\$4,272,840
7.5% Future Consulting Fees		\$320,463
WinterCity/Age-Friendly		\$50,000
15% Internal Fees		\$640,926
Permits		\$2,000
% For Art		\$42,728
Grand Total with Arena		\$5,328,957

## Operating Impacts

The purpose of the operating impacts subsection is to summarize the short- and long-term operational funding requirements needed in support of the recommended capital development plan. These costs are based on cost estimates developed by the working team and then reviewed and confirmed in by the City's Neighbourhood, Parks and Community Recreation branch.

The following is a summary of the estimated operating costs for the proposed facility and amenity development in Dermott District Park.

Operating Activity	Description	Annual Expenditures
Horticulture	Shrub bed maintenance Horticulture maintenance equipment repairs	\$7,470
Vegetation Management		\$223
Play space Maintenance	Inspections and servicing Programming support Play space repairs	\$3,930
Park Servicing	Furniture construction and repair	\$1,955
Park Access & Circulation	Parking, roadway, and sidewalk maintenance Snow removal	\$13,604
Forestry	Tree maintenance	\$43,814
Utilities	Associated with pathway lighting	\$720
Projected Expenditure Impacts		\$71,716
Projected Revenue Impacts		
Net Operating Impact		(\$71,716)

## Development and Assessing Partnerships

Provided below is an overview of the partnership policy that guides the development of all partnership opportunities, as well as, information on two key partnerships that may facilitate the implementation of the Dermott District Park Master Plan.

### Partnership Policy

City Policy C187A - 'Enhancing Community Facility Services Through Partnerships' establishes a framework of principles and procedures to guide developing and ongoing partnership relationships that provide public recreation and leisure opportunities, benefit the community and enhance community facility services to the citizens of Edmonton.

The City will actively encourage and support public recreation and leisure partnership opportunities that enhance community facility services and may include capital development, operations and programming.

The City will seek out and encourage partnerships where:

- Community expectations extend beyond City of Edmonton planned service levels based on City Council approved plans
- Proposals are presented to provide improved service levels
- Proposals are presented to provide for innovative public recreation and leisure opportunities including specialty facilities



# DERMOTT DISTRICT PARK MASTER PLAN

## Partnership Opportunities

Partnerships may involve third party organizations including community not-for-profit organizations, other public sector service providers and the private sector. There are several potential partnership opportunities that could impact and derive benefits from the proposed redevelopment of Dermott District Park:

- Vimy Ridge Academy: With some of the proposed redevelopment program occurring on the school property, a partnership, including a formal joint-use agreement, with Edmonton Public Schools will be required. Staff and students of the school would realize several benefits resulting from this development including access and parking improvements, improved pedestrian access, and extensive landscaped open space and gathering areas
- Idylwyld Community League: Through the redevelopment of their site, combined with the new playground, soccer field and community events area, the league and its members would benefit
- Leisure centre staff and patrons: Improved access and parking
- Neighborhoods in the catchment area: Improved sports and recreation facilities and amenities including special facilities designed to support community events
- City-wide sports teams: Improved sports and recreation facilities and amenities including improved access, parking and spectator amenities

## Funding Recommendations

The Dermott District Park renewal will be funded through the submission of a capital profile to the City's capital budget and planned as part of the 10-year capital investment agenda. The capital profile, requesting \$5.3 million, has been submitted to the 2015-2018 capital budget.



# SUMMARY OF RECOMMENDATIONS

As defined in this master plan report, the phased redevelopment of Dermott District Park will result in a renewed sports, recreation and community events facility that will meet the long-term needs of athletes, spectators, students, teachers, neighbors and visitors. The vision for the master plan program was structured based on four key design drivers: pedestrian connections, vehicle access and parking; open spaces and community amenities; and, sports fields and spectator experience. All of these drivers have been addressed based on community consultation, site and program analysis and concept design development by the working team.

The following is a summary of the key recommendations that have been provided in the master plan and must be considered as the project is approved and implemented over the short- and long-term:

1. **Provide trails for community connections:** Three primary trails to be developed to connect the community from all sides to the leisure centre, Vimy Ridge Academy, park development and through the park.
2. **Improved Access and Parking:** A new site access off of 83 Street will improve access and parking for the leisure centre, future arena (if developed) and for the park. A total of 175 new stalls could be developed. Development should reduce traffic and parking on 81 Street.
3. **Sports Focus:** One irrigated soccer fields and tennis courts to be maintained.
4. **Active and Passive Recreation Opportunities:** A new district level playground to be developed plus dedicated and defined open space for spontaneous recreation and play
5. **Community Use and Events:** Defined open space area, events area, and Idylwylde Community Centre and park will encourage and support community events.
6. **Enhanced Landscape and Amenities:** The site will be enhanced by close to 70 new trees, planting beds, site furnishings, lighting and public art.
7. **Establish Sense of Place:** A hierarchy of signs and defined pedestrian and vehicle access locations will assist in establishing the sense of place that is defined by the programs, events and experiences that take place in the park.
8. **Phased Development:** Develop the master plan program in two phases: 1) Base District Park Development and 2) Enhanced Development (With Arena or Without Arena).
9. **Increased Operational Resources:** Operational resources to be increased to reflect the additional development including the community events space, parking, trails and landscaping.
10. **Formalize Capital and Operational Partnerships:** Access and parking improvements, connecting trails, the playground, soccer field and Idylwylde Park will have positive impacts on the Idylwylde Community League, Vimy Ridge Academy, as well as, user groups. Formal partnership agreements for capital, operations and joint-use should be negotiated with these groups.

# APPENDIX

Appendix A: Community Workshop Results

Appendix B: Public Consultation Feedback Report

Appendix C: Detailed Capital Cost Estimate

BONNIE DOON CAMPUS PARK MASTER PLAN  
**Stakeholder Workshop March 20, 2014**  
**What We Heard**

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A Stakeholder Workshop was held on March 20, 2014 to gather input for the Bonnie Doon Campus Park Master Plan. Selected key stakeholders were identified and invited to attend the workshop. 29 people attended the event and 22 workbooks were submitted.

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## Workbook Summary:

### A. Pedestrian Movement

1. To what extent do you support or not support the overall arrangement/location of pedestrian movement pathways in each concept?

	1 Strongly Support	2 Somewhat Support	3 Neutral	4 Not Support	5 Strongly Not Support	Not Sure
<b>Concept A</b>	5	8	1	2	1	0
<b>Concept B</b>	5	7	5	1	0	0
<b>Concept C</b>	5	3	3	5	2	0

2. Are there pathway connections that you particularly like? Are there pathway connections that you feel are missing?

#### **Access**

- Concept C – I like to have the 81 Street closed
- Need to have multiple access areas
- Some user groups have to be relocated (ie. Metro school)
- Closing driveway on East of school

#### **Arena**

- Concept A with arena
- Concept B no rink, no arena
- Do not strongly support Concept C with the arena

#### **Connections**

- Concept A – connections between ICL and the park, connections to the Mall and the Library, bus drop – off area for Vimy Ridge and the Arena
- Concept A has best pedestrian connections from Holyrood neighbourhood to Bonnie Doon shopping centre, Idylwylde Library, Health Unit
- Concept A – distinctive paths; other concepts – separate; angle walkway takes away the large space
- Lack of connection between CL & Amenities

BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

**What We Heard**

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- Need for North/South pathway to Leisure Centre
- The N to S and E to W
- North/south connection (from 90 Ave)
- North – South path from 90 Ave
- Strong north-south connection is new and potentially important
- Good west/east pathway/LRT access.
- E/W pedestrian
- “Complaint” from 83 St./86 Ave likely not as well used once LRT changes access to BD mall & bus stops move.
- Connections between destinations important
- SW Corner to amenities important

**Cutting across Field**

- Concept A – Soccer field in wrong spot. People will cut through making a path in the field.
- I like ‘A’ but must be sure to prevent travel through sports fields.
- Needs to be moved to protect soccer field (arena concept)

- North South from 90<sup>th</sup> Ave important – need to be aware of natural walkways that will be created that aren’t desirable, ie. Through sports field
- Concept A – no bisecting of fields, removal of south west bus stop reduces walking through field

**Parking**

- Senior parking for the pool and easy access
- Concept C like to split parking
- In option C – avoid parking paths through parking lot – it isn’t currently on the plan but keep it off – safety

**Other**

- Concept B - A good circular track is valuable and measurable; it would be nice to keep this shale track.
- Mix of B & C
- Concept B/C are better
- Site is congested with too many elements

3. What kind of amenities would enhance your walking experience along these pathways?

**Gatherings**

- Picnic Tables (2)
- Places to sit and rest – benches higher than normal with arm rests
- Benches (8)
- Benches for seniors/children to rest

**Less Fencing**

- Fewer fences between amenities
- Locate tennis courts without having to detour around their fencing!

**Lighting**

- Lighting (3)
- Pedestal lights across fields

**Maintenance**

- Garbage cans (3)
- Winter maintenance

**Natural Elements**

- Green space together
- Need Good vegetation



BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

**What We Heard**

- Trees (5)
- Walking path/track on south side (natural path)
- Natural sitting spaces like large rocks

**Parking**

- B is horrible for circulation – parking lot totally breaks it up
- It would be a consideration when a family comes to use the facility if parking was made larger
- Putting parking in the ugliest part of the site

**Physical Activities**

- Experiential play items would be nice scattered throughout
- Playground
- Stretch places

**Protection from Weather**

- Shade (4)
- Shade (bench with shade)
- Wind breaks

**Other**

- A+C hybrid
- C best for school & safety & less traffic along 81 St.
- Fountains (People & dogs)
- Measured distance
- Need to consider all motilities' (wheelchairs, strollers, wagons, bikes)
- Need to tie arena & leisure centre together
- Sign posts/map (way finding)
- Walking post activities happening in the park

**B. Vehicle Access and Parking**

1. To what extent do you support or not support the overall arrangement/location of the Vehicle Access and Parking in each concept?

	1 Strongly Support	2 Somewhat Support	3 Neutral	4 Not Support	5 Strongly Not Support	Not Sure
<b>Concept A</b>	6	4	1	2	0	0
<b>Concept B</b>	1	4	2	2	4	0
<b>Concept C</b>	6	5	2	0	1	0

BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

**What We Heard**

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2. Please explain what you particularly like or dislike about the arrangement of Vehicle Access and Parking in your preferred concept:

**Access**

- Concept C – can you have right out access from parking lot into 90 Ave?
- I think keep access from both 81 St. & 83 St. Just encourage access from 83 St.
- Access from both 83 St. & 90 Ave
- 'C' removal of access on 81 Street
- Keep traffic off of 81 St. but keep the community league connection
- Seniors especially need close proximity to pool
- Parking should be close to pool and the same for the rinks for pedestrian
- Pool parking from 83 St. is desired
- Bus access to recreation centre required
- Consider bus stops
- We need a bus/yellow bus drop off in any design
- School and pool parking should be lost or parking will spill into neighbourhood
- Bus drop off area is needed for school & arena

**More Parking**

- Plan B has no parking. We need more parking. Even the plans with 34 stalls are not enough
- We need additional parking, no matter the scenario. B without, does not address this. Be aware of ample parking dedicated & close to the pool for the amount of seniors that use the facility

- Concept B + C not enough parking
- Concept C - Currently I have to park at Bonnie Doon Mall & walk across to access the pool. Need parking as well; not everyone walks here.
- All concepts without the arena do not have enough parking to support the site
- Not enough parking, especially in regards to hockey. 15 kids x2 teams = 30 min. cars, if only 1 per family, other like grandparents or 2 parents
- Need more parking for recreation centre
- Some phase one or without arena options do not seem to have adequate parking
- Parking assessment required to ensure adequate parking for the variety of uses

**Other**

- I like to have two parking lots as indicated on the Concept A with the arena; access for Vimy Ridge and Arena
- A+C hybrid
- No more asphalt being laid down
- Tucked away
- L-shaped arena – integrate in space better & be more adaptable
- Protecting parking with fences should be discouraged – more creative solutions sought

BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

What We Heard

**C. Open Spaces and Community Amenity Spaces**

1. To what extent do you support or not support the overall arrangement/location of the Open Spaces and Community Amenity Spaces in each concept?

	1 Strongly Support	2 Somewhat Support	3 Neutral	4 Not Support	5 Strongly Not Support	Not Sure
<b>Concept A</b>	10	4	1	0	1	0
<b>Concept B</b>	0	2	5	2	2	0
<b>Concept C</b>	3	10	2	0	1	0

2. Please explain what you particularly like or dislike about the arrangement of the Open Spaces and Community Amenity Spaces in your preferred concept:

**Open Green Space**

- Like the attachment of green space to community areas
- Concept A: it needs to be close to the ICL; keep the green space together!!!
- A mixture of A & C, keep the open outdoor green spaces together and the area to the north of the park
- More trees pockets of open spaces
- Idea from Concept C: natural space in Idylwyld Park with built playground or district park
- Open space together
- A – park space is centralized
- Play ground/amenities & picnic together, not separate to have green space.
- Split up parks difficult for supervision
- B-do not split the open spaces – keep flow & people in one area

**Leisure Centre/Community**

- A – keeping the community tied to the Leisure Centre
- Community space is aligned with community, more community amenity area closer to community side – connection close to community hall
- Connected to community league
- Concept B – prefer community amenities in center of site

**Other**

- Concept A – close to library, becomes a hub for the community
- A+C hybrid
- Concept C with the Arena
- Option C north side equals indoor, south side equals outdoor; keep tennis courts together
- Parking access is better for the school and hockey program

BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

What We Heard

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- Metro school divides two sites until arena is built
- North South travel – less diagonal
- Contiguous with programmable park space allows for greater flexibility

3. What activities could you see occurring in the Open Spaces? What are some of the amenities that would enhance your experience of these spaces and activities?

**Arts**

- Art Shows
- Concert

**Gatherings**

- Picnic
- Playground at hall with seating for grandparents and parents
- School activities

**Locations**

- Have connection between arena and leisure centre
- Connect school & arena & put arena at edge of site A or C
- B cuts up site – not connected to school
- Like to keep open space & amenities in the heart of the site (just south of the pool)
- Put most public amenities near to the community hall
  - Far way makes no sense, far does not encourage ownership

**Natural Items**

- Sliding hill is a good idea.
- Relaxing (needs 'protection' of trees to be welcoming)
- Water
- Need to be open

**Objects**

- Lights
- Chairs
- Tables
- Benches

**Physical Activities**

- Cricket
- Cycling with small children
- Frisbee(4)
- Walking (2)
- Rollerblading
- Running
- Tag
- Soccer (2)
- Pick up soccer
- Boot Camp
- Sport events
- Tournaments
- Football
- Touch Football
- Pickup flag football
- Basketball concepts
- Unorganized sports
- Dogs chasing Frisbees
- Kite-flying
- Kids kicking balls

BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

What We Heard

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**Other**

- I like the idea of turning the 'shack' into a washroom.

- Greater flexibility to allow greater number of activities

4. What kinds of activities could you see occurring in the Community Amenity Spaces? What are some of the amenities that would enhance your experience of these spaces and activities?

**Activities**

- Activities for all ages
- Community activities need to take place near the community hall.
- Community celebrations/events
- Community gatherings
- Gatherings
- ICL BBQ
- More adult/teen amenities (climbing structures)
- Climbing wall
- More teen related activities
- Outdoor exercise
- Passive meeting space
- Programs (talks, book clubs, tai chi, yoga)
- Skate Park
- To get people together
- Truly think a skate park is a good idea. Great for boys with too much energy 😊

**Art**

- Big Art
- Public art – functional

**Gathering Areas**

- A large gazebo and tables (shelter from sun and storm)
- Benches
- Picnic Tables (2)
- Picnics (2)
- Playground
- Playground close to open space and amenities – all 3 in one area
- Table top games
- Tables

**Natural Elements**

- A hill
- Sliding hill
- Sliding hill for winter
- Snow hill for winter activities - sledding
- Green areas to rest
- Lots of trees to provide shade

**Other**

- Fire pits along path for picnics
- Fireplace
- Lighting
- Power supply
- Aging in place



BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

**What We Heard**

**D. Sports fields and Spectator Experience**

1. To what extent do you support or not support the overall arrangement/location of the Sports fields and Spectator Experience element in each concept?

	1 Strongly Support	2 Somewhat Support	3 Neutral	4 Not Support	5 Strongly Not Support	Not Sure
<b>Concept A</b>	5	3	1	1	1	0
<b>Concept B</b>	1	5	1	2	2	0
<b>Concept C</b>	3	2	2	2	0	1

2. Please explain what you particularly like or dislike about the arrangement of the Sportsfields in your preferred concept:

**Location**

- Tucked away in the corner, going to need fencing
- Strong preference for soccer field in NW corner of site (if no twin arena)
- I don't like the soccer field in the north side – not used with the community
- Move soccer field close to community
- A is the best supports zones & ties in activities & CL Building across street
- Better connections for school & pool in concept C
- Soccer field near school would be beneficial
- Not a fan of the arena attached to the Leisure Centre. I like it in the north closer to the school.
- Concept A, the field is too close to the road
- Field on East or middle of south section is far safer for play – away from traffic
- Don't separate tennis buildings

- Nice separation of programmed/sport space (active noise, traffic) vs. passive opens space (quiet, calm)
- Arena location is critical
- Concept B - Keeps active games out of 'prime' park space
- Must have open space to go with soccer field
- Keep indoor activities together
- Keep outdoor activities together

**Spectators**

- The seating for both tennis and soccer currently nothing to attract spectators but those that come most bring blankets or chairs
- I like the spectator stands for the soccer field.

**Other**

- People run around too much its nice just to sit down and watch a bird in a tree

BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

What We Heard

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- Does the school have enough soccer field, or sports space?
  - Need to keep people off fields (one desire lines/cowpaths)
3. As a participant or spectator, what are some of the amenities that would enhance your experience of these spaces and activities?
- Access to an arena
  - Tennis courts & basketball together
  - Group building together
  - Group green space/fields together and put them by the community
  - I like all of suggestions
  - Bleachers
  - Some shade for spectators
  - Spectator area near the soccer centre is a must! Also, with all these spaces, parks, etc; where will people use the washroom?? Pool?
  - Washrooms
  - Sun orientation good
4. Are there any special amenities that would help support sports related events?
- Washrooms (3)
  - Dog fountain somewhere
  - Put soccer field on top of Arena (green roof)
  - Arena
  - Parking

ABOUT YOUR ORGANIZATION / PARK USER GROUP

*Your responses to the following questions will assist us in understanding the groups that use the park.*

1. What organization / group of park users are you representing today?
- Argyll Community League
  - Avonmore
  - Bonnie Doon (2)
  - COE (2)
  - Community
  - Edmonton Public Schools
  - Holyrood Community
  - Idylwylde
  - Idylwylde CL (2)
  - ME
  - South East Community League Association (2)
  - South East Edmonton Seniors Association

BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

**What We Heard**

2. On average, approximately how often does your organization use the Park?

1	2	3	4	5	6	7	8
Daily	2 to 4 times a week	Weekly	Once or twice a month	Regularly on a Seasonal Basis	Once or twice a year	Never	Not Sure
3	2	0	1	3	0	3	1

If you said “Never”, please tell us why you don’t use the park and which park your organization regularly uses.

- Not a good location separated from the community league; Keep the green spaces together.
- It’s not a park, go to ravine for park
- We represent 11 community leagues including Idylwyld, apart from ICL most users will use their community parks

3. What type of activities does your organization do when you visit the park? If you host special events, what are they and when are they held?

**Pool**

- Pool. Like the thought of moving the entrance and adding a small fitness centre.
- Use Pool (many leaguers participate in league swims)
- It would be great to have the amenities & open space close to the pool entrance
- Pool
- Swimming – Community swim program

**Physical Activities**

- Physical education curriculum
- Sports (tennis, soccer, running)

- Sports alternative programs, variety of sports, hockey, lacrosse, soccer
- Tennis courts – occasional use

**Other**

- Community public use/travel
- The small ark and the playground skating ring
- Skating ring
- BarBQ, beside the community hall
- Lived in area for 29 years
- Weekly community session
- SECLA has not held any events in this park

4. Does your organization have any additional park requirements that weren’t mentioned during this workshop?

**Amenities**

- Pedestrian through movement
- Cyclist through movement

- Hockey in arena! Not part of planning but hope there is opportunity for local leagues to be able to use ice.



BONNIE DOON CAMPUS PARK MASTER PLAN  
Stakeholder Workshop March 20, 2014

**What We Heard**

- Mention once more- the pool needs more parking.
- Meeting space for community groups (inside arena)

**Lighting**

- Lighting is required for safety and security

- Effect of field or building lighting and light pollution (parking areas mostly)

**Seniors**

- Please keep seniors in mind with development ideas this area has the highest senior population in Edmonton.

**CONCEPT REVIEW WORKSHOP EVALUATION**

*Your responses to the following questions will assist us in planning future meetings.*

1. Using the scale from 1 to 5, please indicate the extent to which you agree with each of the following statements:

	1 Strongly Agree	2 Agree	3 Disagree	4 Strongly Disagree	Not Sure
The information presented at the Workshop today was clear and easy to understand.	8	7	0	0	0
The information presented at the Workshop today was appropriate for my needs.	6	7	1	0	1
There were good opportunities for discussion with others throughout the session.	9	6	0	0	0
The facilitators encouraged everyone to participate.	11	4	0	0	0
I feel a wide range of opinions have been considered in creating the concepts.	9	5	0	0	1
We were given sufficient time to review, discuss and provide input on the concepts.	3	8	3	0	1
Participating in this session was a good use of my time.	8	6	0	0	1
The venue location was appropriate.	7	7	1	0	0

BONNIE DOON CAMPUS PARK MASTER PLAN  
**Stakeholder Workshop March 20, 2014**

**What We Heard**

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2. Please provide any other comments or suggestions you may have regarding the Bonnie Doon Campus Park Master Plan Public Involvement Process.

**Workshop**

- Some community leagues did not receive notice of the event.
- Really great activity! Clear intro presentation at start by Terri & ISL Staff
- Could provide opportunity for questions after intro presentation
- Printed maps in package might be helpful
- Potentially have participants on the reports backs
- Thanks again! Awesome job!

**Other**

- Parking is important
- Does the school have enough field space for school activities?

## Dermott District Park Public Consultation Feedback Report



## Background

- The City of Edmonton has been exploring the current and future recreation needs for Dermott District Park (Bonnie Doon Campus Park was recently officially named Dermott District Park), located on the southeast corner of 90 Avenue and 83 Street. Located in the mature neighbourhood of Idylwylde, the district park faces the challenge of addressing community needs with infrastructure beyond its expected lifecycle. The district park is 7.60 hectares and supports many amenities including: Vimy Ridge Academy, the Idylwylde School Building, Bonnie Doon Leisure Centre, tennis courts, an outdoor shale running track and several sports fields.
- In fall 2013, in part of phase 1 of the Public Involvement Plan, the City heard from residents in communities surrounding Dermott District Park through a telephone survey, a public consultation event and an online survey. As a result of input gathered in phase 1 of the Public Involvement Plan, as well as additional stakeholder meetings and site



analysis, two concept options were developed. A concept with an arena and a concept without an arena have been developed. The need for an arena in south central Edmonton is outlined in the City of Edmonton 10-Year Arena Capital Development Strategy and aligns with the Recreation Facility Master Plan, however, until funding has been confirmed, both concept options (with and without an arena) are required.



- Dermott District Park is in the concept phase of district park renewal. The development of a park master plan will provide more details required to address community needs and aging infrastructure. The District Activity Park Renewal Program provides a long term strategic approach to renew district activity parks and identifies Dermott District Park as a priority for the 10-Year Capital Investment Agenda and 4-Year Capital Budget 2015-2018.

## Objectives

- The City of Edmonton wanted to gather input from residents and park users, community organizations and other stakeholders about a concept that was developed for Dermott District Park based on previous feedback. The input will be taken into consideration in the development of a park renewal master plan.

## Methodology

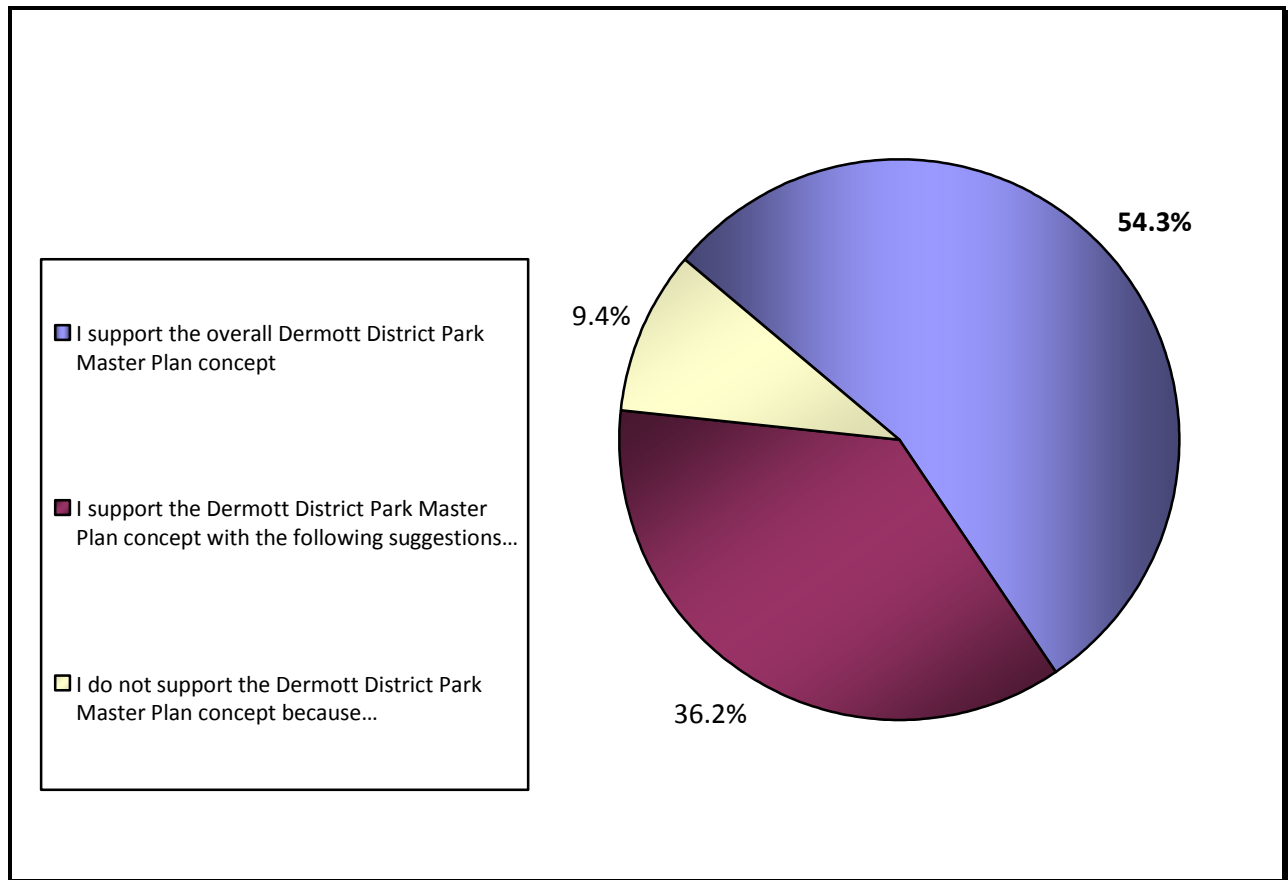
- To engage citizens, a Public Open House was held at Vimy Ridge Academy on Thursday, April 24, 2014. Surveys were available at the open house.
- A link to the online survey was also available on the City of Edmonton Projects & Redevelopment website.
- On April 16, 22 and 30, the Edmonton Sport Council sent out their ESC E-newsletter stating that the City of Edmonton was seeking input on the concept plans for the district park with a direct clickable link to the online survey.
- There were 147 responses received.

## Summary of Results

### Support For the Proposed Dermott District Park Master Plan Concept

Over nine in ten respondents either:

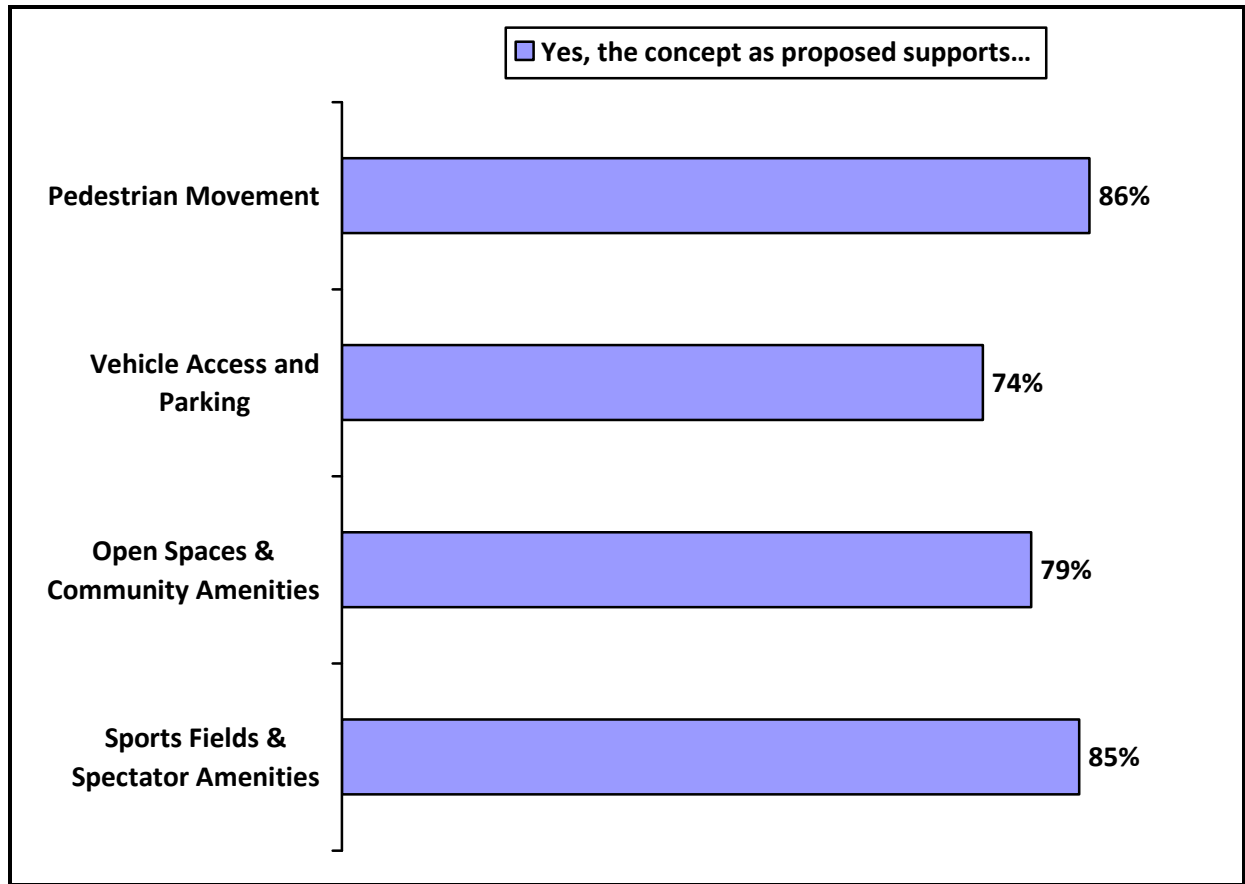
- Support the overall Dermott District Park Master Plan concept (54%), or
- Support the Dermott District Park Master Plan concept with some suggestions (36%)



## **Support for Elements of the Proposed Concept**

The majority of respondents said that “Yes, the concept as proposed supports...”

- **Pedestrian Movement (86%)**
- **Sports Fields & Spectator Amenities (85%)**
- **Open Spaces & Community Amenities (79%), and**
- **Vehicle Access & Parking (74%)**





## Detailed Results

### Pedestrian Movement

Pathways through the site connect people to destinations inside and outside of the park. Pathways also provide opportunities for people to leisurely walk around the park for enjoyment.

**The majority (86%) of the respondents said “Yes, the concept as proposed supports Pedestrian Movement.”**

Comments received from those that said the concept as proposed does not support Pedestrian Movement were:

Response
There are many people who walk from the SW corner from the bus stop directly to Vimy Ridge and the desire lines don't match the proposed walkways.
I think it would be a good idea to close 81 Street from the alley north of 86 Ave to the emergency access road. Safer for kids and makes more sense for the design.
I do like what has been done for pedestrians and traffic flow. This is an improvement over the non existent paths we currently have.
I do not want to walk beside the LRT line
again because parking
I am concerned about the lack of movement between the event space and the playground. I would like to see 81st street closed from after the alley and to the emergency vehicles only road. Also remove the trees from both sides of the road and make the ro
Both concepts require crossing the parking lot to access either sports field or arena in NW location. Concept do not show access from LRT station to park, form Library to Park?
A pedestrian only has access to move across the park at the major intersections, and around the perimeter of fields, people will just cut across the sports fields
pathways are focused on the south portion of the site... no connectivity to north part
Arena is in way
No Pathway to future tennis clubhouse which I'm HOPEFUL will be part of the PLAN... Also in both cases you are asking a bunch of teenagers to walk across a parking lot to use either the soccer field or the arena (the Vimy kids)
viewing of handball
very good concept
wonder about restricting vehicle access along 81 St between playground and pool/park
it seems doable
it does safely without crossing the street level
needs n-s connection for holyrood residents coming south(as noted above)
concerned over loss of large playground area. Idylwyld playground is very tiny not ideal for children aged 6-13/14.
yes i approve of any pedestrian movement in the parks
Re: Concept with Arena - people with shortcut across 'open green space'. Re; Both concepts, benches with views need to be provided to accommodate pedestrian movement

There's no sidewalk or crosswalks to get from the pool or school to the arena		
While it does provide a pathway to keep non-sports players to the perimeter, when able people will not stick to a perimeter sidewalk and will cut straight through the sports fields/open spaces.		
Does not provide a safe and reasonably direct route for pedestrians/strollers/cyclists to move from the southwest part of the Holyrood neighbourhood to the important service hub of BD Mall and Idy Library.		
	<b>Valid Responses</b>	<b>23</b>
	<b>Total Responses</b>	<b>146</b>

## **Vehicle Access and Parking**

As a park site, it is important to find the balance between the need for vehicular access, parking and the impact on neighbourhood communities, with the need for providing continuous park spaces that prioritize pedestrians. **Over seven in ten of the respondents (74%) said “Yes, the concept as proposed supports Vehicle Access and Parking.”**

Comments received from those that said the concept as proposed does not support Vehicle Access and Parking were:

<b>Response</b>
Since the LRT will be going right past there should not be as big a need for parking
I don't know what the projected usage is so I cant judge whether access and parking are adequate. As a resident of 86 Ave, I have concerns about short cutting through our neighbourhood
I also liked the idea from another resident of adding a basement parkade in order to add even more parking while preserving the proposed design through I know that costs money.
I don't know as I'm not concerned about parking
none provide adequate parking. Parking on 89 Ave and 81 street will be horrible already fight VR students and night school as we live on 89 Ave Yet alone when the LRT starts up
not sufficient parking for a twin arena and only one entrance and exit is not acceptable and will create a parking and driving nightmare. This will create a short cut on 86 Ave.
there is not enough parking
There should be vehicle access off 90th Ave. It will be very congested on 83 St. with LRT etc. to limit access to that road only
There should be across off 90 Ave or 81 street
No balance of parking and open space when arena constructed
insufficient parking for facilities
it doesn't appear there is enough parking for a twin complex
Not enough because of arena
It is important to ensure that there is enough parking for all venues including the school. Currently on event or teacher interview nights, cars park along one lane of 90th avenue as there is not enough space. Makes for difficult movement esp. in winter
I think the LRT line will create a barrier to the parking lot and back up traffic.... people will wait to turn into parking lot.
more parking required

It seems that parking on the street and avenue beside the park are already at a premium. It is important to supply parking within the park. With the addition of the LRT, parking will be that much more important and crossing the street from the mall wouldn't		
With the vehicular traffic generated by the arenas there will not be enough parking provided		
would be much better than current parking		
don't know what projected attendance for arena Vimy Ridge events is worried about cutting though Idylwyld from 75 St. Need 86 Ave restricted access from/to 75th traffic calming		
but please do not make the parking space any larger. there will be fantastic transit and LRT so lets use that		
no-unless drop off access is prohibited at the east side entrance to Vimy school along 82 St		
currently there is not enough parking here. a lot of times I have to park by the library and walk across. Imagine what it would be like with a twin arena ! A driver's night mare .		
with the increase participation in our classes at the pool it is imperative to have ample parking especially if the arena concept is approved		
not enough parking concept without arena		
it provides a drop off area for the pool. ample parking either way i love it		
no concept for vehicle access except bonnie doon lot or buy space on there lot i do not believe we should have any more parking committed to the development of paris parking should be at an arranged agreement with bonnie doon shopping center for parking		
i believe the perfect design discourages vehicle short cutting through neighbourhood which is great		
both designs have adequate parking for the pool		
should have more parking than now proposed		
There's too much parking!		
I am concerned that the complicated main entrance (re: LRT) will entice people to try/use a different point of access. I see the access between the Pool and Vimy Ridge is closed to through traffic. There will be more parking in the area. Underground park		
one plan seems to have more parking than the other. Is there any way we can utilize sections of mall parking and create greater walkability to the mall?		
not enough parking		
It does not look like there will be enough parking spots to support and arena		
The concept with arena provides the best amount of parking. I think moving the Metro building is good. We should not be allowed to park on 90 Ave very dangerous		
parking seems limited		
The plan without the arena is lacking as much parking and if the lot is full there doesn't seem to be access to the other lot, therefore creating a problem.		
	<b>Valid Responses</b>	<b>38</b>
	<b>Total Responses</b>	<b>146</b>



## **Open Spaces & Community Amenities**

Open spaces provide areas for passive recreation activities. Community Amenity spaces are for group activities that bring people together and provide a unique experience that may not be available in other nearby parks. **Over three quarters of the respondents (79%) said “Yes, the concept as proposed supports Open Spaces & Community Amenities.”**

Comments received from those that said the concept as proposed does not support Open Spaces & Community Amenities were:

Response
I am very excited about this! Especially in the concept which includes the area.
The "sit on a bench" activity is available at other sites nearby - bluffs by the river in front on Strathearn Drive
parking issues
in the version without the arena, the south parking lot and Metro interfere with access between the Idylwyld Community League space, the open green space, and the soccer field. I much prefer how these areas are adjacent in the "with arena" option.
a continued from page one. Make the road part of the green space. that way adults can enjoy the events area and still keep an eye on kids in the playground.
After the arena is built there is too much emphasis on passive space
Why is there No open space plan in Concept A without arena, but open space in the Concept A with an arena, this has not been explained and begs a question for a third or fourth option with open space without an arena or no open space with an arena?
Concept with the arena is better at this. Would like to see picnic sites in the open green space as well
I fail to see how this plan offers much more passive recreation activities from what is currently there. If there is no more track, it should be in the complex as an indoor one.
handball courts
The arena will make the outdoor rink "redundant" and the inevitable removal of the outdoor rink will also remove casual recreational skating opportunities for the residents and our community.
would suggest room for schools indoor cricket in arena
very good for all ages
we will lose our large playground. More kids are moving into these neighbourhoods and they need a full size playground
depends on whether arena is in or out looks better with arena
I would look at removal of Metro Continuing Education building even if the Arena is not built - make park as in arena concept. Tie concept A with and without arena together
but playspace important relying on Idylwyld community league playground means it needs to be great
more activities in the playground
i like your concept very much
it will so long as there is a basket ball court included
need to return the playground. this is a feature that draws families to the area and creates the space for community

you are taking green space and putting concrete or pavement on it the city should , better yet people should wake up and say a green space cannot be made into a hard space concrete or asphalt but a hard space can be made in into a green space		
like the natural play area like the sliding hill visit bonnie doon park amazing park the one close by with the splash park		
Perhaps overly so. This is a District Level High School Campus Park.		
Where can people sit or picnic?. Re: Option with Arena - the space west of the arena is wasted. How can the arena connect to this space? How can this space be better utilized? Add seating near the tennis courts and play fields so people can watch/ enjoy		
I believe the trend has been to build multi-use facilities sharing one roof. I'm disappointed the arena is completely separated from the pool. In centres where the pool and arena are housed together, there can be a shared foyer, space for people to meet		
I cannot support something that eliminates the only real playground for this area. This area also does not have the need for an event space. That proposal will be used largely by skateboarders etc. How about something for the individual that isn't nearby		
The arena plan seems to involve a big cut in green space and it only provides one kind of activity. What about creating a multi-facility recreational centre instead of a single kind of arena? Is there any why to include an area in a mixed facility plan?		
the pool isn't being improved in the plan. The pool is terrible. We took baby swim lessons there and had to switch to Kinsman. We have 2 young kids and would love an improved pool and indoor skating. This is a central location and needs more than this		
where is the children		
Design the community event space to also be a soccer field Make it so both fields can be used at once		
	Valid Responses	31
	Total Responses	140

## **Sports Fields & Spectator Amenities**

Organized sports fields are an important function of District Parks. Sports fields should be functional and support both participant and spectator needs. **The majority of respondents (85%) said “Yes, the concept as proposed supports Sports Fields & Spectator Amenities.”**

Comments received from those that said the concept as proposed does not support Sports Fields & Spectator Amenities were:

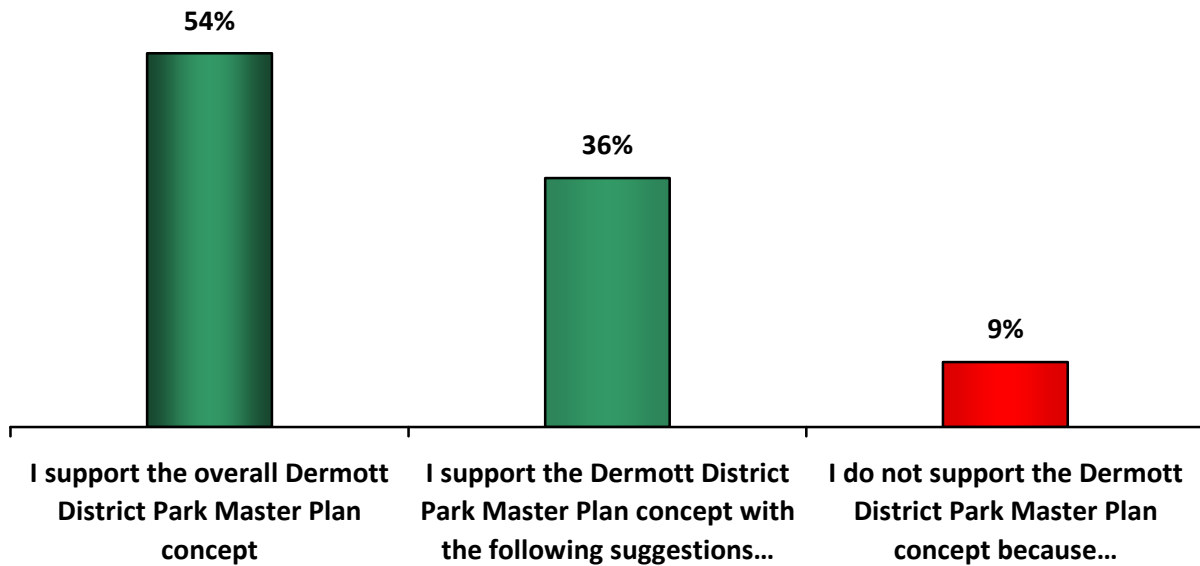
Response
looks good
The plan only serves the needs of a very vocal hockey community . Why not a field house? A multi-use facility. There aren't any public field houses or fitness centres or indoor tennis courts nearby.
appears to support this
we are short of football fields and you are replacing one with an arena.
after the arena is built the single programmable space is very tight, I believe that participants using the field will need to access the roadway to the south and the pool area to retrieve balls, potentially dangerous for vehicles and participants
Concept A without arena supports this question, agree in principle with this concept plan.

Is there room for a baseball diamond somewhere?		
handball courts to be used for racquetball, squash, tennis warm up and cross training for baseball, hockey, soccer, basketball, volleyball etc		
I would like to see the addition of the arena as part of the plan. I'm not sure how much we would use it, but ice times are hard to find for all those budding hockey players out there.		
would recommend a cricket pitch to be installed at centre of sports fields or park areas Two batting cages should allow for practice and baseball		
very good, includes many activities		
Need seating at the tennis courts.		
it is important to have parents and other family members/friends come to support their children		
it is missing a basket ball court if you have a small soccer field in place you could have room for some courts.		
not a supporter of the soccer. would prefer ball diamond.		
yes but not at the cost of are demznzishine green space area move this area to 50 St its 5 min away and you can build 5 of them there		
was hopping to see a ball diamond somewhere in this area		
i support the location of the arena in this design please do not attach it to the pool		
Open Green Space could be a sports field instead.		
Need shaded viewing areas/benches		
I do not see where the spectators are supposed to gather - is i on the walkways surrounding the fields? Need places to sit and be a spectator.		
Vimy is important but the balance should be sports fields		
can no0t see the seating for spectators - print on diagrams is too small for me to read		
	Valid Responses	23
	Total Responses	140



### **Support For the Dermott District Park Master Plan Concept**

Over half of respondents (54%) said “I support the overall Dermott District Park Master Plan concept:”, and additionally over one-third (36%) said “I support the Dermott District Park Master Plan concept with the following suggestions:”.



There was feedback provided for each of the statements of support or non-support.

Comments received for “I support the overall Dermott District Park Master Plan concept.”:

Response		
I recognize that it is currently under utilized		
incorporate fitness area in the pool or twin arena.		
without arena		
With Arena		
arena		
a with arena		
With Arena		
This City needs more Arenas desperately		
Concept A with Arena		
With Arena		
Concept A with Arena		
of the 8 concepts, the preferred plan with the arena was also my preferred plan.		
I very much like the preferred concept plan, very well laid out.		
with arenas		
with arena		
with the rink		
I am glad to see the area re-vitalized and brought up to code		
no		
totally support the arena project recognizing the huge benefits to the Vimy sports academy plus proving additional ice for any already shortage of supply		
I prefer the plan with the Arena		
the concept with the arenas appears to be the better design		
WITH ARENA		
Prefer Concept A with arena A small fitness center would be a nice addition as well		
especially if the arena and leisure centre is part of the plan. If they are not, this really just becomes a site beautification project that will cost a lot of \$. Build the arena.		
	Valid Responses	24
	Total Responses	140

Comments received for “I support the Dermott District Park Master Plan concept with the following suggestions.”:

Response
Either plan is fine as LONG as the parking and the arena are as far west as possible so as to not impact Idylwyde
Build the arenas!!
fitness room - weights, bike, treadmill etc attached to the pool.
With the removal of the playground beside Metro, it is vital that a playground with amenities for children of different ages be constructed. The current one beside the community hall does not come anywhere close to doing that.
Please add a fitness centre with equipment and an indoor track (doesn't need to be full size) but do include a track about ice in arena or a fitness centre at pool
Is there a way to connect the library to the overall concept. A walkway might also open up retail opportunities
add bike racks and make the trails wide enough for pedestrians and cyclists to share
it would be beneficial to have indoor exercise space in the arena for community members to use.
the playground should be at least as large as the one at I. school and have lots of safe equipment. Less trees around p.g. to make it more safe, and let's close off 81 St past alley to emerg. veh. road. Sod road + make it part of park.
That the play ground beside the ICL Building be developed by the City of Edmonton according to the needs expressed by the ICL.
There should be vehicle access off 90 Ave to accommodate traffic coming from the East
consider putting twin arena in an alignment parallel to 83rd to create more potential parking space as well as drop-off access to arena
The amount of programmable park space should be increased, access between the pool, arena and school should be internal - not across parking lots and driveways
High priority be placed on INCLUDING the twin arena
The twin arena is a necessary part of the project.
retain outdoor running track
I believe it imperative that Concept 'A' WITH ARENA is the only option
addition of structures or canopy type tress to provide shade and new dynamic/elevation to the space. The park is an open flat space with little elevation change, and structures for shade or high/low plantings will make the park feel more interesting.
address parking access along busy arterial of 83 Street, is there on street parking along 81 Street?
incorporate arena
pool and arenas physically connected
Choose the one with the arena
an arena must be built
Am appreciative of any new devt. but would like planning committee to review additional ideas as suggested.



change the twin arena to a hockey ice surface and a curling ice surface to replace the aging (55 years old and in a bad state of infrastructure) shamrock curling club at 80 avenue and 93 street - used significantly by Vimy ridge now
wall courts
Ensure that there is no public driving access to facilities from 81 Street, maximize green space and community use of the green space and new facilities.
with consideration for schools of cricket indoor as well as outdoor modified play area
add the large playground back into the design and fitness gym for seniors
might move arena if built close to the other buildings and make small walkway between if needed.
if going with the plan with Metro, please consider adding the community events space in the open field area
We need a large playground suitable for all ages. The playground is fantastic now. I hope it will be at least as full of safe equipment
Most trees need to be coniferous to ensure noise and visual barriers between 83 street and the park/surrounding properties.
no arena - i have been in the area for 35 years and with all the challenges coming forward with the new LRT i can see all the traffic being a night mare already and edmontonian that we do need a revitalization(renewal) for my home town
i would like to have a basketball court added
must build the rink
basket ball courts and fitness attached to pool but please do not attach arena to pool.
return the large playground this is a community gathering space, playgrounds bring families together
lose the arena keep the green space
picnic tables in green area maybe a ball diamond
again, parking may be an issue
Tightening the buildings to each other.
as stated above. Consider the older residents in the neighbourhood and their needs
Must have a rink
regroup de the leisure facilities -pool & arena- stand alone structures waste energy- let's do this right
bigger /better pool!
Improve the pedestrian/cyclist route from the ped-controlled crosswalk at 90th Ave through to the Mall-access intersection on 83 St.
I would love to see massive upgrades/additions to the pool facility
Plan with Twin Arena. No parking on 90Avee. Plan could use more parking. Metro could be moved to an empty school around Ottewell

Its not clear how easy the ppl will be to access. There are many seniors that currently use this pool.		
NW corner ped access & ped level lighting on key walkways		
	<b>Valid Responses</b>	<b>51</b>
	<b>Total Responses</b>	<b>140</b>

Comments received for “I do not support the Dermott District Park Master Plan concept because:”

<b>Response</b>		
It only serves the needs of a very vocal hockey community. The proposed arena does not meet the needs of other sports groups (track, indoor tennis, basketball, volleyball etc.		
creates parking and traffic nightmare for residents as still not ample parking especially with the LRT		
in this survey so far you have not asked which plan I like with or without an arena ? Depending on the parking and entrance and exits plan for the arenas I cannot support this plan		
Arena is not needed		
there are 2 concepts that are presented, this survey does a poor job addressing questions regarding a concrete proposal for the park. A proper survey should be sent out once more information, funding or concepts are finalized.		
of the twin arena. It only offers an activity for the hockey community. There are so many other user groups that have been LEFT OUT.A field house (with a track, fitness area, indoor tennis courts and gyms) would meet the needs of MANY MORE sport groups.		
only because the arena option is still on the table. It would be a great plan without the arena		
build the arena 5 min away on 50 St keep the finzle green spaces we have green and if a building torn down make it a green space		
I agree with this park's revitalization but don't agree that the need for arena space should be forced on such a small green space and community. The extra human and vehicle traffic will not help improve the neighbourhood's quality of life.		
I'm not sure this provides enough variety in activity planning.		
we should be building multipurpose facilities		
	<b>Valid Responses</b>	<b>11</b>
	<b>Total Responses</b>	<b>140</b>

## **Additional Comments**

There were 88 comments that were received when respondents were asked for additional comments or feedback about the proposed Dermott District Park Renewal:

Response
Really hope the City can find the funds to build the twin arena! Indoor ice rinks on South Edmonton are crumbling and we are just one mechanical failure away from a significant ice shortage.
I don't understand why there's one concept with the old school being retained and one without - just because there's a twin arena doesn't mean that the school won't stay and vice versa.....
Edmonton needs more arenas to serve the current user group needs, moving forward we will only benefit from updated, safe and more environmentally sound facilities.
Please include a fitness centre, with fitness equipment such as elliptical cross-trainers, and an indoor track (that does not need to be full size) either in the fitness centre/ pool area, or enclosed above the ice arena. Also, if possible increase the capacity of the pool facility.
Expand pool, add fitness centre, and an indoor track.
I really like the community event space and the sliding hill. I'm sure they would be well-used. I also like the location of the arena near the busy streets. Looking at previous concept plans I see that some included a playground in the community space. I think that would be a much better idea than having it across the street at the hall. It should be near the community event space so that parents can keep an eye on their kids while listening to music or whatever is happening there. Also it seems dangerous to have the playground across the street from everything else. Making kids cross the street between the two play spaces doesn't seem very safe. Concentrate all of the amenities in the one park. The community League park could then be used for another purpose. Even better, close 81 street so the are one space.
why is it called Dermott?
Improve - expand pool, add fitness facility with equipment and indoor track full size or half size somewhere in the redevelopment. Thanks for your hard work!
I am not pleased with the fact that only an arena is being proposed. Kids do not all play hockey, how sad that the city will miss an opportunity to encourage all kids to be active!
I like the pedestrian flow. I like limiting vehicle access on the east side. I like the community green space with the community event space stps for sitting, shad, play etc. I like incorporating Idylwyld playground by the commu8nity hall. I like that the green space is close to the community residences and hall and the arena is in the far corner.
Parking and traffic area is to small to support this!
Given that Bonnie Doon mall is not all that busy, is there a way to integrate some of the mall into the design of the new Park project. I know Sears is an anchor store but perhaps there is another use for such a large space... Indoor paintball, indoor skate park? Is there any room in the current design to build a skate park? Currently neighborhood kids go to Millwoods to skateboard, bmx, and scooter. There is a new park being built in Capilano that they are really looking forward to but one right in the neighborhood would even be better. Will there be retail opportunities for coffee shops and restaurants in any of the new spaces?
Again, as a person living in the area I support the redevelopment of the area but would support the addition of indoor exercise area for community members.
Will there be any picnic tables in the park to encourage neighbourhoo or family get togethers. Do we really need an outdoor rink, or a small soccer field. Will there be adequate biking parking? there is fantastic transit there already, and now that we are getting LRT , let's encourage walking, hiking, biking, instead of coming by vehicle.
There is not sufficient parking for all amenities on this land. There is no space to increase the amount. If this plan goes ahead there will be more parking on the residential streets of Idylwyld. No one wants that to occur. According to the plans there is only one entrance and same exit to the facility on 83 Street, as well the LRT is crossing just south of the entrance. That is going to create a huge bottle neck

of traffic. You cannot enter from 90 Ave, only 83 Street , this will create short cutting thru Idylwyld on 86 Avenue right thru the neighbourhood. NOT acceptable.
Currently, many students attending Vimy Ridge are coming to school by bus. In the future, I assume most of them will come using the LRT. Thoughts should then be given as to what will be the shortest walk way for them to go from the LRT station to Vimy Ridge because this is the path that they will take even if it involves cutting through a parking lot or a soccer field! Overall, I like the plan. I particularly like the walking loop and the natural play area as outlined in the plan. I like to see that the twin area will be located closer to the road and away from the green area. If the Area is accepted, it would be important to have community ice time.
We are desperately short of football fields in Edmonton, it seems silly to remove a good one to replace it with an arena.
With vehicle access only from 83 St., it doesn't seem very appealing to go to that park/facility. Edmonton is NOT a year round bicycle/walking city, so more consideration should be given to vehicle access from more directions than just on direction
Overall the plan has merit. With additional tweaking of building alignment I believe it is possible to address likely parking conflicts between facility users.
I highly prefer the version of the park renewal that INCLUDES the twin arena.
The twin arena is in line with city planning goals and this is a perfect opportunity to build it.
I support concept A with the twin arena.
Another twin arena is needed in many areas of the city, it would be a good start to build one as planned.
I would support concept A with the Twin Arenas. With the age and conditions of our existing shells we are going to need the Arenas in this location.
Please ensure an outdoor running track is available for runners and walkers to enjoy.
Considering the shortage of indoor arenas in the city, Concept 'A' WITH ARENA is an extremely valuable installation. I also encourage the concept to maintain its proposed TWIN ARENA. The ice surfaces will never be under appreciated. Thank you for your efforts.
I truly believe we need a new twin arena in a central location. The proposed location works, major arteries from all locations of the city can bring citizens to the proposed location.
please build the arena
The City of Edmonton has an extreme need for more ice surfaces. Any place in the greater Edmonton area that can facilitate a rink should be explored.
-consider including fitness centre all in one complex with pool and arenas
always good to add improvements
I encourage the design to have a playground that is at least as big as the existing playground behind the old school. It is important to keep outdoor playspaces when developing recreational facilities.
I feel another twin complex is desperately needed in the southern part of Edmonton. This is a great community and it has the space to support this...It will also revitalize the Bonnie Doon Mall and surrounding businesses..
The need for an arena is great in the area. This is a fantastic location for one. As well do not forget that École Gabrielle-Roy, Maurice-Lavallée, Vimy Ridge and Holyrood are all within walking distance. Wow! What a plus for our community schools. Great use of our tax dollars and great addition to us the residents. Without the rink a lot of the value is lost.
ARENA is a must! Great park!
please think about doing the same thing with Donnan arena... Plenty of space for another twin arena and parking...



I'm happy to see the city renew it's commitment to inner city communities and providing facilities to the many children and adults in the surrounding communities
The plan with arena has all the amenities that the plan without arena has. An arena at this location makes good sense, and is deeply needed.
See number 7 comment
Please consider offering something else at this site other than a twin arena. There is a need for a fitness facility in the area. DREAM BIG! A field house, a fitness centre, indoor tennis courts, a few more gyms, multipurpose rooms/studios would meet the needs of many more Edmontonians and sport groups in the area. All demographics would/could benefit from a multipurpose facility. Remember NOT ALL KIDS and ADULTS play hockey! Only a very specific group benefits from an arena - a very vocal hockey community with money - HOW SAD! Public dollars should STRIVE to meet the needs of as MANY USERS AS POSSIBLE. Also Bonnie Doon pool needs to be upgraded - where is that is the plan?? The change rooms are sub par at best... in the winter you have to climb over a mountain of boots to get to the change rooms; in addition there isn't a family change room. I really hope some thought is given to upgrading this pool.
It would have been nice to have a picture of the present layout for comparison.
build the rink
There is a huge need for a twin ice facility in the Bonnie Doon area. I support the concept that includes the arena.
Perfect opportunity to move Shamrock to a new facility and turn the land it sits on to more development of the Donnan Park.
The City of Edmonton is lacking in the numbers of indoor courts to be used for handball, racquetball, squash. Option is to build outdoor 1 wall, 3 wall outdoor courts in a "user park" setting as an activity for all. Currently, there are over 1,000 active users of indoor courts. This could double with exposure of, and with, the City of Edmonton.
My preferred concept includes the twin arena. I believe that this facility is very much needed in the area.
As part of this concept, the playground currently found on 86 Ave would be removed. It would be nice to see the Idylwyld playground park improved to accommodate the loss of the other on.
This is very manipulative! If the survey is intended to determine level of support from the public it should be 1. support 2. not support to have I support... with suggestions makes no sense and it skews the result. If the city is to look for suggestion only then it should be a totally separate question.
My only suggestion would be to place restricted residential parking either via parking permits per household that is very near the school, pool and park area.
I have lived in Idylwyld for the past 15 years. We are a very small community that has very little green space to be used freely by the residents. I am also very concerned about noise levels of this development and am hoping that the noise levels are greatly lessened (buses on 81 Street as well as the amount of human traffic on the East side of the development.
I would also recommend St. Johns university of U of A park area to be included if possible.
The entrances to the facilities as shown will alleviate current parking concerns in the neighbourhood as our streets are very narrow for school buses and car traffic
The proposed playground space at the community league is too small and should be used for another purpose. Landscaping should include edible plants apple trees, cherry trees, Saskatoon raspberry and currant bushes
I support having more trees in park. plans show more trees than are currently in park and that would be an improvement. Need to address car traffic using Idylwyld to cut through to redeveloped park/bonnie doon shopping centre.
Suggest arenas built like Millenium Place (Sherwood Park) and Tri-Counties (Spruce Grove to be sufficiently high to accommodate running tracks and other amenities within the envelope to get as much out of the building for the least cost. Sufficient spectator room such as Millenium Place.

lots of trees, bushes and landscaping please
We need this to be as pedestrian friendly as possible, but I wonder what about the people who insist on bringing their dog everywhere. Has some thought been given as to what to do about dogs at the park. I am also concerned about the PG being across the street from the community event space. if it was near that area, the adults could enjoy events there with the young children could be playing nearby, within eyeshot. the way it is shown now the adults would have to go across the road to watch their children that would not encourage community involvement.
as long as the former Idylwyld school remains the pedestrian plaza does not seem relevant. it should be the focus of a view across the park, after the school is gone.
I would really like to see the schools needs consolidated elsewhere over the long term and the district park lands become a true park for a full age of user groups children to seniors as befits the protected population demographics of the catchment area for the park
since we are the capital of Alberta . i also now that we should also keep as much green space ( existing) as we have . i do not support the twin areas. putting in the LRT will cause a lot of traffic congestion. i already dread that i am also against the LRT i think it is a waste of tax payers money.
i would love to see a fitness facility added to the swimming pool it is something all are patrons want it is important and our demographics would use it please do not attach the arena to the pool
i like the concept with the arena very much thank you for listening to us
great job feed back was very well incorporated
very happy to see renewal of intev city neighbourhoods
good job guys keep up the good work and don't forget the b-ball court and the fitness center also please don't attach the arena to the pool.
I have been a great user of the facilities at Bonnie Doon as a retired teacher, at Idylwyld and lastly at Strathearn. I took classes to the pool as part of the students' Phys. Ed. program. As a teacher at both schools I worked out at the pool before going to work. As the facility declined I have been working out at other facilities, the university and at Kinsmen. I live at the future LRT stop at 73 Ave I would definitely return to the Bonnie Doon Pool. It would be nice if there were a gym with a track.
we are losing are green spaces like air port river valley bonnie doon park when will it stop. New York torn down buildings to make a park hearing Edmonton we tear down parks or green space to put up buildings or pigeon coup houses so replators can make more money i think we have back words wake up people
expellant work
still think a skate park would be used i can easily see kids using the amphitheatre to skate board
would like fitness centre for community included in leisure centre
Will access and parking be altered if the arena is not funded, and the pool entrance is not re-oriented?
Survey should include information on 'Dermott'. Who named this park and why? Outdoor spaces should be more celebrated - better design and more spaces to enjoy the outdoors. A sidewalk with a row of trees doesn't make the most of the park. The Arena's location is terrible and looks like an afterthought. This corner can be better designed.
If the arena is simply a budgetary question and not a question of need then please find the money. We need more facilities. Arenas are used year round all day and into the evening. Sports fields are limited in their hours of operations and therefore have significantly less impact on users. I trust the question of rink or no rink is simply budgetary.
The newer areas of the city have leisure centres that house various facilities. As a result spaces are created for neighbors to meet and chat, for kids to find out what other activities they could try out. Food selling businesses could be attracted to a multi-use location. Energy and security costs can be shared by two facilities. A slightly larger multi-use facility could also house a few multi-use rooms and

an exercise room. I'm also disappointed that the twin arena appears to have been designed to house two arenas, no more. Modern facilities around Alberta now have "ponds" to encourage beginner skaters and ensure access to ice for leisure skaters, not just organized sports. The Bonnie Doon Pool is overdue for an upgrade. Modern pool facilities geared towards meeting the needs of young families as well as those of persons with reduced mobility would go a long way to help attract new families to this mature neighborhood. A modern pool would also reduce the need for families of the area to commute to modern pool facilities. There is precious little green space left in our neighborhood, if we are going to sacrifice it, let it be for something great! This is a one in a life-time opportunity, let's seize it to create something positive and functional for our school children as well the whole broader community present and future.

There is definitely a need for arenas in this area. I am glad that the plan accommodates this!

The neighbourhood has been waiting a long time for the City to come up with a plan to refresh our only real park. Many people are disappointed that, as a 'district park' its priorities are not this neighbourhood's wants or needs. The playground many thought would be 'refreshed' is completely removed from possible plans. There are numerous picnic tables scattered through the site instead. A small improvement to an area that lacked even that basic amenity - although the community garden has plans to install one under a pergola (by chance!). The proposed stage for 'group activities' (that do not currently exist = limited venue need) will likely will be used by 'boarders'. I agree with the name change to Dermott District Park and would like to see improved park facilities, for the school and all concerned. I strongly worry about the negative neighbourhood impact that will come from such a large facility on a small neighbourhood and its small park space. Urban density will continue to impact our area and this project does not allow for the individual's needs - just the group's. I feel that leaves a lot of people left 'unserved' and a small neighbourhood further challenged, starting in the near future.

\* The Bonnie Doon pool is due for an upgrade as well. Why not combine projects to make a multi-use facility? \* The newer neighbourhoods have facilities that create spaces for neighbours to meet, and families and individuals to find activities to try. \* These spaces are designed to capitalize energy and security costs by sharing a facility as well. \* I think this kind of a multi-use facility would be a real draw for young families to our mature neighbourhood. \* Another draw for our neighbourhood continues to be the amount of green space in older communities. I would hate to see that green space sacrificed unless it truly created a new asset.

The newer areas of the city have leisure centers that house various facilities. As a result spaces are created for neighbors to meet and chat, for kids to find out what other activities they could try out. Food selling businesses could be attracted to a multi-use location. Energy and security costs can be shared by two facilities. A slightly larger multi-use facility could also house a few multi-use rooms and an exercise room. I'm also disappointed that the twin arena appears to have been designed to house two arenas, no more. Modern facilities around Alberta now have "ponds" to encourage beginner skaters and ensure access to ice for leisure skaters, not just organized sports. The Bonnie Doon Pool is overdue for an upgrade. Modern pool facilities geared towards meeting the needs of young families as well as those of persons with reduced mobility would go a long way to help attract new families to this mature neighborhood. A modern pool would also reduce the need for families of the area to commute to modern pool facilities. There is precious little green space left in our neighborhood, if we are going to sacrifice it, let it be for something great! This is a great opportunity, let's seize it to create something positive and functional for our school children as well the whole broader community present and future.

In our world we don't only have hockey, soccer We true need a place to walk in our long winters. Rooms for the community groups to meet . As you know many groups have no room in the south east Why and Why not build a multi purpose building so that all age can have a place to meet, exercise just like our neighbors have Sherwood Park or Spruce Grove

Where is the children's park or waterpark? I've been buying yearly pass to the Bonnie Doon Pool and this is the only pool with a hot tub HOT enough for adults to soak sore muscles. but has yet this facility has no exercise facility in it. Yes I could go to a Millwoods rec centre but they have colder hot tubs and I don't have the time to hit two centres. Why is this not in the plans? Overall there is not enough parking. We are so sick of the lack of parking at this facility. If after you build fields, arenas, tennis

courts, open lawn space for picnics I fear that when it is all done well be right back to the beginning, not enough parking stalls. There is no parking next to the so called open space to have picnics, or haul many little ones.
Please do not underestimate the role that Dermott District Park plays in acting as a safe corridor for walkers (including those pushing strollers and wheelchairs) and cyclists to get from the Holyrood neighbourhood to the important service centre of Bonnie Doon mall (+library, health unit). Providing a route through the campus that is both safe, pleasant, and reasonably direct encourages the use of self-propelled means of transportation - and thus cuts down on the number of car trips people take just to run short errands. The benefits of this in terms of both community health and local traffic reduction are obvious!
I like concept 2 better with the arena, but it would be a loss to the community to not have the metro continuing education. Is there any space available in Vimy Ridge school that they could rent? so they don't have to move?
AN ARENA DEFINITELY IS REQUIRED.
I would like to see a schedule that builds the new pool first and not shut down current on until new pool is open.
My concerns relate to the pool. I hope that if the pool is changed that it will have a similar functionality. A basic functional pool is what we are used to.
I would really like to see a gym available at Bonnie Doon L.C. Also an arena for skating would be wonderful
Good work, keep it up!
Overall - Looks like a major improvement Maybe reconsider closing small portion of 81 street in front of Idylwyld CL & school (alley to tennis courts)

	<b>Valid Responses</b>	<b>88</b>
	<b>Total Responses</b>	<b>139</b>



A “word cloud” was created in Wordle with the responses for additional comments and feedback for Dermott District Park Renewal (word clouds emphasize words appearing more frequently in the text):



## **Respondent Profile**

Respondents were asked if they were providing feedback as residents of a community and whether they were providing feedback as another stakeholder or park/facility user. The majority of the respondents (65%) were current park and/or facility users, half (50%) were future park and/or facility users, and one in five (22%) were parents or students from another school

Response	20% 40% 60% 80% 100%	Frequency	Count
Allendale		0.0%	0
Argyll	<div></div>	2.1%	3
Avonmore	<div></div>	4.8%	7
Belgravia		0.0%	0
Bonnie Doon	<div></div>	11.6%	17
Capilano	<div></div>	2.1%	3
Cloverdale	<div></div>	2.7%	4
Forest Heights	<div></div>	2.1%	3
Fulton Place	<div></div>	0.7%	1
Garneau		0.0%	0
Gold Bar	<div></div>	0.7%	1
Hazeldean	<div></div>	0.7%	1
Holyrood	<div></div>	6.8%	10
<b>Idylwylde</b>	<div></div>	<b>21.2%</b>	<b>31</b>
Kenilworth	<div></div>	4.1%	6
King Edward Park	<div></div>	4.8%	7
McKernan	<div></div>	2.1%	3
Ottewell	<div></div>	4.8%	7
Park Allen		0.0%	0
Queen Alexandra		0.0%	0
Ritchie	<div></div>	2.1%	3
Strathcona	<div></div>	3.4%	5
Strathearn	<div></div>	1.4%	2
Terrace Heights	<div></div>	2.1%	3

University of Alberta		0.0%	0
Windsor Park		0.0%	0
Other (please specify):		19.9%	29
Not Answered			1
		<b>Valid Responses</b>	<b>146</b>
		<b>Total Responses</b>	<b>147</b>








### Other:

Response
Oleskiw
COE property owner
Edmonton Public Schools
McConachie
Mcconachie
Twin Brooks
sports user group
Riverbend
Windermere
Oliver
Edmonton
Lewis Estates
Edmonton
elmwood
Westmount
Sherwood Park
Bellevue
Millwoods
Duggan
Pleasantview
aspen gardens

royal gardens		
bulyea heights		
blue quill		
benedere		
Not a Resident		
User		
Oliver		
Millwoods		
oliver		
	Valid Responses	30
	Total Responses	147

Are you providing feedback as another stakeholder or park/facility user?  
(Select all that apply)

(Respondents were allowed to choose **multiple** responses)

Response	20% 40% 60% 80% 100%	Frequency	Count
Business owner in the area		2.1%	3
<b>Current park and/or facility user</b>		<b>64.6%</b>	<b>93</b>
Future park and/or facility user		50.0%	72
Parent or student of Vimy Ridge Academy		5.6%	8
Parent or student of Idylwylde School		2.1%	3
Parent or student from another school (please specify school):		22.2%	32
Other (please specify):		18.1%	26
	<b>Valid Responses</b>	<b>144</b>	
	<b>Total Responses</b>	<b>147</b>	



Parent or student from another school (please specify school):

Response
Holyrood
St. James
parent of future student
Donnan
Holyrood School
holyrood
Donnan
St. Jeanne D'Arc
Holyrood Elementary School
Holyrood Elementary
Holyrood School
Holyrood and Edmonton School of Ballet (in Vimy)
A0B
École Gabrielle-Roy
Gabrielle-Roy
Holyrood Elementary
Suzuki Charter School
Donnan
Duggan
rutherford
Holyrood
Holyrood
Gabrielle Roy
saint jeanne dare in kenilworke
rutherford
Suzki Charter School
Maurice-Lavallée
Maurice-Lavallee

Hardisty/ Capilano Play School		
Rutherford		
	<b>Valid Responses</b>	<b>30</b>
	<b>Total Responses</b>	<b>147</b>

## Other:

Response
Idylwylde Library Community Librarian
resident
home owner over 30 years
home owner
tax payer
Edmonton Public Schools
Concerned citizen
Owner Goaltending School
Edmonton 4-Wall; 3-Wall; and 1-Wall Handball Association
neighbour directly across the street
resident
Cricket coach schools & universities
grandparent of KEP boy who uses playground at Idylwylde school
grandma
lifeguard at bonnie doon
employee metro continuing education
life guard at bonnie doon
grew up in the neighbourhood and mother still lives here
facility foreman bonnie doon pool
Representative of one of the major site owners.
parent of a preschooler

resident, local Community Garden Chair		
as a senior		
Homeowner in area		
Walkable Edmonton		
	<b>Valid Responses</b>	<b>25</b>
	<b>Total Responses</b>	<b>147</b>

# Dermott District Park - Capital Cost Only

Dec-16-2014

Item	Description	Notes	Units	Quantity	Unit Price	Total
<b>Base Park Development (both WoA and WA concept)</b>						
1.01	<b>Sports Facilities: Tennis Courts Improvements</b>	Replace/upgrade fence, patch asphalt, new surface with integrated linework (reoriented court layout), new post/net systems, benches	Lump Sum	1.0	\$65,000	\$65,000
2.01	<b>Community Space: Site Furnishings</b>	A range of site furnishings in the plaza area around the playground - includes benches, picnic tables, and receptacles	Units	10.0	\$2,800	\$28,000
2.03	<b>Playground</b>	New district park level, multi-pod playground totally 1040 sqm of playspace with equipment for all ages. Development includes all excavation, drainage, curbs, equipment, sand, and plaza area	Allowance	1.0	\$970,000	\$970,000
3.01	<b>Idylwyld Park</b>	Development includes new playground in 450 sqm site, new site furnishings (10 units) and new patio/deck on the Community Hall. (Note: allowance does not include Community League contributions)	Allowance	1.0	\$275,000	\$275,000
4.01	<b>Open Space: Tree Planting</b>	Planting of a range of standard deciduous (75mm Cal.) and coniferous (3.0m Ht.) trees throughout open space (some in planting beds)	Each	45.0	\$750	\$33,750
4.02	<b>Open Space: Planting Beds</b>	Planting beds with a mix of deciduous and coniferous shrubs and trees (included above). Bed prep includes excavation, topsoil and shredded wood mulch	Sq. M	1250.0	\$60	\$75,000
4.03	<b>Open Space: Site Furnishings</b>	A range of site furnishings throughout the open space area - includes benches, picnic tables, bike racks and receptacles	Units	15.0	\$2,800	\$42,000
4.04	<b>Open Space: Removal of Existing Playground</b>	Existing playground behind Metro Con Ed to be removed. Includes restoration of area with topsoil and sod	Lump Sum	1.0	\$24,000	\$24,000
4.05	<b>Open Space: Sliding Hill</b>	Small berm created using excavation from parking lot construction. Incl. excavation, placement, topsoil, and sodding	Lump Sum	1.0	\$12,000	\$12,000
4.06	<b>Open Space: Fencing</b>	Sections of 1.2m high galvanized chain link fence to restrict/direct pedestrian movements around sports fields	lin. M	160.0	\$60	\$9,600
4.07	<b>Open Space: Entry Nodes</b>	Defined entry into the park - signage, plaza, trash, landscape	Each	2.0	\$20,000	\$40,000



## Dermott District Park - Capital Cost Only

Dec-16-2014

Item	Description	Notes	Units	Quantity	Unit Price	Total
5.01	Trails: Idylwyld Park to BD Leisure Centre	3.0 m wide concrete sidewalk from Idylwyld Park to the centre of the site - connects to the walking loop. Includes all excavation, base, asphalt and centreline.	lin. M	180.0	\$210	\$37,800
5.02	Trails: 86 Avenue to centre of Dermott Park	3.0 m wide asphalt trail connecting 76 Ave to the centre of the park. Includes all excavation, base, asphalt and centreline.	lin. M	120.0	\$210	\$25,200
5.03	Trails: Lighting	Supply and installation of pedestrian level lighting (Lumec Urbanscape) along two trails in this phase - 45m o/c x 300m of trail= 7 lights. Does not include power service	Each	7.0	\$6,500	\$45,500
7.01	Signage and Wayfinding	Main Park Identification Sign; Information/Orientation Hub sign; Miscellaneous message/regulatory signs	Lump Sum	1.0	\$50,000	\$50,000
Subtotal						\$1,732,850
20% Contingency						\$346,600
TOTAL Base Park						\$2,079,450

Enhanced Park Development without the Arena (WoA)						
1.02	Sports Facilities: Soccer Field / Running Track	Ex. Soccer Field to be replaced with fully irrigated field - includes grading, new topsoil irrigation, and turf. Track to be removed and restored with sod on topsoil	Lump Sum	1.0	\$350,000	\$350,000
2.01	Community Space: Washroom Development	Supply and install prefab washroom building or upgrade existing tennis building. Includes servicing	Lump Sum	1.0	\$250,000	\$250,000
4.06	Open Space: Tree Planting	Planting of a range of standard deciduous (75mm Cal.) and coniferous (3.0m Ht.) trees throughout open space (some in planting beds)	Each	50.0	\$750	\$37,500
4.07	Open Space: Planting Beds	Planting beds with a mix of deciduous and coniferous shrubs and trees (included above). Bed prep includes excavation, topsoil and shredded wood mulch	Sq. M	1800.0	\$60	\$108,000
4.08	Open Space: Site Furnishings	A range of site furnishings throughout the open space area - includes benches, picnic tables, bike racks and receptacles	Units	15.0	\$2,800	\$42,000

## Dermott District Park - Capital Cost Only

Dec-16-2014

Item	Description	Notes	Units	Quantity	Unit Price	Total
4.09	Open Space: Grading and Turf	Stripping and removal of existing grass, stockpile topsoil, grading of open space areas, topsoil placement / amendment / addition, sodding.	Sq. M	9800.0	\$24	\$235,200
5.04	Trails: 90 Avenue to 83 Street	3.0 m wide asphalt trail from 90 Ave past the pool to the new intersection and ped xing of 83 St. Includes all excavation, base, asphalt and centreline.	lin. M	230.0	\$140	\$32,200
5.05	Trails: Lighting	Supply and installation of pedestrian level lighting along trail from 90 ave to 83 St - 45m o/c x 230m of trail= 5 lights. Does not include power service	Each	5.0	\$6,500	\$32,500
6.01	Access: 83 St access Road / Drop Off	Access road with drop off lane - extends from new 83 St. access built with LRT. Includes all excavation, base, curbs, asphalt, storm drainage	Sq. M	900.0	\$160	\$144,000
6.02	Parking: Bonnie Doon Pool / Dermott Park	New 62 stall parking lot facilitating drop off for Pool and Vimy. Includes all excavation, base, curbs, asphalt, storm drainage, lighting, islands and landscaping	Sq. M	2300.0	\$150	\$345,000
6.03	Parking: Vimy Ridge /Dermott Park Soccer Field	Upgraded 31 stall parking lot facilitating visitor use of the soccer field. Includes all excavation, base, curbs, asphalt, storm drainage, lighting, islands and landscaping	Sq. M	950.0	\$150	\$142,500
6.03	Access: to back of Vimy Ridge Academy	New access road connecting to the service area and parking at the back of Vimy. Includes all excavation, base, curbs, asphalt, storm drainage	Sq. M	540.0	\$130	\$70,200
Subtotal						\$1,789,100
20% Contingency						\$357,800
Total Enhanced Park Without Arena						\$2,146,900
CAPITAL TOTAL WITHOUT ARENA						\$4,226,350

## Dermott District Park - Capital Cost Only

Dec-16-2014

Item	Description	Notes	Units	Quantity	Unit Price	Total
<b>Enhanced Park Development with the Arena (WA)</b>						
1.01	<b>Sports Facilities: Soccer Field</b>	Full Size (330x210') Irrigated Field with permanent soccer posts. Includes excavation, topsoil mix, fully automated irrigation system, sod, bleachers, benches	Lump Sum	1.0	\$350,000	\$350,000
2.01	<b>Community Space: Washroom Development</b>	Supply and install prefab washroom building or upgrade existing tennis building. Includes servicing	Lump Sum	1.0	\$250,000	\$250,000
2.04	<b>Community Space: Event Plaza</b>	Concrete plaza - sandblast, broomfinish, saw-cut concrete on gravel base.	Sq. M	360.0	\$225	\$81,000
2.05	<b>Community Space: Event Shelter</b>	Steel structure to provide shelter/shade - overhead partially enclosed/partially open	Lump Sum	1.0	\$90,000	\$90,000
2.06	<b>Community Event Space: Lighting and power service</b>	Supply and installation of pedestrian level lighting and power service by the Community event space shelter	Allowance	1.0	\$48,000	\$48,000
2.04	<b>Open Space: Grading and Turf</b>	Following removal of school, strip/remove existing grass, stockpile topsoil, grading of open space areas, topsoil placement/amendment/addition, sodding.	Sq. M	9800.0	\$24	\$235,200
2.05	<b>Open Space: Tree Planting</b>	Planting of a range of standard deciduous (75mm Cal.) and coniferous (3.0m Ht.) trees throughout open space (some in planting beds)	Each	45.0	\$750	\$33,750
2.06	<b>Open Space: Planting Beds</b>	Planting beds with a mix of deciduous and coniferous shrubs and trees (included above). Bed prep includes excavation, topsoil and shredded wood mulch	Sq. M	2000.0	\$60	\$120,000
2.07	<b>Open Space: Site Furnishings</b>	A range of site furnishings throughout the open space area - includes benches, picnic tables, bike racks and receptacles	Units	15.0	\$2,800	\$42,000
5.01	<b>Trails: 90 Avenue to 83 Street</b>	3.0 m wide asphalt trail from 90 Ave past the pool to the new intersection and ped xing of 83 St. Includes all excavation, base, asphalt and centreline.	lin. M	230.0	\$140	\$32,200
5.02	<b>Trails: Lighting</b>	Supply and installation of pedestrian level lighting along trail from 90 ave to 83 St - 45m o/c x 230m of trail= 5 lights. Does not include power service	Each	5.0	\$6,500	\$32,500

## Dermott District Park - Capital Cost Only

Dec-16-2014

Item	Description	Notes	Units	Quantity	Unit Price	Total
6.01	Access: 83 St access Road / Drop Off	Access road with drop off lane - extends from new 83 St. access built with LRT. Includes all excavation, base, curbs, asphalt, storm drainage	Sq. M	900.0	\$160	\$144,000
6.02	Parking: Bonnie Doon Pool / Dermott Park	New 62 stall parking lot facilitating drop off for Pool and Vimy. Includes all excavation, base, curbs, asphalt, storm drainage, lighting, islands and landscaping	Sq. M	2300.0	\$130	\$299,000
6.03	Access: to back of Vimy Ridge Academy	New access road connecting to the service area and parking at the back of Vimy. Includes all excavation, base, curbs, asphalt, storm drainage	Sq. M	540.0	\$130	\$70,200

\* Note: Arena and associated parking and site works (including removal of track, soccer field, restoration and landscaping) would be a separate project and so is not included in this cost

Subtotal	\$1,827,850
20% Contingency	\$365,600
<b>Total Enhanced Park with the Arena</b>	<b>\$2,193,450</b>

<b>CAPITAL TOTAL WITH ARENA</b>	<b>\$4,272,900</b>
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## Further Information

Park & Facility Development  
Community Services  
12th Floor, CN Tower  
10004 - 104 Avenue NW  
P.O. Box 2359  
Edmonton, Alberta  
T5J 2R7

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This plan is available online at [www.edmonton.ca](http://www.edmonton.ca)