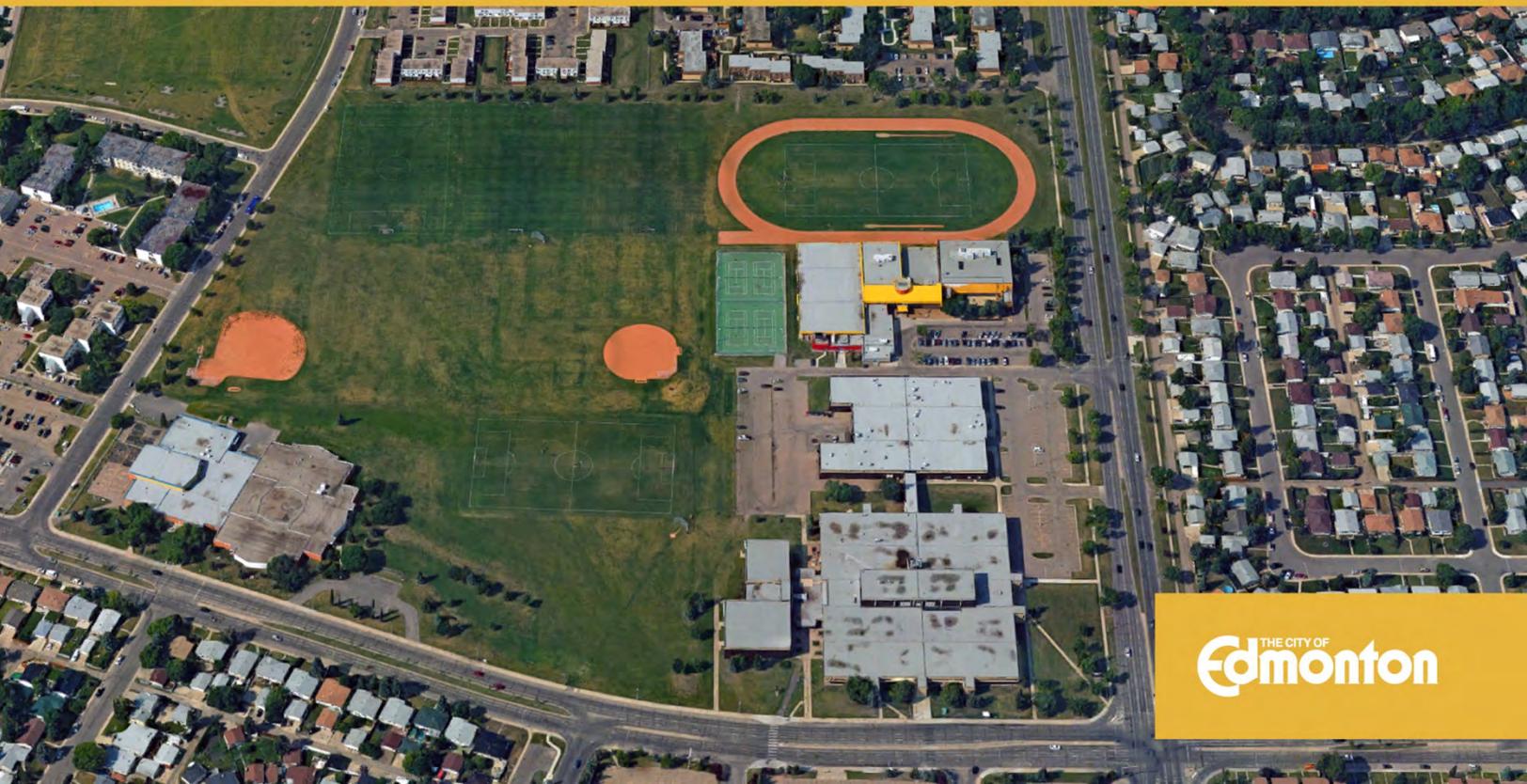


# LONDONDERRY ATHLETIC GROUNDS MASTER PLAN

FINAL REPORT

DECEMBER 2014



## TABLE OF CONTENTS

I.	Executive Summary .....	1
II.	Introduction .....	3
1.	Background .....	3
2.	Overview .....	4
3.	Master Plan Goal, Objectives and Outcomes .....	5
4.	Planning Process .....	5
III.	Strategic Alignment .....	7
1.	City of Edmonton .....	7
2.	Government of Alberta .....	8
3.	Government of Canada .....	9
IV.	Planning Context: People and Their Interests .....	11
1.	Demographics .....	11
2.	Trends and Best Practices .....	14
3.	Public Consultation .....	19
V.	Site and Program Analysis .....	27
1.	Development Context .....	27
2.	Site Factors, Programs and Activities .....	28
VI.	Concept Plan .....	41
1.	Design Vision .....	41
2.	Concept Plan .....	42
VII.	Implementation and Costing .....	51
1.	Benefits .....	51
2.	Implementation Plan .....	51
3.	Capital Impacts .....	52
4.	Operating Impacts .....	54
5.	Developing and Assessing Partnerships .....	54
6.	Funding Recommendations .....	55
VIII.	SUMMARY OF RECOMMENDATIONS .....	57
IX.	Appendix	
	Appendix A: Community Workshop Results	
	Appendix B: Public Consultation Feedback Report (April 2014)	
	Appendix C: Public Consultation Feedback Report (November 2014)	
	Appendix D: Detailed Capital Cost Estimate	

# I. 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 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 2015-2018 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.

This document serves as the Master Plan for the Londonderry Athletic Grounds 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 Londonderry Athletic Grounds Master Plan.



## II. INTRODUCTION

### 1. Background

The following provides an overview on how Londonderry Athletic Grounds fits into the City 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 allow 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 be provided on each District Park.

#### **District Park Renewal Program**

Over half of the 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 2015-2018 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, Londonderry Athletic Grounds, 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.

## 2. Overview

Londonderry Athletic Grounds is a District Park located in the Kilkenny neighbourhood that supports many amenities including: M.E. Lazerte High School, Londonderry Jr. High School, Londonderry Fitness and Leisure Centre, Londonderry Arena, tennis courts, basketball courts, an outdoor shale running track and several sports field and baseball diamonds.

Londonderry Athletic Grounds is intended to accommodate current and future city wide sports programming activities as well as activities associated with M.E. Lazerte School and Londonderry School and to also serve residents of the immediate area who may take advantage of the proximity of the district park and who may walk or bicycle to the Leisure Centre or Arena. The park is also being planned to accommodate the recreational needs of residents within the entire north sector 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 fields, aquatic or arena component or who may travel for favourable ice times at Londonderry Arena.



Recognizing the need to balance indoor and outdoor recreation and leisure opportunities, the Londonderry Athletic Grounds 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 activity parks and identifies Londonderry Athletic Grounds as a priority for the 10-Year Capital Investment Agenda and 4-Year Capital Budget 2015-2018.

### 3. Master Plan Goal, Objectives and Outcomes

#### Goal

The goal of the Londonderry Athletic Grounds Master Plan is to deliver a long-term strategic approach to renew this district activity 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, Great Neighbourhood Framework, etc.
2. Develop and implement a Master Plan that address the needs of citizens, educational institutions, non-profit sport, recreation and cultural organizations and the community
3. Balance the immediate needs to renew parks with ongoing and preventative maintenance and rehabilitation based on Risk-based Infrastructure Management System (RIMS)
4. Seek coordinated development opportunities within the Corporation 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

### 4. Planning Process

The development of the Londonderry Athletic Grounds Master Plan follows the process outlined in the *Recreation Facility Master Plan 2005 - 2015*. This process outlines that all new and re-developed 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 is completed to understand all the factors and parameters. The community and key stakeholders are consulted throughout the process.
- The development of a concept plan and recommendations are 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 are held to refine and confirm the Master Plan recommendations to ensure overall support.
  - Based on the consultation, an implementation and costing plan is 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.

## III. STRATEGIC ALIGNMENT

As indicated previously, one of the objectives of the Londonderry Athletic Grounds 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.

### 1. City of Edmonton

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

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

The Way Ahead guides decisions that will move us towards the achievement of the six 10-year goals and the City 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 are 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
- 10-Year Outdoor Aquatics Strategy
- 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

## 2. 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 Policy 2011 - 2021* will be through a collaborative effort among the three orders of government as well as sport governing bodies.

### 3. 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 *Canadian Sport Policy 2012* 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



## IV. PLANNING CONTEXT: PEOPLE AND THEIR INTERESTS

The following section provides the community context for the planning and renewal of Londonderry Athletic Grounds. 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.

### 1. Demographics

The 2012 Edmonton Civic Census and Plan Edmonton were used to examine the population trends of the Londonderry Athletic Grounds 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.

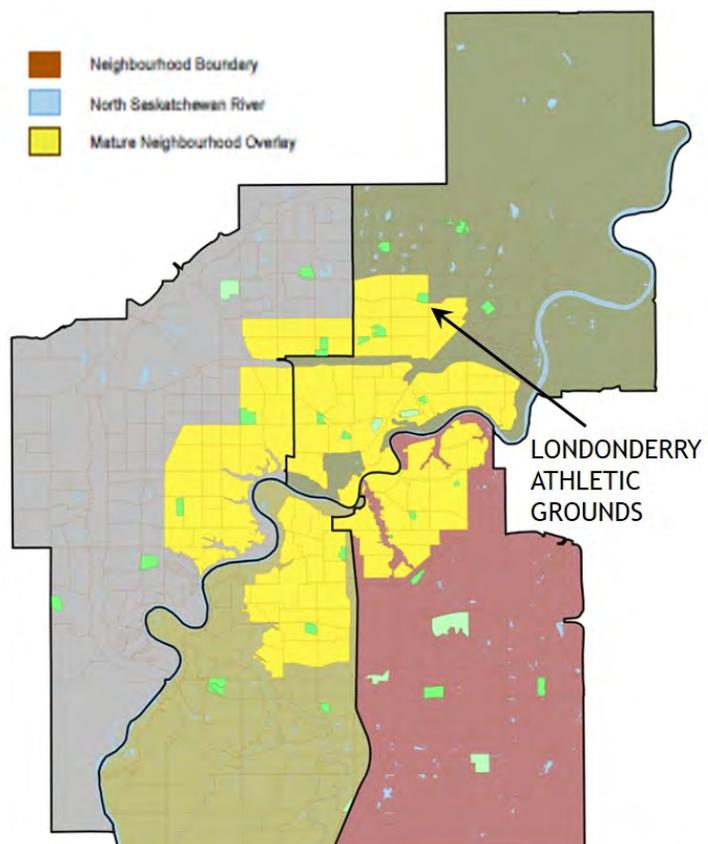
#### **Mature Neighbourhood**

Londonderry Athletic Grounds 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 its communities liveable, lively and vibrant when confronted with historical and demographic changes and aging infrastructure.

#### **Catchment Area**

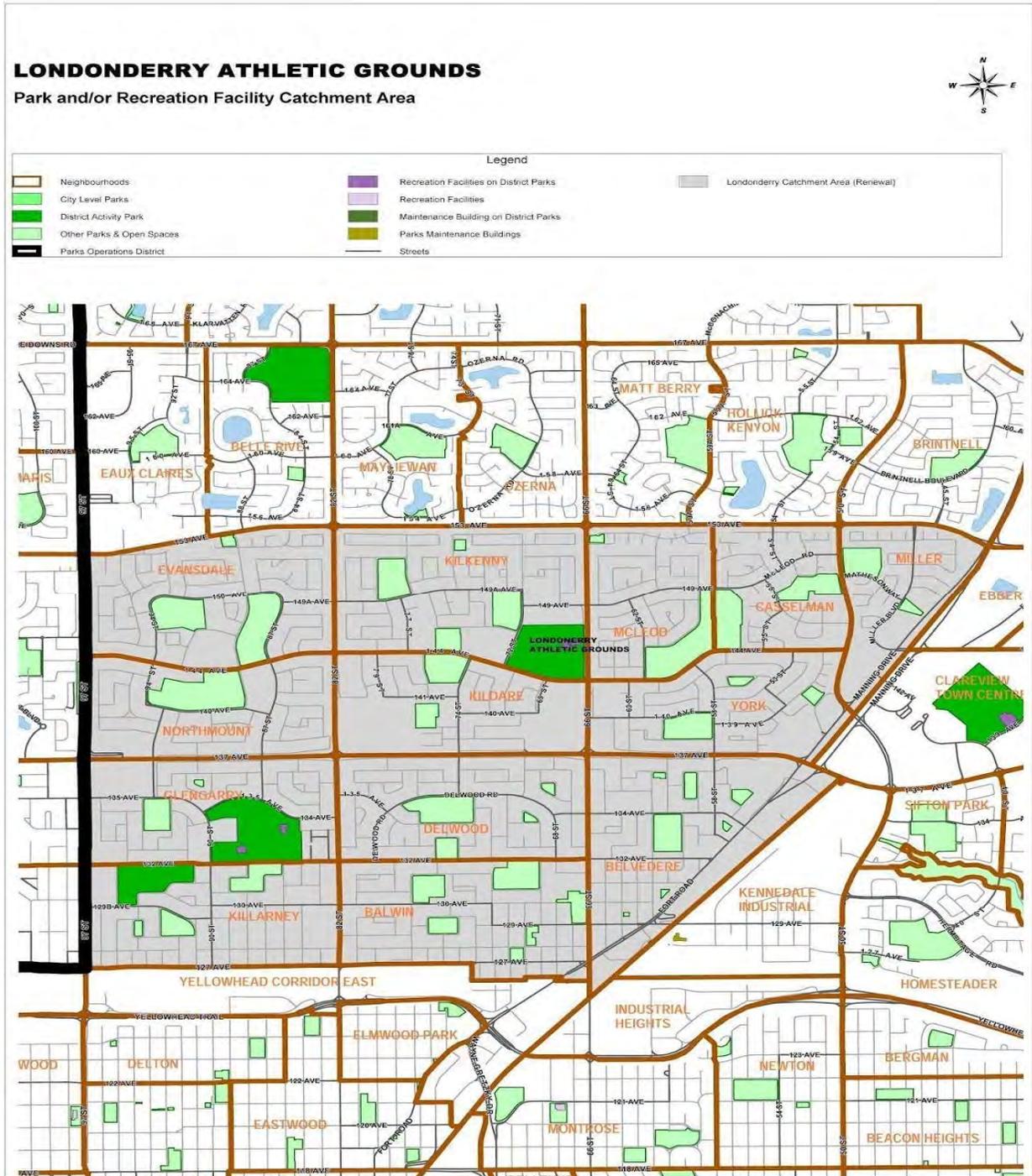
The catchment area of the Londonderry Athletic Grounds includes the following neighbourhoods identified in Table 1 and Map 2 based on the 2012 Municipal Census. The total population of the Londonderry Athletic Grounds catchment area is currently 49,332.

**MAP 1: City of Edmonton -  
Mature Areas Overlay Map**



SOURCE: CITY OF EDMONTON, COMMUNITY SERVICES, GEOMEDIA SOFTWARE - MAY 2013

MAP 2: Londonderry Athletic Grounds - Catchment Area

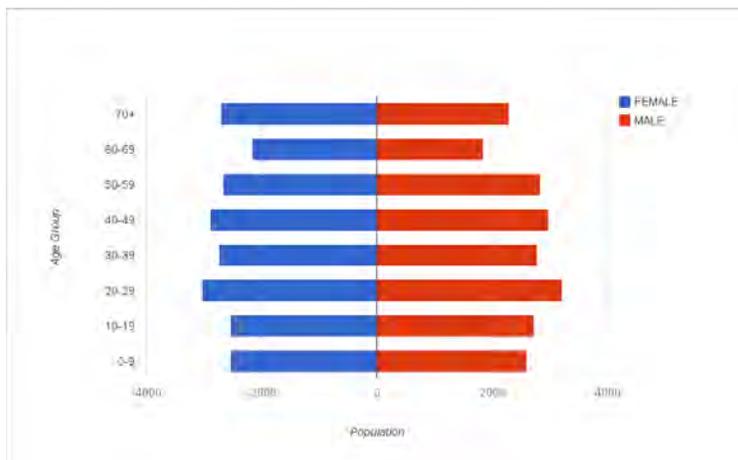


## Age

The chart 1 illustrates the population by age and gender. Compared to the City of Edmonton, the Londonderry Athletic Grounds catchment area's distribution shows:

- each 10-year cohort from ages 0-39 and 50-69 are similar in size
- more 40-49 and 70+ year age groupers are in the Londonderry catchment area

**CHART 1: POPULATION PYRAMID OF THE LONDONDERRY ATHLETIC GROUNDS CATCHMENT AREA (2012 MUNICIPAL CENSUS)**



**SOURCE:** [http://www.edmonton.ca/city\\_government/facts\\_figures/municipal-census-results.aspx](http://www.edmonton.ca/city_government/facts_figures/municipal-census-results.aspx)

**Table 1: Population by Neighbourhood in the Catchment Area**

NEIGHBOURHOOD	POPULATION
Balwin	3863
Belvedere	5085
Casselman	3405
Delwood	3392
Evansdale	5660
Glengarry	2916
Kildare	2763
Kilkenny	5715
Killarney	4014
McLeod	2314
Miller	3122
Northmount	3247
York	3836
<b>Total</b>	<b>49,332</b>

**SOURCE:** [http://www.edmonton.ca/city\\_government/](http://www.edmonton.ca/city_government/)

## Household Income

The median income - the point at which half the neighbourhoods have lower income and half have higher - for all households in the City of Edmonton is \$57,085. For the 13 neighbourhoods within the catchment area of Londonderry Athletic Grounds, the median income is \$54,951, which is slightly lower than the City figure.

## Ethnicity

Overall, Edmonton's immigrant population is not highly concentrated but rather it is distributed widely across City neighborhoods, with concentrations in the southeast, west end and north side neighbourhoods.

- The catchment area neighbourhoods has an immigrant population that is 22.7% of the population, similar to that of the City's 22.9%
- Five neighbourhoods in the Londonderry Athletic Grounds catchment area have proportions of visible minorities higher than the City's average of 22.9%. Of those neighbourhoods, only two are in neighbourhoods with median household incomes that are significantly below the median. This shows a weak correlation between visible minority status and living in a low income neighbourhood.

### **Housing**

Majority of the population in this area, own their dwelling unit (62.26%), which is higher than the municipal average (56.6%). 56.96% of the residents in the catchment area reported living in a single-detached dwelling compared to the rest of the metropolis at 50.40%

### **Education**

The percentage of people living in the Londonderry Athletic Grounds catchment area and attending post secondary education (3.56%) is lower than the City average (5.57%).

### **Languages**

Edmonton is high in linguistic diversity. 65.73% of Edmontonians within the Londonderry Athletic Grounds catchment area speak English and 1.8% speak French as their mother tongue (the first language learned at home) (Statistics Canada, 2001 Federal Census), it is interesting to note that there are 4 other top non-english languages in the Londonderry Catchment area:

- 5.45% of people speak Ukrainian, compared to 1.9% for the rest of the City
- 2.88% of residents speak Arabic, compared to 0.7% for the municipality
- 1.88% of residents speak Italian compared to 0.6 in all of Edmonton
- 1.68% of this population speaks Portuguese compared to the municipality average of 0.4%

### **Employment**

- The Londonderry Athletic Grounds catchment area neighbourhoods has more retired people (15.85%) than the City's average (10.58%)
- The catchment Area does contain only 3 (out of the 13) neighbourhoods with people working 30+ hours per week (37.56% of the population) above the City's average (40.68%)

## **2. 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 the City of Edmonton is provided in Table 2.

**Table 2: 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 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>Edmontonian's spend \$4,779/year to support participation in recreation - above national average of \$3,711/year</li> <li>As families 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>

<b>Parks support a diverse sport sector</b>	Active transportation systems	<ul style="list-style-type: none"> <li>Increasing demand for safe &amp; inviting places to walk and 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>
	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 10 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>
<b>Parks celebrate and promote healthy living</b>	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% 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 Alberta has 5 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 3 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 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 5 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 (eg. skateboard park, sport courts, social gathering spaces)</li> </ul>
	Adult participation	<ul style="list-style-type: none"> <li>• Top 5 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,</li> </ul>

<p><b>Parks support a diverse, creative city with a rich and vibrant arts and cultural community</b></p> <p><b>Parks are environmentally sustainable</b></p>		yoga and cultural activities
	Winter activities	<ul style="list-style-type: none"> <li>• Top 5 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 (eg. Quebec, Paris, etc) showcase numerous winter opportunities by recapturing momentum (child) activities to attract a range of people (eg. 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>
	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> </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</li> </ul>

		Zealand & Australia have policies for park shade requirements)
	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 Londonderry Athletic Grounds 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. 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.
3. Importance of being healthy - the Park will create a place of active and passive recreational use by residents of all ages
4. Ethnicity - the neighbourhoods that surround the park are ethnically diverse and the park provides a great place for neighbours to get together, meet, be active and participate in community building events
5. Children and Youth participation - the Park can provide facilities and amenities for both active/organized and active/unstructured sport and recreation. As well as spaces for social gathering and community events
6. Aging Infrastructure - the renewal of the Park will provide new facilities and amenities of the latest standard for activities, energy and environment

### 3. Public Consultation

#### Public Involvement Plan

The Public Involvement Plan (PIP) 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 Park Master plan

#### 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 live from September 19 - 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 Londonderry 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 Londonderry Athletic Grounds through the following methods:

- Changeable copy signs (2 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 Centre's
- 4500 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
- 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
- Kilkenny 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

Included meetings with stakeholder groups and focus groups in the spring of 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 in the 2.5km catchment area
- Edmonton Public School Board
- Arena Users Committee
- Kilkenny Community League
- Sports Field Users Committee
- Edmonton North Zone Soccer Association (ENZSA)
- Catchment area Community Leagues
- Area 17 Council
- Northeast Zone Sports Council/Edmonton Sports Council
- City of Edmonton Recreation
- Facilities Operations
- Community Churches: Steele Heights Baptist; Emmaus Lutheran
- Londonderry Fitness and Leisure Centre Patrons
- M.E. Lazerte High School
- Fusion
- City of Edmonton Parks Operations
- Londonderry Jr High School
- VIC Management: Londonderry Mall Mgt.

## Stage 1: Quantitative Survey

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

### Findings:

#### *Visitation - Park Site:*

32% of respondents had never visited Londonderry Athletic Grounds and 51% have visited in the past 12 months.

When asked about their favourite aspects of the park the top 4 responses were:

- 36% - Swimming pool
- 28% - Close to home / Location
- 9% - Arenas/Skating Rinks
- 8% - Fitness Area/Workout Area/Weight Room

When asked for reasons they did not visit Londonderry Athletic Grounds the following was shared:

- 30% - Not interested/Too busy
- 25% - Too far / There are other options
- 20% - Not relevant
  - Have no children/children not of the appropriate age (6%)
  - Don't do athletics/not athletic (5%)
  - There is nothing there for us (5%)
  - Do indoor exercises/Alternate activities (5%)
  - 10% - Old/Disability

#### *Visitation - Indoor Facilities:*

30% of respondents had never visited indoor facilities at the Londonderry Athletic Grounds and 52% have visited in the past 12 months.

#### *Importance and Participation:*

Outdoor Activities: Running/walking/cycling on a trail or open area, playground activities, water play activities (spray parks), fitness station activities and ice skating are the top five most important outdoor activities. Running/walking/cycling on a trail or open area and soccer are the most popular outdoor activities in terms of participation.

Indoor activities: Swimming in indoor pools, fitness workouts and programs or camps for children, youth or adults are identified as the most important indoor activities. Swimming in indoor pools, fitness workouts and arena based activities such as ice hockey, lacrosse are the leading indoor activities in terms of participation.

Open Space Activities: Enjoying the outdoors and relaxing outside is the most important and the most participated open space activity.

#### *Satisfaction:*

The majority of the park visitors are satisfied with the opportunities available at the park,

particularly for summer activities, opportunities for enjoying and relaxing outside and opportunities for activities for adults. In terms of accessibility, people are most satisfied with the facilities of walking at the park.

Overall, the majority of the visitors are also satisfied with the general features of the park, such as cleanliness, general maintenance, signage, etc.

## Stage 2: Qualitative Survey

To engage residents and park users, a Public Consultation Session was held at Kilkenny Community League Hall on Saturday, September 21, 2013. Surveys were available at the Public Consultation Session. A link to the online survey was also available on the City of Edmonton Projects & Redevelopment 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 33 completed responses received.

### Results:

1. *Areas Used of Londonderry Athletic Grounds:* Over half of the respondents most frequently used Londonderry Fitness & Leisure Centre (52%), followed by the sports fields (45%) and M.E. Lazerte High School (41%).
2. *Frequency of Use:* The largest category of users of Londonderry Athletic Grounds visit more than once a week (39%)
3. *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 (94%), running or walking on a track (94%), playing in an outdoor playground (77%), water play activities (71%) and fitness activities such as boot camp, yoga, tai chi, etc. (67%).
4. *Importance of Opportunities to Participate in Open Space Activities:* Considering that this park will potentially be renewed, almost all respondents (97%) said that the opportunity to enjoy the outdoors and relax outside was important.
5. *Activities Participated in at Londonderry Athletic Grounds:* 32 responses to “**What activities do you currently participate in at Londonderry Athletic Grounds?**” Some responses included mention of various activities.

Most Frequently Mentioned	Moderately Mentioned	Less Frequently Mentioned
Walking through the park	Running, using the track	Community Events
Swimming / Using Leisure Centre	Soccer	Baseball

Individual responses available online at : [www.edmonton.ca](http://www.edmonton.ca)

6. *Festivals or Sports Events*: Less than half of respondents (48%) attend events such as festivals or sports tournaments at Londonderry Athletic Grounds.
7. *Satisfaction With Accessibility or Ability to Move Around the Park*: Over half of the respondents were satisfied with the parking at the park (58%) and with walking at the park (52%). One quarter or less are satisfied with the cycling at the park (25%) and access for those with limited mobility (22%).
8. *What Do You Like Most About Londonderry Athletic Grounds?* 30 responses to “What do you like most about Londonderry Athletic Grounds”

Most Frequently Mentioned	Moderately Mentioned	Less Frequently Mentioned
Open Spaces	Walking through the park	Friendly Atmosphere/Safety
Variety of activities/sports	Sports Fields	Shale Diamonds
Swimming / Using Leisure Centre		

Individual responses available online at : [www.edmonton.ca](http://www.edmonton.ca)

9. *Suggestions for Improvements?* 30 responses to “In terms of renewal of Londonderry Athletic Grounds, what are your suggestions for improvements?”. Some responses included mention of various improvements.

Most Frequently Mentioned	Moderately Mentioned	Less Frequently Mentioned
Updates to the leisure centre	Track improvements	Parking lot improvements
Playground	Running in park or on track	Walking/Cycling Paths
	Spray Park	Increase Security

Individual responses available online at : [www.edmonton.ca](http://www.edmonton.ca)

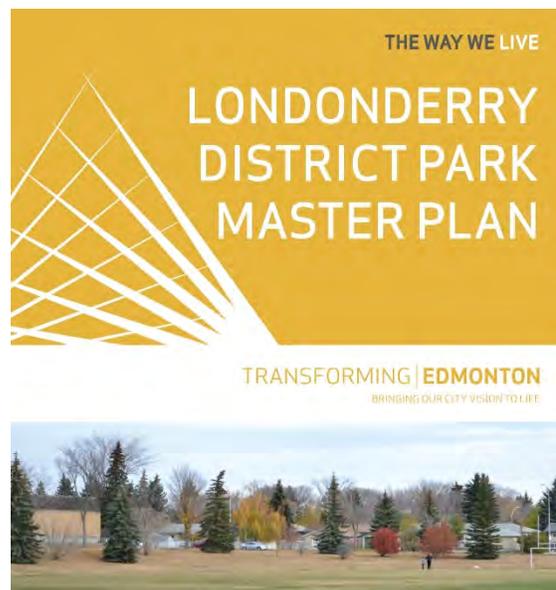
### Stage 3: Community Workshop

A Stakeholder Workshop was held on March 18, 2014 to gather input for the Londonderry Athletic Grounds Master Plan from stakeholders. Selected key stakeholders were identified and invited to attend the workshop which was held at John Barnett School. 14 people attended the event and 7 workbooks were submitted.

The format for the workshop included presentations by the City Working Team and then 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 an overview of the Master Plan project
2. Presentation of what had been learned 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 of Stakeholder feedback using three tools:
  - Individual workbook
  - Small group discussion and drawing on plans
  - Large group report-back

The results of the Workshop as captured in the workbooks used by attendees is 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.



### GET INVOLVED.

TUESDAY, MARCH 18, 2014  
7:00 PM to 9:00 PM  
JOHN BARNETT SCHOOL  
14840-72 STREET, EDMONTON

The City of Edmonton is moving forward with a Park Master Plan for Londonderry Athletic Grounds that will assess of the park's current condition and provide a roadmap for development of future site improvements.

You are invited to hear about the master plan process and provide your feedback on three draft concept designs. Plan to stay for the entire session as this is a 2 hour workshop-style event.

Please send your RSVP to Kurt Bosch (contact info on reverse) before March 14.



### Stage 3: Public Open House #1

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 Londonderry Athletic Grounds based on previous feedback including the Community Workshop.

To engage citizens, a drop-in Public Open House was held at ME Lazerte High School on Wednesday, April 23, 2014. Surveys were available at the open house to provide attendees with an opportunity to capture 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 Projects & Redevelopment website. On April 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 49 responses to the survey received and are summarized in the Londonderry Athletic Grounds Renewal - Public Consultation Feedback Report (April 2014) provided in Appendix B.

The following are a few of the key results which demonstrated general 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 Londonderry Athletic Grounds Master Plan Concept

Over nine in ten respondents either:

- Support the overall Londonderry Athletic Grounds Master Plan concept (44%), or
- Support the Londonderry Athletic Grounds Master Plan concept with some suggestions (48%)

#### Support for Elements of the Proposed Concept

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

- Pedestrian Movement (98%)
- Sports Fields & Spectator Amenities (87%)
- Open Spaces & Community Amenities (74%), and
- Vehicle Access & Parking (72%)

### Stage 3: Public Open House #2

Following further refinements to the Preferred Concept Plan based on stakeholder input, a second open house was held at the Londonderry Fitness and Leisure Centre on November 13, 2014.

Surveys were available at the open house to provide attendees with an opportunity to capture 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 Projects & Redevelopment website from November 4-20, 2014. Other promotions for the open house and survey included social media posts on the City of Edmonton Facebook and Twitter accounts, and the Edmonton Sport Council's e-newsletter on October 29 and November 5.

In total 56 responses to the survey received and are summarized in the Londonderry Athletic Grounds Renewal - Public Consultation Feedback Report (November 2014) provided in Appendix C.

The following are a few of the key results which demonstrated general support for the preferred 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 Londonderry Athletic Grounds Master Plan Concept

Over nine in ten respondents indicated support for the concept plan:

- 62% of respondents indicated support for the Londonderry Athletic Grounds Master Plan concept plan. There was an increase in the percentage of respondents who supported the concept plan that was presented in April (44%) to the revised concept that was presented in November (62%)
- 33% of respondents indicated support for the concept plan with some suggestions for improvement
- Only 6% of respondents did not support that concept plan that was presented at the November open house.

## V. 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 Londonderry Athletic Grounds 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.

### 1. Development Context

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

#### **Londonderry Athletic Grounds**

The Londonderry Athletic Grounds is a 17.81 hectares district park in the Kilkenny neighbourhood that supports many amenities including: M.E. Lazerte Public High School, Londonderry Public School, Londonderry Fitness and Leisure Centre, Londonderry Arena, as well as tennis courts, an outdoor shale running track and several sports fields (See Figure 5.1).



#### **Londonderry Fitness and Leisure Centre**

The Londonderry Fitness and Leisure Centre includes a 25 meter gradual depth swimming pool, warm teach pool, whirlpool, steam room, sauna, waterslide, kids slide, men's and women's and family change rooms, fitness centre, fitness studio, single pad ice arena, meeting rooms, kitchen and administrative spaces. It is one of the highest attended Leisure Centres annually in the City of Edmonton.

### **M.E. Lazerte High School and Londonderry School**

M.E. Lazerte is an Edmonton Public School Board senior high school that is located on the South East corner of Londonderry Athletic Grounds. The school utilizes the sports fields for physical education classes, football and soccer team practices. A number of students walk to school through the park. Londonderry School is an Edmonton Public School Board junior high school that is located on the South West corner of the park. The school utilizes the park space for gym classes, sports team practices and games as well as spontaneous use.

### **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 collector roadways. The program balances the need to rebuild in some neighbourhoods with a preventive maintenance approach in others. If the Londonderry Athletic Grounds is designed at the same times as the planning for the neighbourhood revitalization, it may allow for coordinated development to be explored. Neighbourhoods would benefit faster and at a lower cost than one project occurring at one time.

## **2. Site Factors, Programs and Activities**

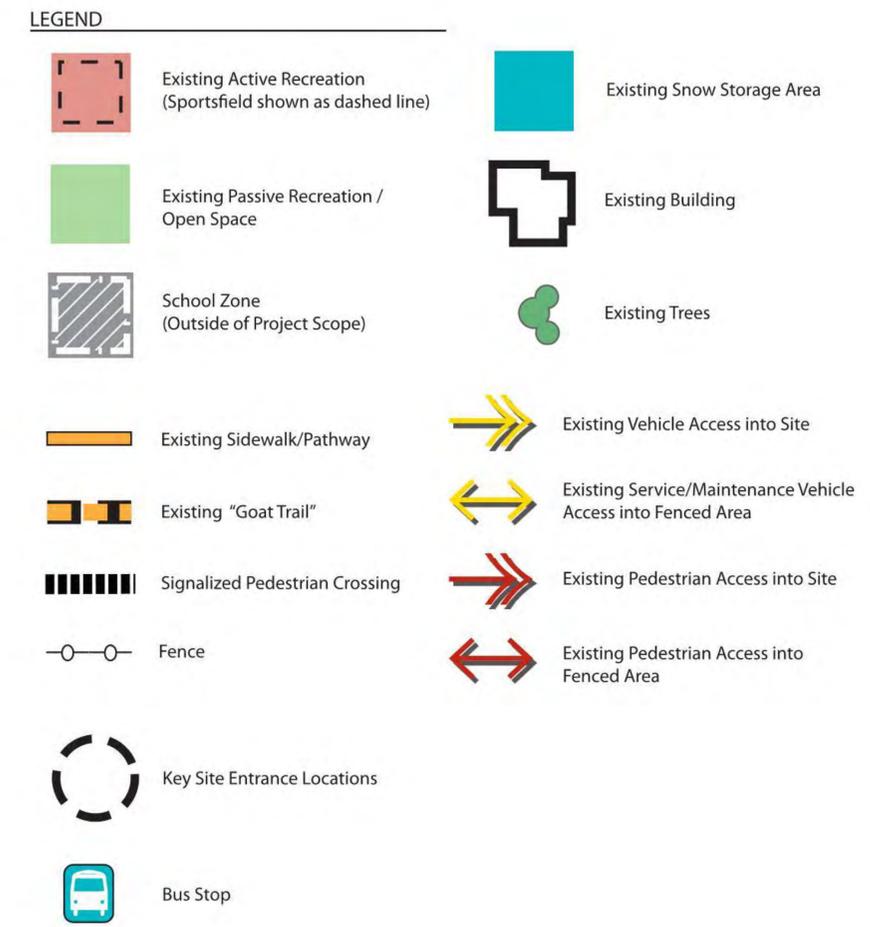
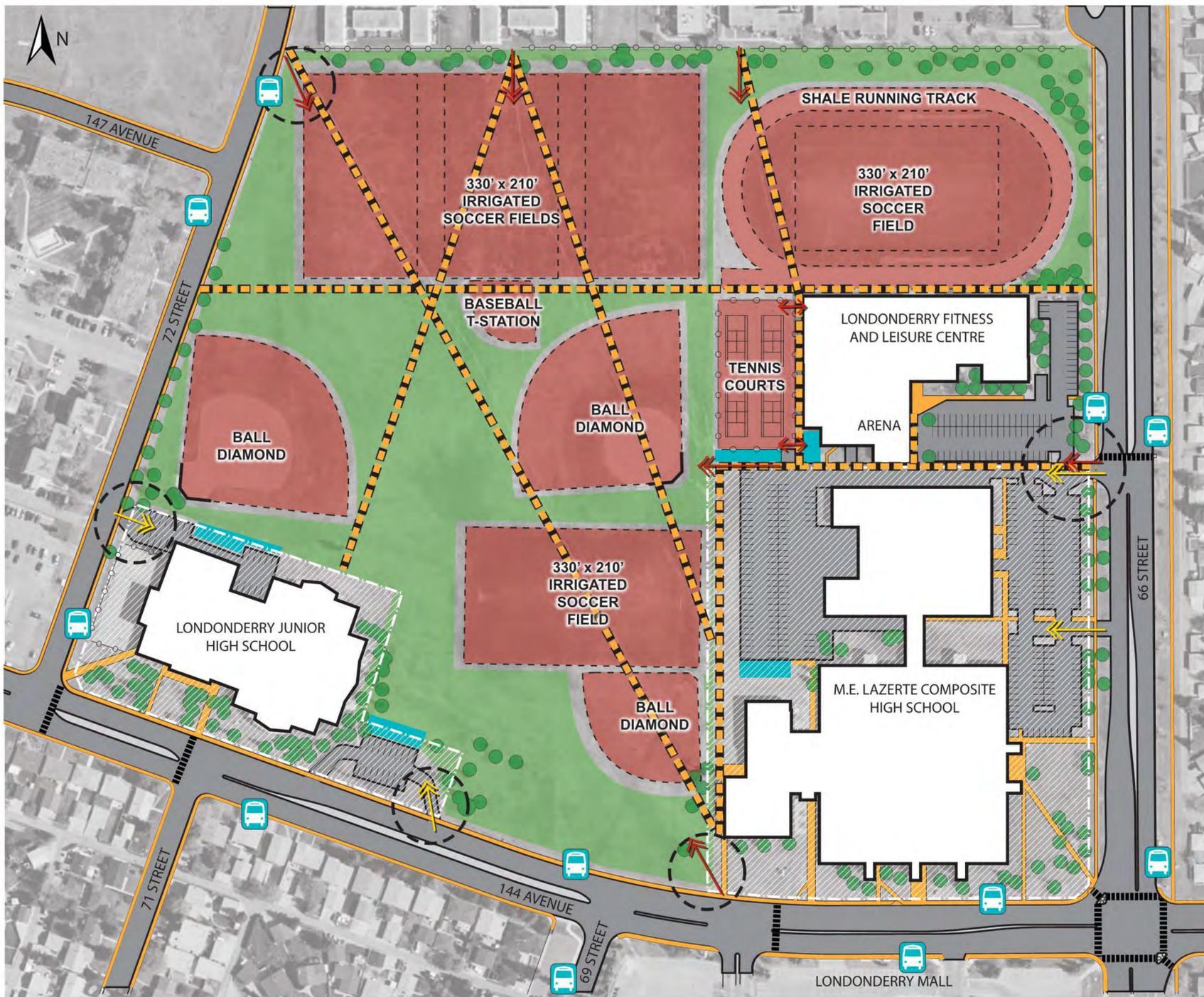
### **Site Factors**

The Londonderry Athletic Grounds is 17.8 hectares and is comprised of (See Map 3):

- Lot C, Block 28, Plan 6143NY
- Lot D, Block 28, Plan 768TR
- Lot R3, Block 28, Plan 6143NY
- Lot R3, Block 28, Plan 6143NY
- Lot R3, Block 28, Plan 5965NY
- Lot, Block A, Plan 3771NY
- Lot R2, Block 28, Plan 5965NY

The zoning for the Londonderry Athletic Grounds 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.



## LONDONDERRY ATHLETIC GROUNDS - DISTRICT ACTIVITY PARK

NEIGHBOURHOOD: KILKENNY

14620 - 66 STREET NW  
Lot C, Block 28, Plan 6143NY  
SIZE OF PARK: 17.81 HA

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, demand capacity, and functionality.

- **Physical** - 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 (sport regulations, health, safety, accessibility, environment) and space needs (functional capacity, land availability) - these are factors all 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)

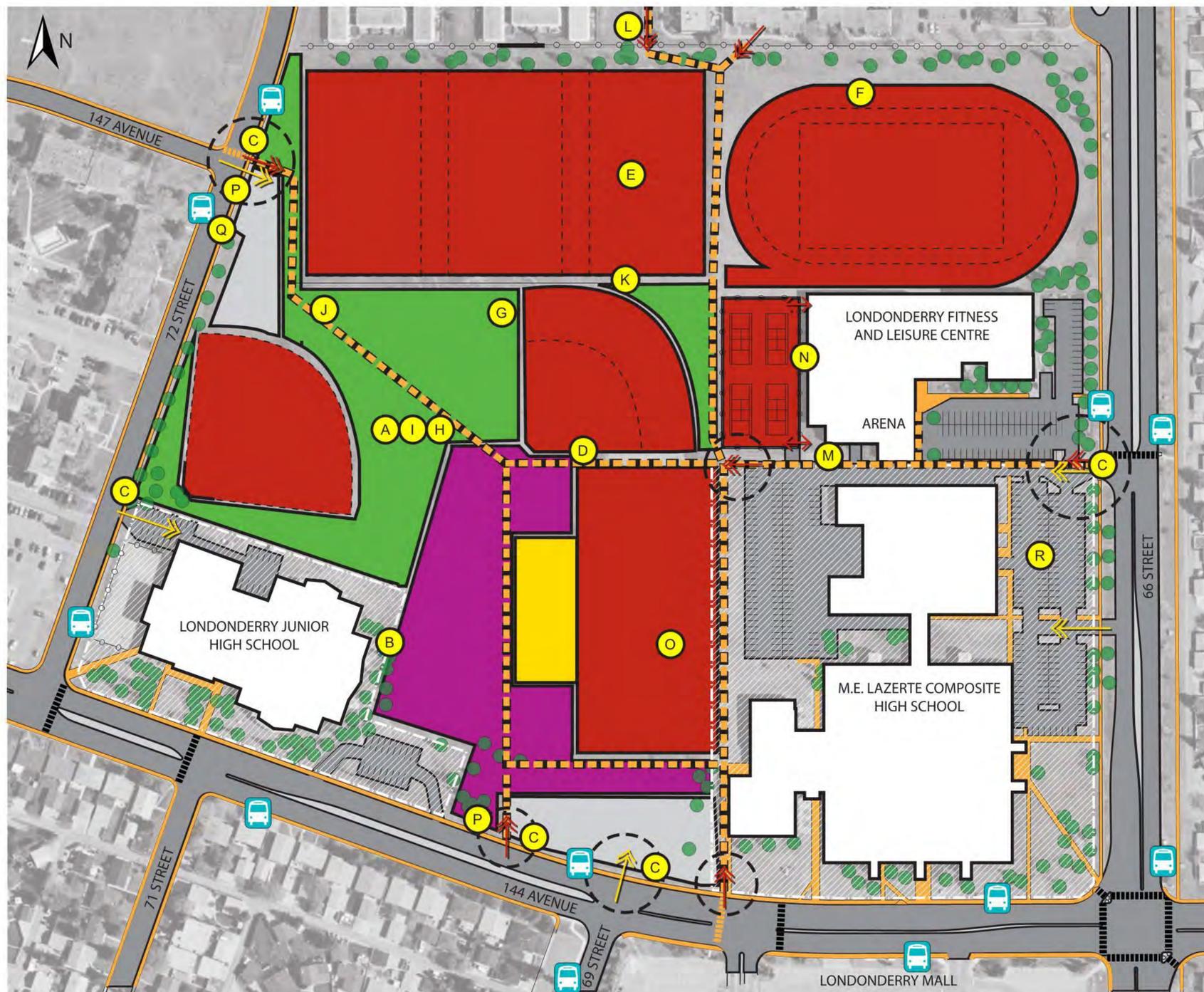
### District Park Renewal Targets

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 5 key park asset types (access & circulation, furniture, playground, protection and sports fields) and is scored/reported by Parks (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 Londonderry Athletic Grounds.

**Table 4: Condition Assessment**

Assessment Types	Londonderry Athletic Grounds	District Park Renewal Targets
<b>Physical Condition</b>	Physical Condition for Londonderry Athletic Grounds based on the Park Condition Report is 3.71 for the 5 key park asset types. <ul style="list-style-type: none"> <li>• Access &amp; Circulation <b>3.57</b></li> <li>• Protection <b>3.70</b></li> <li>• Sports Fields <b>3.71</b></li> <li>• Furniture <b>3.76</b></li> </ul> <p style="text-align: right;"><b>Overall 3.71</b></p>	Using a proactive infrastructure evaluation - RIMS <ul style="list-style-type: none"> <li>• Park Condition Assessment Score greater than 3.4</li> </ul> <p>Utility improvements addressed</p>
<b>Functionality</b>	As defined in the opportunities and constraints analysis to follow and in the Design Vision and Concept Plan (See Section VI)	Maximizing opportunities within Park Renewal Program Outcomes <ul style="list-style-type: none"> <li>• Access &amp; Circulation</li> <li>• Sport</li> <li>• Recreation &amp; Play</li> <li>• Arts, Culture &amp; Celebration</li> <li>• Environmental Sustainability</li> </ul>
<b>Demand Capacity</b>	The population in the 2.5km catchment area for the park is 47,332	Service Level Target: 40,000 - 80,000 population / District Park

The detailed opportunities and constraints analysis prepared by the Working Team is provided below and illustrated on Figure 5.2.



**Opportunities and Constraints:**

- A** Create a continuous and cohesive park design that emphasizes more than sports fields. Explore opportunities to reinforce the site's use as a premiere event space.
- B** Provide dedicated spaces for gathering and passive activities in areas that could benefit. Support these spaces with furnishings and landscaping.
- C** Reinforce the park's identity through aesthetic entrance signage and wayfinding. Consider changeable signage that highlights upcoming events.
- D** Provide a location for the future artificial turf field. Locate according to best sun-orientation and proximity to parking, access and amenities.
- E** Review the requirements for all fields and ensure that they are appropriate for usage numbers. Explore alternative sport requirements, such as Kabaddi and basketball. Consider the future removal of an additional sportsfield if artificial turf field reduces usership of other fields.
- F** Review and potentially improve running track grading and surfacing.
- G** Remove the existing baseball teaching station (t-station) and additional sportsfield, as required for artificial turf field installation.
- H** Support and enhance spectator amenities. Consider the spatial relationship between the proposed artificial turf amenity building with other fields on site. Consider four season use of the facility and complementary functions.
- I** Provide additional landscaping and trees within the site to provide shade in key areas where spectators/players gather near fields.
- J** Provide landscaped pedestrian walkways from adjacent neighborhoods to the schools to prevent short-cutting across fields.
- K** Explore the potential to provide an east/west pedestrian connection through the site to improve adjacent neighbourhood walkability.
- L** Explore the potential to create a connecting trail within the public right-of-way north of site.
- M** Provide a strong pedestrian connection from the leisure centre to the tennis courts and sportsfield areas.
- N** Improve CPTED issues between the Leisure Centre building and the tennis court and improve access into the courts.
- O** Provide better pedestrian connections between the High School and tennis courts and track.
- P** Improve landscaping along park edges but retain sightlines in. Use landscaping elements to visually define pedestrian entrances into site. Create a sense of integration with the neighbourhood.
- Q** Consider an additional vehicle access and parking area entering off of 72 Street. Consider the future parking and access needs for artificial turf field.
- R** Consider formalizing evening parking lot agreement between the High School and the Leisure Centre to prevent people from receiving tickets. Ensure that the signage is clear and City Bylaw enforcement is aware of agreement.

**Major Project Drivers:**

- Artificial Turf Field
- Parking and Access Requirements
- Open Space Requirement for Community Events
- Soccer Fields
- Pedestrian Movement

**LEGEND**

- Active Recreation Programming (Sports Field shown as dashed line)
- Passive Recreation / Open Space Programming
- School Zone (Outside of Project Scope)
- Community Amenity Programming
- Amenity Building Area Programming (Artificial Turf Amenity Building Area)
- Existing Building
- Existing Trees
- Existing Sidewalk/Pathway
- Missing Pedestrian Connections
- Signalized Pedestrian Crossing
- Key Site Entrance Locations
- Bus Stop
- Fence

## 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 lights and traffic signals, and street lighting. A key pedestrian crossing is the (newly) signalized crossing of 144 Avenue between ME Lazerte High School and Londonderry Mall. There signalized (flasher) pedestrian crosswalk of 66 Street providing access from the east to the Leisure Centre and Me Lazarte. As indicated in the public consultation results, pedestrian access to the Park and facilities is a concern from both a safety, accessibility and convenience perspective.



There are no formal walks or trails through the Londonderry Athletic Grounds and the majority of users walking through the park access the amenities by walking through the open space, often directly across the sports fields or ball diamonds. This is evidenced by a number of obvious “desire trails” running diagonally through the park. Access to the housing directly north of the park is by way of a dirt pathway with small cut outs in the fences through to the neighbourhood.

### Parking & Traffic

Although a formal parking and traffic study has not been completed, as clearly outlined by the public and stakeholder input, parking and traffic in and around the site can be improved in terms of traffic flow and available parking. With additional development and use of the site, in particular with the development of an artificial turf field, improvements in parking and access will be required. The following is a summary of the existing conditions:

- 72 Street - parking along both sides of the street provides access to the north soccer fields and the main ball diamond. During evening league play and weekend tournament play the available parking is full which impacts the movement of traffic along the street.
- 144 Avenue - parking on 144 Avenue is restricted and there is one small (20 stall) parking lot which primarily services the drop-off and parking function of Londonderry Junior High. One of the key traffic issues along 144 Avenue is the movement of pedestrians (students) across the avenue in front of ME Lazerte High School. A pedestrian activated signal was recently added due to ongoing safety concerns.



- 66 Street - an all directional (but un-signalized) access on 66 Street provides vehicle access to the parking areas for both the Londonderry Leisure Centre and ME Lazerte High School. As described in the public consultation, at key times of the day (early morning, late afternoon, early evening) access and egress from the site can be a challenge, and parking can be at a premium. There are posted restrictions on the use of school parking by Leisure Centre patrons. For tournaments on the Athletic Ground, the schools west parking lot is well used.

### **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 a formal park sign identifying the park and the associated park activities. There is also an identifying sign for the Londonderry Fitness and Leisure Centre which advertises activities and programs taking place in the leisure centre.

### **Park Lighting**

The site relies on street lighting for the majority of light sources aside from the tennis courts (user operated), and the permanent parking lots.

### **Servicing**

A major (900mm Dia.) sanitary trunk line in a 35m wide right-of-way (work zone) crosses the site at a diagonal from approximately the intersection of 72 street and 145 avenue to the most westerly entrance to the Londonderry Mall on 144 street. This trunk line creates limitations for the construction and so the location of the proposed artificial turf field will need to be sited to avoid the line. There are small sanitary and storm lines which service the Leisure Centre and west parking lot of ME Lazerte School that may need to be relocated and may also provide

workable tie-in locations for the artificial turf field, proposed parking and washrooms.

### **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 Londonderry Athletic Grounds. 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: Opportunities and Constraints**

- Consider landscaped pedestrian walkways from adjacent neighborhoods to the schools to prevent short-cutting across fields.
- Explore the potential to provide an east/west pedestrian connection through the site to improve adjacent neighbourhood walkability.
- Explore the potential to create a connecting trail within the public right-of-way north of site.
- Consider a strong pedestrian connection from the Leisure Centre to the tennis courts and sports field areas.
- Design to address the CPTED issues between the Leisure Centre building and the tennis court and improve access into the courts.
- Consider better pedestrian connections between the High School and tennis courts and track.
- Investigate potential CPTED issues throughout the site and consider pedestrian lighting on key pathways.
- Locate the artificial turf field as to avoid the sanitary trunk line
- Consider an additional vehicle access and parking area entering off of 144 Avenue with particular consideration of the future parking and access needs for artificial turf field.
- Consider formalizing evening parking lot agreement between the High School and the Leisure Centre to prevent people from receiving tickets. Ensure that the signage is clear and City Bylaw enforcement is aware of agreement.
- Consider improvements to the 66 Street access and the 'service road' between the school and the Leisure Centre



## Sport Activities

Parks support a vibrant, diverse sports sector

### Inventory and Activities

Londonderry Athletic Grounds includes the following sports field inventory (Map 4):

- 2 Combo rectangular fields
- 3 Soccer rectangular fields
- 3 Baseball diamonds
- 4 Tennis Courts
- 1 Shale Running Track
- 1 Teaching Station

Map 4: Sports Field Inventory



### Usage Rates

Booked use of sports fields at Londonderry Athletic Grounds for 2011-2013 is reflected in the tables below. This does not reflect drop-in, spontaneous use of the sports fields, tennis courts, and track.

**Table 5: Sports Field Usage Rates**

Field	2011	2012	2013
#1 Combo	Soccer - 258 hrs	Soccer - 184 hrs Tournament - 11 hrs	Football - 5 hrs Soccer - 272 hrs Tournament - 38 hrs
	Total - 258 hrs	Total - 195 hrs	Total - 315 hrs
#2 Soccer	Football - 3 hrs Soccer - 367 hrs Tournament - 1 hrs Non Athletic Event - 21 hrs	Soccer - 369 hrs Tournament - 14 hrs	Soccer - 471 hrs Tournament - 34 hrs
	Total - 392 hrs	Total - 383 hrs	Total - 505 hrs
#3 Soccer	Football - 3 hrs Soccer - 281 hrs Non Athletic Event - 21 hrs	Soccer - 207 hrs Tournament - 22 hrs	Soccer - 264 hrs Tournament - 48 hrs
	Total - 305 hrs	Total - 229 hrs	Total - 312 hrs
#4 Soccer	Football - 3 hrs Soccer - 154 hrs	Soccer - 138 hrs Tournament - 22 hrs	Football - 18 hrs Soccer - 146 hrs Tournament - 48 hrs
	Total - 305 hrs	Total - 160 hrs	Total - 212
#5 Combo	Soccer - 187 hrs Tournament - 3 hrs Non Athletic Event - 41 hrs	Soccer - 95 hrs Tournament - 16 hrs	Football - 40 hrs Soccer - 26 hrs Tournament - 48 hrs
	Total - 231 hrs	Total - 111 hrs	Total - 114 hrs
#1 Diamond	Baseball - 88 hrs Slo Pitch - 43 hrs Non Athletic Event - 41 hrs	Baseball - 66 hrs Slo Pitch - 74 hrs Tournament - 13 hrs	Baseball - 88 hrs Slo Pitch - 88 hrs Non Athletic Event - 7 hrs
	Total - 172 hrs	Total - 153 hrs	Total - 183 hrs
#2 Diamond	Slo Pitch - 21 hrs	Slo Pitch - 52 hrs Tournament - 13 hrs	Slo Pitch - 54 hrs Non Athletic Event - 7 hrs
	Total - 21 hrs	Total - 65 hrs	Total - 61 hrs
#3 Diamond	Slo Pitch - 10 hrs	Tournament - 13 hrs	Slo Pitch - 18 hrs Non Athletic Event - 7 hrs
	Total - 10 hrs	Total - 13 hrs	Total - 25 hrs
Tennis Courts*	Court #1 - 365.30 hrs Court #2 - 357.30 hrs Court #3 - 357.30 hrs	Court #1 - 389.30 hrs Court #2 - 353.30 hrs Court #3 - 353.30 hrs	Court #1 - 330 hrs Court #2 - 330 hrs Court #3 - 330 hrs
	Total - 1,079.9 hrs	Total - 1,095.9 hrs	Total - 990 hrs

\*Tennis Court #4 is kept for spontaneous use so does not have any booked hrs

### Shale Running Track

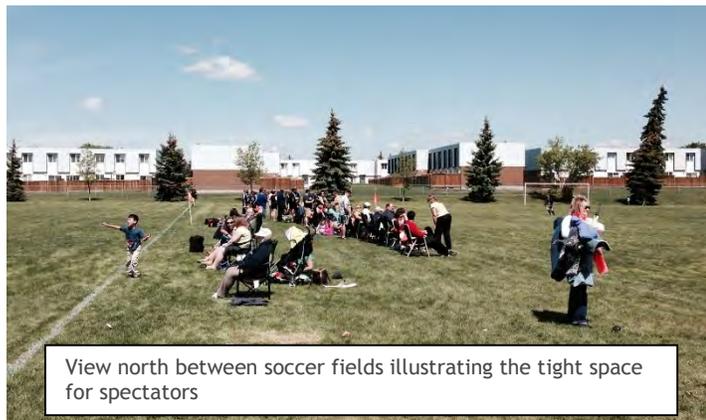
The 400 metre shale running track surrounds the large combo sports field (Combo field #1), however the shape of the radius does not support competitions. This orientation supports drop-in spontaneous use by casual runners/walkers. There were no bookings for this amenity from 2011-2013. There are two long jump/triple jump runways and jump pits, 1 running along the outer south side of the track and 1 running along the outer north side. There are some maintenance improvements needed along the track related to broken curbs and misaligned catch basins.

### 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 Activity Parks. With the lack of an elementary school on the Londonderry Athletic Grounds site, it is recommended that this amenity be removed.

### Sport Activities: Opportunities and Constraints

- Provide a location for the future artificial turf field. Locate according to best sun-orientation and proximity to parking, access and amenities.
- Review the requirements for all fields and ensure that they are appropriate for usage numbers.
- Explore alternative sport requirements (eg. Kabaddi)
- Review and potentially improve running track grading, curbing and surfacing.
- Consider removing the existing baseball teaching station and additional sports field, as required for artificial turf field installation.
- Support and enhance spectator amenities. Consider the spatial relationship between the proposed artificial turf amenity building with other fields on site.
- Consider four season use of the facility and complementary functions.
- Provide additional landscaping and trees within the site to provide shade in key areas where spectators/players gather near fields.
- The tennis courts are well utilized and public consultation supports keeping them.



View north between soccer fields illustrating the tight space for spectators

## Recreation and Play Activities

Parks celebrates and promotes healthy living

### 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 passive open space areas of any size that are defined by trees, landscaping or other features (eg. 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.



### Recreation and Play Activities: 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.
- Consider the inclusion of some defined and enjoyable open spaces for informal activities, such as frisbee and catch. Landscaping can be used to define these spaces and create visual boundaries between different spatial uses.
- Consider the creation of small defined spaces that are appropriate for passive activities, such as small gatherings and picnics. Consider shade, windbreaks, furnishings and amenities that encourage year round activities.
- 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 suitable for young families and which will encourage all season use.

## 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 has no 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 and event of any size. The two schools on the site currently support 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: Opportunities and Constraints

- Consider the development of a continuous and cohesive park design that emphasizes more than sports fields. Explore opportunities to reinforce the site's use as a premiere event space.
- Consider the provision of dedicated spaces for gathering and passive activities in areas that could benefit. Support these spaces with furnishings and landscaping.
- Consider ways to 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.
- Consider locations in the park for a designated community event space that can be used as a staging area for community gathering 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 (ie. a great place to meet with friends for coffee or for a couple families for a picnic). If developed, ensure that the community event space has reasonable event infrastructure such as power, shelter and hard surfacing that is associated with a defined open space for gathering
- Include a public art element that is meaningful to the community and/or tells an important story about the community, people or the City.

### 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 Activity Park. Londonderry Athletic Grounds has an inventory of 182 trees total with 8.21 hectares of green space resulting in 22 trees per hectare. An additional planting of 187 trees would be required to achieve the target base level tree inventory.

#### 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 a number of shrub beds along the walls of the Arena and Leisure Centre.



View from north from 144 Avenue along the existing walk adjacent to ME Lazerte School

### Furniture

Opportunities for seating (resting, socializing) and for picnicking are limited. There are no benches on site. M.E. Lazerte School has placed 3 picnic tables on the North East corner of the school, and there are 4 tables outside the entrance of the Leisure Centre but this is insufficient to serve a district activity park. Furniture improvements would support the community events that take place in Londonderry Athletic Grounds during the summer months. 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: Opportunities and Constraints

- Consider the use of tree and shrub planting to enhance and define the park edges.
- Increase number of trees throughout the interior of the site (at minimum to meet Parks standards) and weave them into the design of landscape spaces and pedestrian areas.
- Consider a mix of tree planting and ornamental planting beds should be added to enhance the aesthetics of the site, provide shade and shelter, places to play and also to define open space areas for gathering and passive recreational activities.
- Consider the provision of 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.





## VI. 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 recommended Concept Plan is based on consideration of the identified outcomes, thorough analysis, and incorporates the findings from the previous three sections.

### 1. 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 program of features and facilities as a foundation for the development of the Concept options for Londonderry District Park. As described below, the 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 Londonderry District Park Boundaries. A detailed traffic study is recommended in support of this Master Plan to define options for addressing traffic movement in and around the Park and for determining parking requirements and shared use options.
- **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. At the Concept options stage both open spaces and community amenities were illustrated as ‘spaces’ (locations/areas) within the Park with no specific detail as to what might be developed there and/or what experiences people might have there.
- **Sports Fields and Spectator Experience:** to maintain Londonderry District Park as a location designed to accommodate current and future city wide sports programming activities as well as activities associated with M.E. Lazerte School and Londonderry School.

## 2. 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 Londonderry Athletic Grounds. 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).

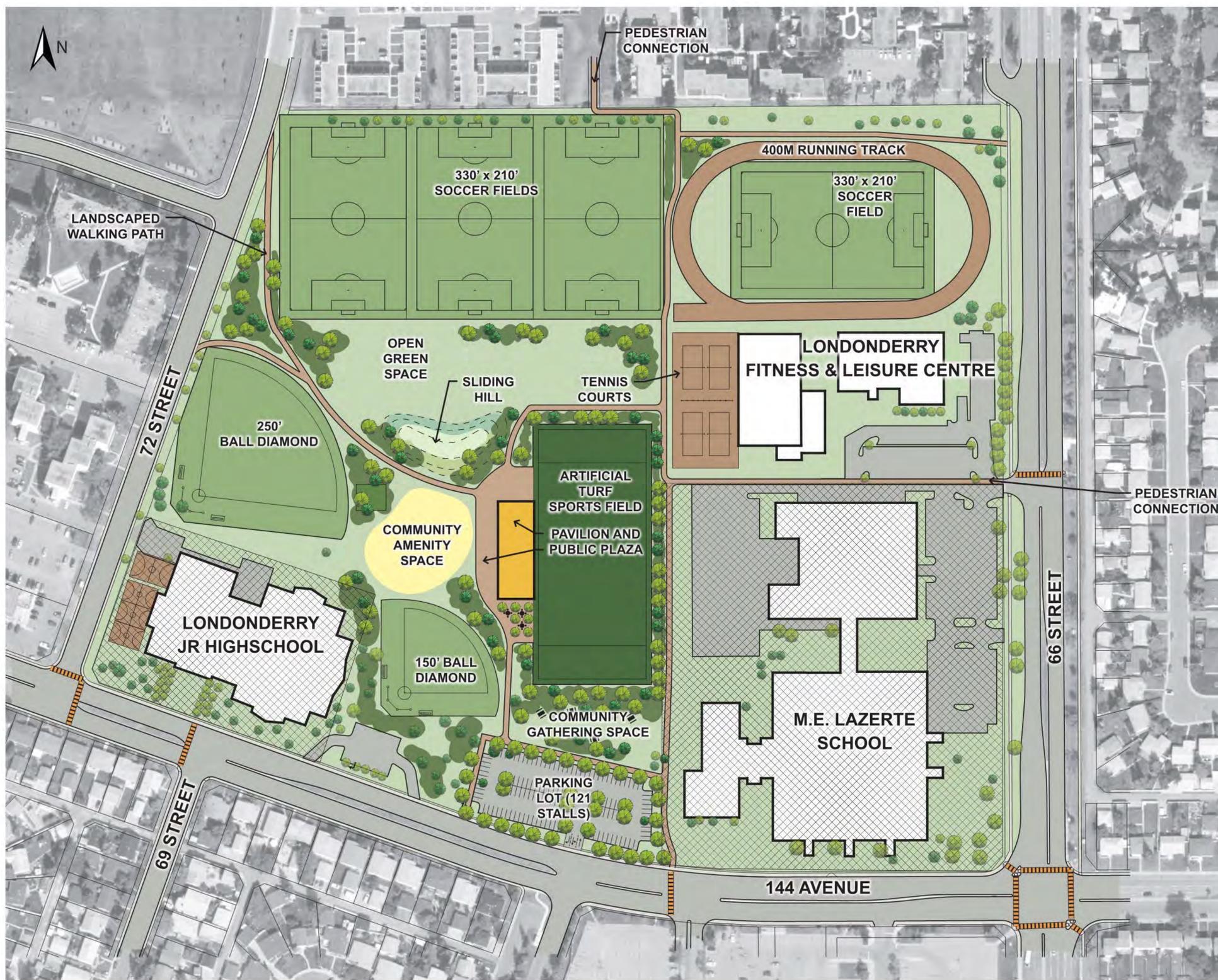
- A. Concept A - General Description: New Artificial Turf Field and Grandstand/Pavilion fill the east side of the park creating a long, narrow open space and community gathering space. Tennis courts relocated and replaced with parking. Small ball diamond provided along 144 Ave
- B. Concept B - General Description: New Artificial Turf Field and Pavilion fill the east side of the park creating a central community amenity space that is divided by a walkway and small sliding hill. A new parking lot and gathering space provided along 144 Ave
- C. Concept C - General Description: New Artificial Turf Field and Pavilion fill the east side of the park creating two open spaces divided by a walk. New basketball courts are a central feature. A community amenity space and parking lot are provided along 144 Ave



**LEGEND**

- OPEN LAWN SPACE
- SPORTS FIELDS
- LANDSCAPING
- ARTIFICIAL TURF FIELD
- TRACK / COURTS
- COMMUNITY AMENITY AREA
- EXISTING BUILDINGS
- NEW AMENITY BUILDING
- ROADS / PARKING AREAS
- PATHWAYS / PLAZA
- CROSSWALKS
- TREES
- PICNIC TABLES

**General Description:** New Artificial Turf Field and Pavilion fill the east side of the park creating a long, narrow open space and community gathering space. Tennis courts relocated and replaced with parking. Small ball diamond provided along 144 Ave.



**LEGEND**

- OPEN LAWN SPACE
- SPORTS FIELDS
- LANDSCAPING
- ARTIFICIAL TURF FIELD
- TRACK / COURTS
- COMMUNITY AMENITY AREA
- EXISTING BUILDINGS
- NEW AMENITY BUILDING
- ROADS / PARKING AREAS
- PATHWAYS / PLAZA
- CROSSWALKS
- TREES
- PICNIC TABLES

**General Description:** New Artificial Turf Field and Pavilion fill the east side of the park creating a central community amenity space that is divided by a walkway and small sliding hill. A new parking lot and gathering space provided along 144 Ave.



**LEGEND**

- OPEN LAWN SPACE
- SPORTS FIELDS
- LANDSCAPING
- ARTIFICIAL TURF FIELD
- TRACK / COURTS
- COMMUNITY AMENITY AREA
- EXISTING BUILDINGS
- NEW AMENITY BUILDING
- ROADS / PARKING AREAS
- PATHWAYS / PLAZA
- CROSSWALKS
- TREES
- PICNIC TABLES

**General Description:** New Artificial Turf Field and Pavilion fill the east side of the park creating two open spaces divided by a walk. New basketball courts are a central feature. A community amenity space and parking lot are provided along 144 Ave.

### Program Elements Comparison

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

**Table 6: Concept Plan Options - Program Elements Comparison**

<b>Pedestrian Connections</b>	<b>Concept A</b>	<b>Concept B</b>	<b>Concept C</b>
Direct east-west walk from 66St to 72St north side of Leisure Centre	Yes	No	No
Direct east-west walk from 66St to the park between ME Lazerte School and Leisure Centre	Yes	Yes	Yes
Continuous central north-south walking corridor across entire park	Yes	Yes	Yes
Curving walk from 72St across park and south towards Mall	Yes	No	No
Diagonal walk from 72St that connects to a walk south to Mall and east to ME Lazerte/Leisure Centre	No	Yes	Yes
Walk along the north edge of park and track from 66St to central spine walk	No	Yes	No
<b>Vehicle Access and Parking</b>	<b>Concept A</b>	<b>Concept B</b>	<b>Concept C</b>
New parking lot (108 stalls) provided on west side of Leisure Centre (replacing relocated tennis courts)	Yes	No	No
New parking lot (121 stalls) south of new artificial turf field and accessed from 144 Ave at 69St	No	Yes	No
Expansion of existing Londonderry Jr High parking and drop-off into larger parking lot (102 stalls) for park	No	No	Yes
<b>Open Spaces &amp; Community Amenities</b>	<b>Concept A</b>	<b>Concept B</b>	<b>Concept C</b>
Community Amenity Space located to the southwest of the new Artificial Turf Field, Plaza and Pavilion	Yes	No	No
Community Amenity Space located directly west of the new Artificial Turf Field, Plaza and Pavilion	Yes	No	No
Community Amenity Space located directly south of the new Artificial Turf Field, Plaza and Pavilion	No	No	Yes
New sliding hill in the centre of the open space	No	Yes	No

Large central open space area – long and narrow shape defined by walk	Yes	No	No
Two smaller open space areas created by diagonal walk and sliding hill	No	Yes	No
Large, wide open, central open space, diagonal walk across	No	No	Yes
Designated community gathering space to south of Artificial Turf Field	No	Yes	No
<b>Sports Fields &amp; Spectator Experience</b>	<b>Concept A</b>	<b>Concept B</b>	<b>Concept C</b>
Existing 3 Soccer Fields (330' x 210') remain	Yes	Yes	Yes
Existing Combo field and 400m track remain north of Leisure Centre	Yes	Yes	Yes
Existing Baseball/Softball Diamond (250') remains adjacent to 72 St.	Yes	Yes	Yes
Existing Softball Diamond (200') remains - current location	No	No	Yes
Existing Softball Diamond (200') relocated - near 144 Ave	Yes	No	No
New Softball Diamond (150') provided east of Londonderry Jr High	No	Yes	No
Tennis Courts remain in current location to existing	No	Yes	Yes
Tennis Courts relocated to the west (to allow for new parking)	Yes	No	No
New Basketball Courts adjacent to the east side of the Artificial Turf Field	Yes	No	No
New Basketball Courts adjacent to the west side of the Artificial Turf Field	No	No	Yes

## 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 M.E. Lazerte High School on April 23, 2014. Based on the community input, further refinements were made to the plan and a second open house was held in November, 2014.

The following describes the key facilities, features and amenities as proposed in the October 2014 Preferred Concept Plan as illustrated on Figure 6.4:

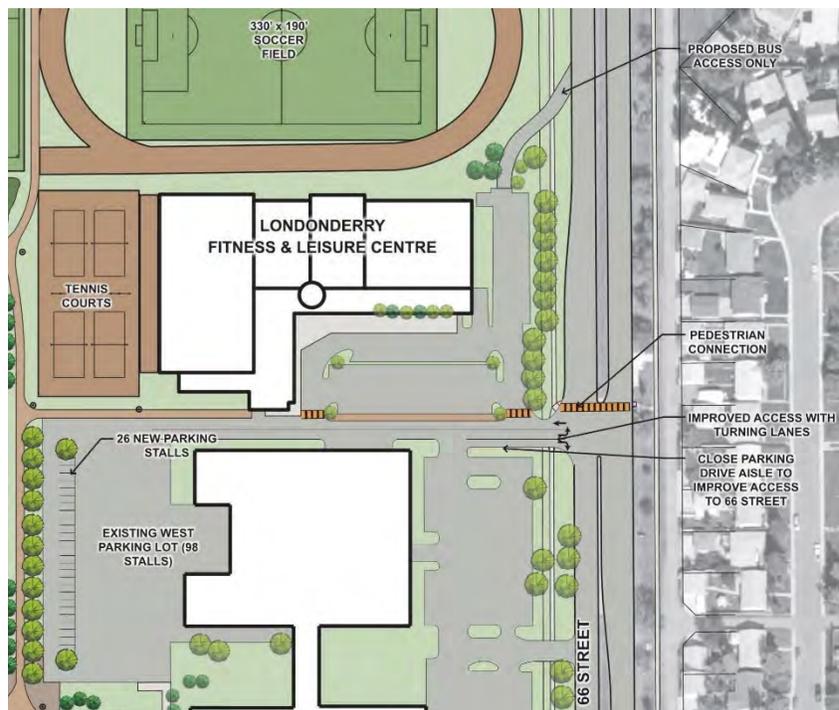
## Access and Circulation Activities

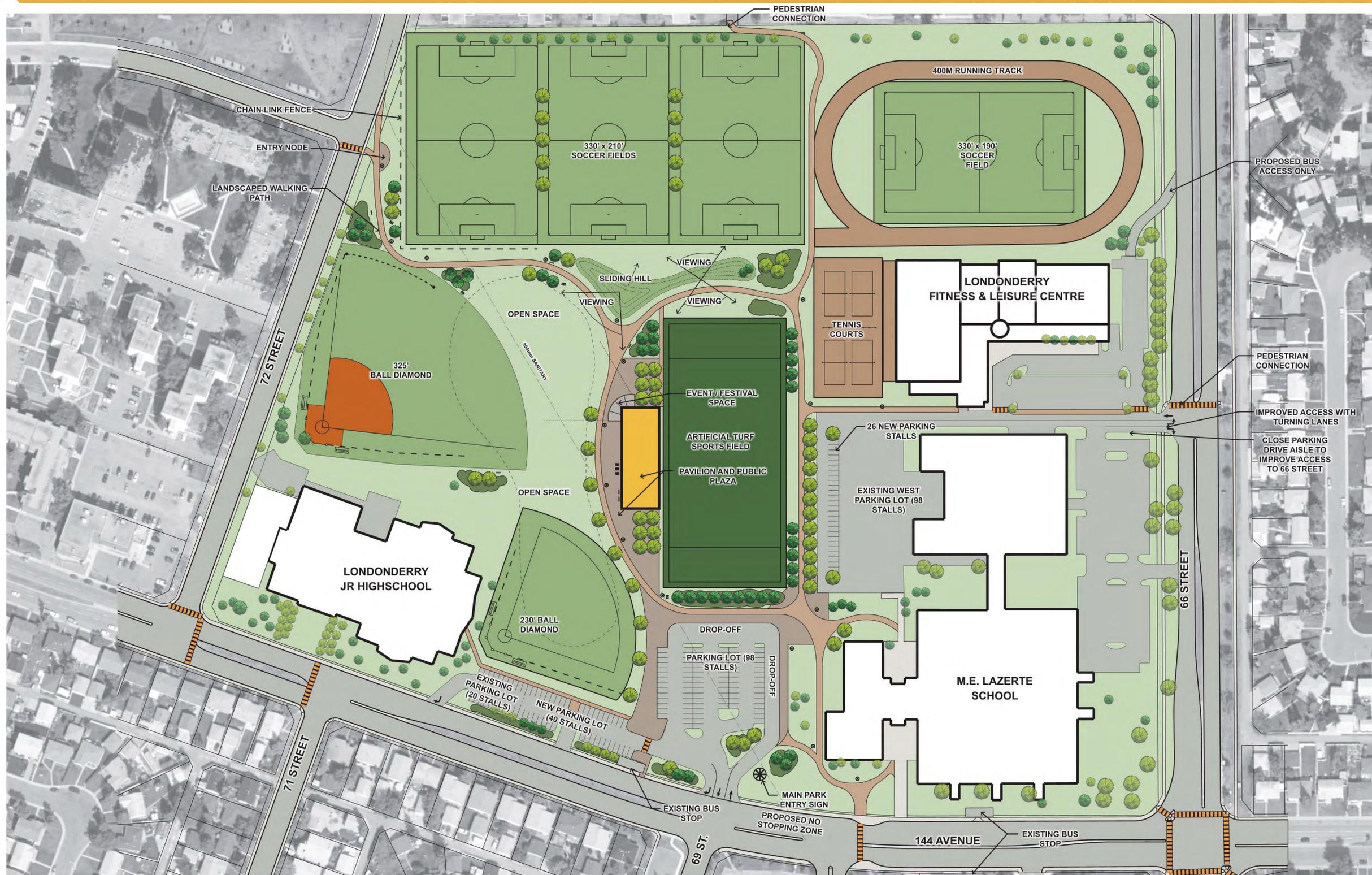
Parks are vibrant, connected, engaging, safe, accessible and welcoming

### Access, Drop Off and Parking

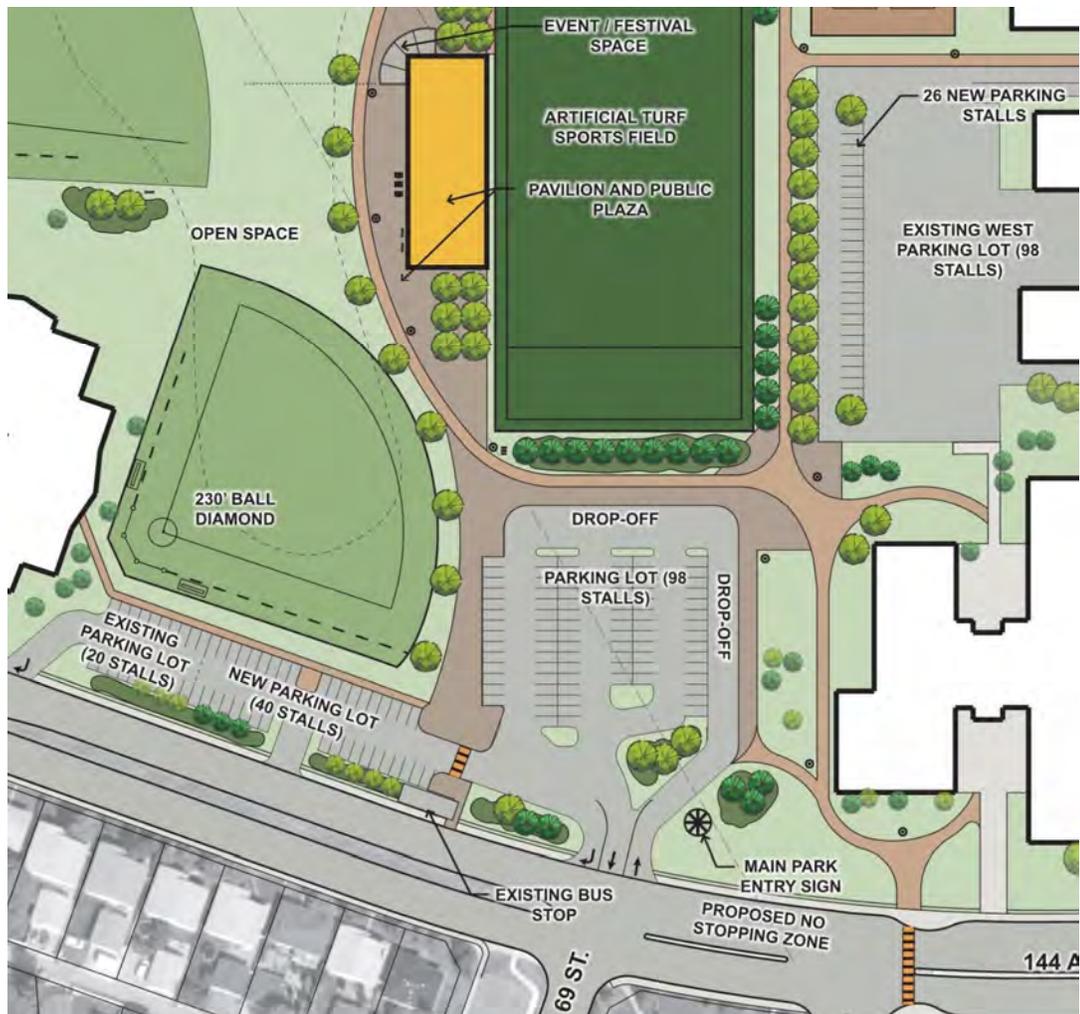
As indicated previously, a detailed traffic study is recommended in support of this Master Plan to define options for addressing traffic movement in and around the Park and for determining parking requirements and shared use options. The following describes the recommended access, drop-off and parking changes to the site:

- Traffic Study - a formal traffic study should be completed prior to any further development in the Park.
- 66 Street Entrance Improvements - to improve traffic access to the Leisure Centre and ME Lazerte High School off of 66 Street it is recommended that the east ME Lazerte parking lot drive aisle (closest to the 66 Street access) be closed and the associated parking islands be modified to create a longer and formalized right turn lane.
- 66 Street Leisure Centre Bus Access - to improve bus access to the Leisure Centre, a dedicated access lane is recommended off of 66 Street adjacent to the running track
- ME Lazerte West Parking Lot - this parking lot would be expanded by 26 stalls (to a total of 138) by adding an additional row of parking and associated drive aisle. The drive aisle would provide a drop-off zone for sports field users and spectators.





- 144 Avenue Expanded Parking Lot - this parking lot would be an expansion of the existing drop-off and small parking lot (20 stalls) to the east of Londonderry School and would meet the school's needs as well as support the use of the Park. An additional 40 stalls are proposed. Access to this lot would be via a new right-in/right-out only intersection of 144 Avenue. The existing right-out only access at the SW corner of the lot is maintained for those heading westbound.
- 144 Avenue New Parking Lot - a new parking lot of approximately 98 stalls is proposed off of 144 Avenue to primarily meet the requirements of the artificial turf field. Access to the new parking lot would be via the existing all directional intersection of 144 Avenue at 69 Street.



- 144 Avenue Drop Off Zone - the new parking lot and access have been designed to create easy access and lay-by for buses and other vehicles that are dropping off and picking up park and facility users and spectators, as well as for parents and students of ME Lazerte High School. This drop-off/pick-up function for the school is improved

though walk connections to the north and south entrances of the school. It is recommended that the existing drop-off zone that is on 144 Avenue be eliminated.

- Total Parking - based on the recommended new and expanded parking, a total of 300 off-street parking stalls would be available for Park users in the evenings and on weekends provided that a joint use agreement for the parking is developed with Edmonton Public Schools.

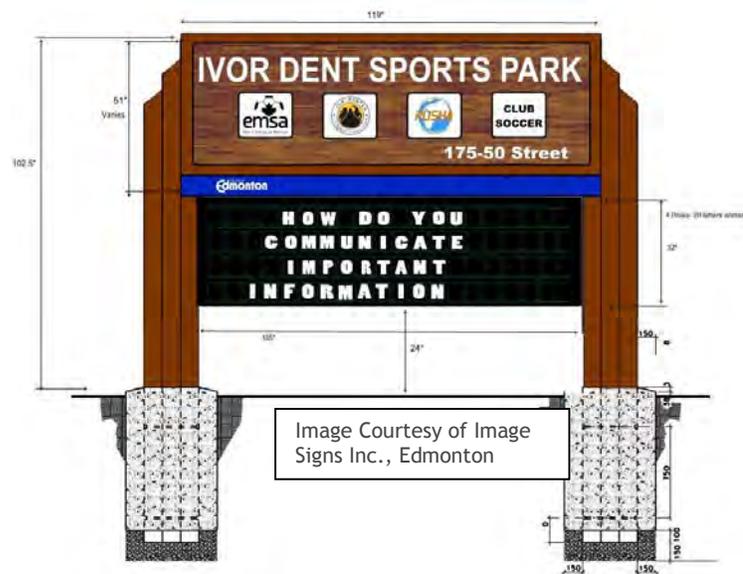
### Asphalt Trails

It is recommended that three primary trail routes through the park be developed with each trail being constructed as 3.0m wide asphalt:

- NW-S Trail - this trail allows people to move through the park from 72 street at 145 avenue, south to 144 avenue to the pedestrian crossing in front of ME Lazerte School. This trail provides access to all of the key facilities in the Park
- N-S Trail - this trail will connect all of the residential along the north boundary of the park to 144 avenue and all of the facilities in the centre of the Park
- E-W Trail - this trail will be built between the Leisure Centre and ME Lazerte School and will require an engineering review of the current access and parking to establish a suitable and safe route for the trail. M.E. Lazerte has indicated that they are open to removing the few parking stalls that are adjacent to the north face of the school in order to facilitate the trail (they do need to retain some loading access).

### Wayfinding and Signage

Improved signage will be added throughout the park 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, 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.



## Sport Activities

Parks support a vibrant, diverse sports sector

### Outdoor Sports Facilities

To support the community and City-wide sports programming as well as the needs for the two schools in the Park, the following sports fields will be maintained:

- 4 irrigated soccer fields (3-330x210' / 1-330 x 190')
- 400m shale running track
- 325' Baseball Diamond
- 230' Softball Diamond - this field will be reoriented in support of other development
- Tennis Courts - the four courts are to be maintained, it is proposed that the perimeter fence along the east side be modified so that it is connected to the west wall of the Leisure Centre, thereby eliminating the grass space in between (improve safety based on CPTED principles)

### Artificial Turf Field

A new artificial turf sports field is proposed for the Park that will be developed to City standards and to meet the needs of community league and school rectangular sports field users. A detailed program and design has not been completed to date.

### Grandstand/Pavilion

A new grandstand/pavilion building is proposed in support of the artificial turf field as well as other sporting and community events in the Park. Although no detailed program for design has been completed, a vision that has been discussed during the Concept Plan preparation is a facility with 750-1000 seats, a spotter's booth, ticket booth, office, public washrooms, dressing rooms (2-4), equipment storage and concession.



## Arts, Culture and Celebration Activities

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

### Open Space

The central open green space is designed for community use for both passive activities (eg. Frisbee, kite flying) and for organized group activities (eg. Khabbadi) and community events. The space is flat and about the size of a large rectangular field and is defined by the trail through the site, trees and planting beds and the adjacent ball diamond. A small berm will be used to define the north edge of the open green space. The berm (2-3m 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 south side of the berm.

## Recreation and Play Activities

Parks celebrates and promotes healthy living

### Community Event Space/ Public Plaza

A central gathering space is proposed to support community events in the Park and as part of sporting events being held on the artificial turf field. A large hard surface plaza would facilitate gathering, performances (includes an elevated stage), a place to meet before and during events, and a place for display or market. The plaza would include trees for shade, lighting,

extensive site furnishings (seating, picnic tables, bike racks, trash/recycle receptacles) and a location for public art.



## 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, up to 200 trees (mix of coniferous and deciduous) will be planted. In addition, a few large, mulched planting beds (ornamental trees and shrubs) will 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 NW-S trail and the W-E 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 Grandstand building would also have exterior lighting to create a safe and useable public space around the building.

### Fencing

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. It is recommended that four foot high chain link fencing be added adjacent to the west soccer field and the two ball diamonds. The artificial turf field would also be surrounded by chain link fencing.

## VII. IMPLEMENTATION AND COSTING

The following section defines the key benefits of the development and renewal of Londonderry Athletic Grounds 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.

### 1. 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 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 support amenities in the Grandstand/Pavilion building, the Park will be able to serve as perfect 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, and the Leisure Centre, Londonderry Athletic Grounds will be a community destination for fun and fitness for users of all ages.
- Improved Community Connections - the recommended trails will provide safer and more comfortable pedestrian connections across the Park
- Better Access and Quieter Streets - with the new dedicated parking for both the Leisure Centre, School and artificial turf field, the pressure on the neighborhood streets surrounding the Park should be reduced.

### 2. Implementation Plan

The following is the recommended implementation plan based on stakeholder input and with consideration of other associated project developments that are planned and will or may impact the Park site. It is recommended that the project be developed in two phases: 1) Park and Access Enhancements, and 2) Artificial Turf Field and Associated Development

#### **Phase 1: Park and Access Enhancements**

The recommended Phase 1 development would focus on the general enhancements to the features and amenities in the park including some access and parking enhancements. The recommended Phase 1 development should include the following features and facilities:

- Relocation of a ball diamond
- Tennis Court upgrades
- Open Space and Landscaping - includes site furnishings and tree planting
- Trails - to 72 street, 144 avenue, 66 street and the multifamily residential to the north
- New 144 avenue Parking and Drop-off
- 66 street entrance improvements
- Signage and Wayfinding

**Phase 2: Artificial Turf Field and Associated Development**

Phase 2 is recommended to include the artificial turf field and all associated development including the:

- Grandstand/Pavilion Building
- Expanded 144 Avenue Park
- ME Lazerte west parking lot
- Community Event Space - plaza, stage, furnishings, tree planting, public art
- Sliding Hill
- Trail from 144 Avenue

**3. 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 in conjunction with Project Management and Maintenance Services (capital). The total estimated capital cost for all elements of the master plan is approximately \$15.0 million, with \$9.9 million of that amount attributed to the artificial turf field. The following is a summary of the costs by Phase. Detailed descriptions of the costing assumptions and inclusions for each of the program elements is provided in Appendix C.

**Table 4: Capital Cost Estimate by Phase (2014\$)**

Item	Description	Total
1.01	Sports Facilities: Softball Diamond Relocation	\$230,000
1.02	Sports Facilities: Tennis Courts Improvements	\$28,000
4.01	Open Space: Tree Planting	\$131,250
4.02	Open Space: Planting Beds	\$168,000
4.03	Open Space: Site Furnishings	\$56,000
5.01	Trails: NW-S (Phase 1)	\$40,600
5.02	Trails: N-S	\$64,400
5.03	Trails: E-W	\$70,000
5.04	Trails: Lighting (Phase 1)	\$136,500
5.05	Trails: Lighting (Phase 2)	\$32,500
6.01	Access: 144 Ave New Parking and ME Lazerte / Field Drop Off	\$546,000
6.02	Access: 66 Street Entrance Improvements	\$115,600
6.03	Access: 66 Street Bus Access for Leisure Centre	\$52,000
7.01	Fencing	\$25,200
8.01	Signage and Wayfinding	\$35,000
	<b>Subtotal</b>	<b>\$1,731,050</b>
	20% Contingency	\$346,200
	<b>PHASE 1 CAPITAL COST TOTAL</b>	<b>\$2,077,250</b>
	7.5% Future Consulting Fees	\$155,794
	WinterCity/Age Friendly	\$50,000
	15% Internal Fees	\$311,588
	Permits	\$2,000
	% For Art	\$20,773
	<b>Phase 1 Grand Total</b>	<b>\$2,617,404</b>

<b>Londonderry Athletic Grounds - Phase 2</b>		
<b>Item</b>	<b>Description</b>	<b>Total</b>
2.01	Artificial Turf Field / Grandstand / Parking	\$9,329,000
3.01	Community Event Space: Plaza	\$393,750
3.02	Community Event Space: Stage	\$65,000
3.03	Community Event Space: Site Furnishings	\$84,000
3.04	Community Event Space: Lighting	\$78,000
3.05	Community Event Space: Trees	\$25,200
4.04	Open Space: Sliding Hill	\$22,000
6.04	Access: 144 Ave Expanded Londonderry Junior High Parking	\$192,400
6.05	Access: 66 Street Expanded West Parking Lot of ME Lazerte	\$153,400
5.06	Trails: NW-S (Phase 2)	\$30,800
	<b>Subtotal</b>	<b>\$10,373,550</b>
	20% Contingency	\$2,074,700
	<b>PHASE 2 CAPITAL COST TOTAL</b>	<b>\$12,448,250</b>
	7.5% Future Consulting Fees	\$933,619
	WinterCity/Age Friendly	\$50,000
	15% Internal Fees	\$1,867,238
	Permits	\$2,000
	% For Art	\$124,483
	<b>Phase 2 Grand Total</b>	<b>\$15,425,589</b>

#### 4. 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 conjunction with the Neighbourhood, Parks and Community Recreation (operating).

The following is a summary of the estimated operating costs for the proposed facility and amenity development in Londonderry Athletic Grounds.

Table 5: Operating Cost Estimates (2014\$)

Operating Activity	Description	Annual Expenditures
Horticulture	Shrub bed maintenance	\$11,620
	Horticulture maintenance equipment repairs	
Vegetation Management	Herbiciding	\$350
Sports Field Maintenance	Inspections and servicing	\$30,825
	Marking Fixtures	
Park Servicing	Furniture construction and repair	\$12,302
	Signage	
	Garbage Collection	
Park Access & Circulation	Parking, roadway, trails and sidewalk maintenance including snow removal	\$8,792
Utilities	Associated with pathway lighting	\$5,000
Projected Expenditure Impacts		\$68,889
Projected Revenue Impacts		0
Net Operating Impact		(\$68,889)

#### 5. Developing 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 Londonderry Athletic Grounds 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

### **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 the Londonderry Athletic Ground:

- M.E. Lazaerte High School (Edmonton Public Schools) - with some of the proposed redevelopment program occurring on the school property, a partnership including a formal parking and field use agreement with Edmonton Public Schools will be required. Staff and students of the school would realize several benefits resulting from this development including:
  - West Access and Parking - a proposed closure of one of the accesses to the east ME Lazerte parking drive aisle would be designed to improve the movement of traffic exiting the site. In addition, the expansion of the west parking lot will add more day capacity and more importantly, event capacity for all of the sports fields
  - South Access and Parking - new parking lot off of 144 Avenue will create an off-street drop off area directly west of the school with short walks for students to both the south and north entrances in the main part of the school
  - Artificial Turf Field - the ME Lazerte football program will be a primary user of the proposed artificial turf field
- Londonderry Junior High/Edmonton Public Schools
  - South Access and Parking - the existing parking lot off of 144 Avenue which services the school will be retained and expanded maintaining the current drop-off functionality while adding more daytime parking capacity for the school.
- 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

## **6. Funding Recommendations**

The Londonderry Athletic Grounds renewal will be funded through the submission of a capital priorities plan profile to the 4-year capital budget and planned as part of the 10-year capital investment agenda. Capital profile 15-28-5822 Londonderry Athletic Grounds renewal requesting \$14.4M has been submitted to the 2015-2018 Capital Budget.



## VIII. SUMMARY OF RECOMMENDATIONS

As defined in this Master Plan report, the phased redevelopment of the Londonderry Athletic Grounds 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. Maintain Athletic Focus - four irrigated turf fields, 400m track, 2 ball diamonds, and tennis courts to be maintained.
2. Add an Artificial Turf Field - per the City's long term strategy, add an artificial turf football field supported by a grandstand/pavilion building and associated parking and infrastructure/amenities
3. Enhance to support Community Use and Events - park enhancements to include defined open space areas for organized and spontaneous recreation, and a major plaza and small stage to support community events;
4. Provide trails for community connections - three primary trails to be developed to connect the community from all sides to the fields, facilities and schools
5. Enhanced Landscape and Amenities - the site will be enhanced by close to 200 new trees, planting beds, site furnishings, lighting and public art
6. 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.
7. Improved Access and Parking - based on the findings of a recommended traffic study, site access off of both 66 Street and 144 Avenue will be improved providing suitable drop off for the park and the schools as well as access to approximately 300 dedicated and/or shared parking stalls
8. Phased Development - develop the master plan program in two phases: 1) Park and Access Enhancements, and 2) Artificial Turf Field and Associated Development
9. Increased Operational Resources - operational resources to be increased to reflect the additional development including the artificial turf field, parking lots, trails and landscaping
10. Formalize Capital and Operational Partnerships - access and parking improvements, connecting trails, basketball court upgrades and the artificial turf field will have positive impacts on both schools as well as user groups and formal partnership agreements for capital, operations and joint use should be negotiated with these groups



## IX. APPENDIX

### Appendix A: Community Workshop Results

LONDONDERRY ATHLETIC GROUNDS DISTRICT PARK MASTER PLAN  
**Stakeholder Workshop March 18, 2014**

**What We Heard**

A Stakeholder Workshop was held on March 18, 2014 to gather input for the Londonderry Athletic Grounds District Park Master Plan. Selected key stakeholders were identified and invited to attend the workshop. 14 people attended the event and 7 workbooks were submitted.

**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>	6	0	0	0	0	0
<b>Concept B</b>	0	3	2	2	0	0
<b>Concept C</b>	0	1	2	2	1	0

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

- Jr. High across fields – most kids from Cornell & Londonderry Square just cut across
- Shrubs or fencing to dissuade crossing premier field going south from north corner of 72 St.
- In concept A it follows the already known waling routes of users
- Concept A – gives better flow North to South
- Pathway between running track and leisure centre
- Concept B & 3 splits green space
- Missing connection east/west connection behind leisure centre
- Lots of space for staging gaps prior to field access

LONDONDERRY ATHLETIC GROUNDS DISTRICT PARK MASTER PLAN  
**Stakeholder Workshop March 18, 2014**

**What We Heard**

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

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Age friendly</li> <li>• Benches (6)</li> <li>• Garbage Cans (5)</li> <li>• Lighting on pathways</li> <li>• Lights (3)</li> <li>• More parking</li> </ul> | <ul style="list-style-type: none"> <li>• Recycle</li> <li>• Safety</li> <li>• Short trees</li> <li>• Tables</li> <li>• Tree</li> </ul> |
|---|--|

**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>	1	3	1	0	1	0
<b>Concept B</b>	0	1	2	3	0	0
<b>Concept C</b>	1	1	2	2	1	0

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

**Plan Specific**

- Central parking for all users in Concept A
- Increase parking space on Option A by Jr. High school
- Plan B – close to turf field but would have to monitor crossing to mall
- Plan C – close to Jr. High – but only one way access & exit
- Concept C – trees, benches, garbage can, maintenance of area

**Parking**

- Additional parking required along 144 Ave & 72 St.
- Additional parking needed
- More parking is needed
- Access to parking at schools after school hours

**Bus Access**

- Need to add access way for buses to and from leisure centre (add access on north side)

LONDONDERRY ATHLETIC GROUNDS DISTRICT PARK MASTER PLAN  
**Stakeholder Workshop March 18, 2014**

**What We Heard**

- Bus access into Leisure Centre
  - Agreement between school & leisure centre
  - Clear pathway in winter
  - Lighting
  - Benches
- Miscellaneous**
- Add roadway on north side of leisure centre to new 108 stall lot

**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>	4	1	0	0	0	1
<b>Concept B</b>	0	1	2	2	0	1
<b>Concept C</b>	1	3	1	2	0	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:

**Concept Specific**

- A-Feels very crowded – on M.E. Side
- Concept A - The size is a plus
- Concept A - The flow of traffic and spacing between fields and different areas
- B-Put a second Double set of tennis courts on North side of turf field
- Concept B – remove sliding hill as it is a security/safety issue

- Concept C – table, garbage maintenance of area, more trees, lighting of area

**Miscellaneous**

- Long open space that’s not broken
- Will it be done all at once?
- Like trees, walkways, paths, tables, BBQ places, benches

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?

**Activity**

- Basketball courts in a well traffic area
- Annual Canada Celebration

- Community celebration/events
- Spontaneous family use – gatherings picnics, parties

LONDONDERRY ATHLETIC GROUNDS DISTRICT PARK MASTER PLAN  
**Stakeholder Workshop March 18, 2014**

**What We Heard**

- Small children games
- Family event
- Baseball/soccer
- Walking through the park
- Taking casual stroll
- Meeting friends for conversation
- Hosting groups
- Meet others from the neighbourhood

**Facility/Amenity**

- Pub
- Washroom/change room (2)
- Picnic benches and tables
- Concession
- Lobby/gathering area
- A place for kids to play and adults to visit

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?

**Activity**

- Lounging in the grass
- Reading
- Sliding down the hill
- Visiting with newer Canadians

- BBQ places
- Making a place conducive for performances and festivals
- Pavilion adds great community building to support park use
- Picnic Area – no fire pits though
- Picnic tables
- Shelters from rain

**Facility/Amenity**

- A place to make conversation with neighbours

**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>	3	2	0	0	1	0
<b>Concept B</b>	1	0	1	4	0	0
<b>Concept C</b>	0	2	2	1	1	0

LONDONDERRY ATHLETIC GROUNDS DISTRICT PARK MASTER PLAN  
**Stakeholder Workshop March 18, 2014**

**What We Heard**

---

2. Please explain what you particularly like or dislike about the arrangement of the Sportsfields in your preferred concept:
  - Ball field in Concept A – ball on road, safety
  - Location of ball fields
  - Option A switch the diamond to face 143 street
  - Concept A – basketball courts could be relocated
  - Basketball courts need to be in a HIGH traffic area
  - Turf field is isolated from other fields for higher level soccer & football games
3. As a participant or spectator, what are some of the amenities that would enhance your experience of these spaces and activities?
  - Benches for fields & diamonds (3)
  - Lighting
  - More trees
4. Are there any special amenities that would help support sports related events? Is there a particular use your organization would have for the plaza and amenity building area near the Artificial Turf Field?
  - More parking for pool, work with school for use of parking

LONDONDERRY ATHLETIC GROUNDS DISTRICT PARK MASTER PLAN  
**Stakeholder Workshop March 18, 2014**

**What We Heard**

**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?

- Area Council 17
- Community League
- Living in the neighbourhood
- Londonderry Ma? (word missing)
- North Zone Soccer

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
<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

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

- Only for sports events, no trees or paths

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?

**Sports**

- Ball (2)
- Soccer (2)
- Touch soccer
- Summer Sizzler Soccer Tournament in June
- Sports
- Swimming

**Other**

- Sitting & visiting
- Eating
- Walking
- Staff outings
- Picnics

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

- Garbage can
- Maintenance
- Picnic area

LONDONDERRY ATHLETIC GROUNDS DISTRICT PARK MASTER PLAN  
**Stakeholder Workshop March 18, 2014**

**What We Heard**

**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.	1	3	0	0	0
The information presented at the Workshop today was appropriate for my needs.	1	3	0	0	0
There were good opportunities for discussion with others throughout the session.	3	1	0	0	0
The facilitators encouraged everyone to participate.	3	1	0	0	0
I feel a wide range of opinions have been considered in creating the concepts.	2	2	0	0	0
We were given sufficient time to review, discuss and provide input on the concepts.	1	3	0	0	0
Participating in this session was a good use of my time.	1	3	0	0	0
The venue location was appropriate.	1	3	0	0	0

2. Please provide any other comments or suggestions you may have regarding the Londonderry Athletic Grounds District Park Master Plan Public Involvement Process.

- Great job!
- Make sure it is all done at once and well maintained, drainage big issue
- Length of construction time?

## Appendix B: Public Consultation Feedback Report (April 2014)

# Londonderry Athletic Grounds District Park Public Consultation Feedback Report



## Background

- The City of Edmonton has been exploring the current and future recreation needs at Londonderry Athletic Grounds District Park, located at 146 Avenue and 66 Street. Located in the mature neighbourhood of Kilkenny, the district park faces the challenge of addressing community needs with infrastructure that is beyond its expected lifecycle. The district park is 17.81 hectares and supports many amenities including: M.E. Lazerte Public High School, Londonderry Junior High School, Londonderry Fitness & Leisure Centre, and Londonderry Arena, as well as 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 Londonderry Athletic Grounds 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, a concept option has been developed.



- Londonderry Athletic Grounds 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 Londonderry Athletic Grounds 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 Londonderry Athletic Grounds District Park based on previous feedback. The input will be taken into consideration in the development of a park renewal master plan.

## Methodology

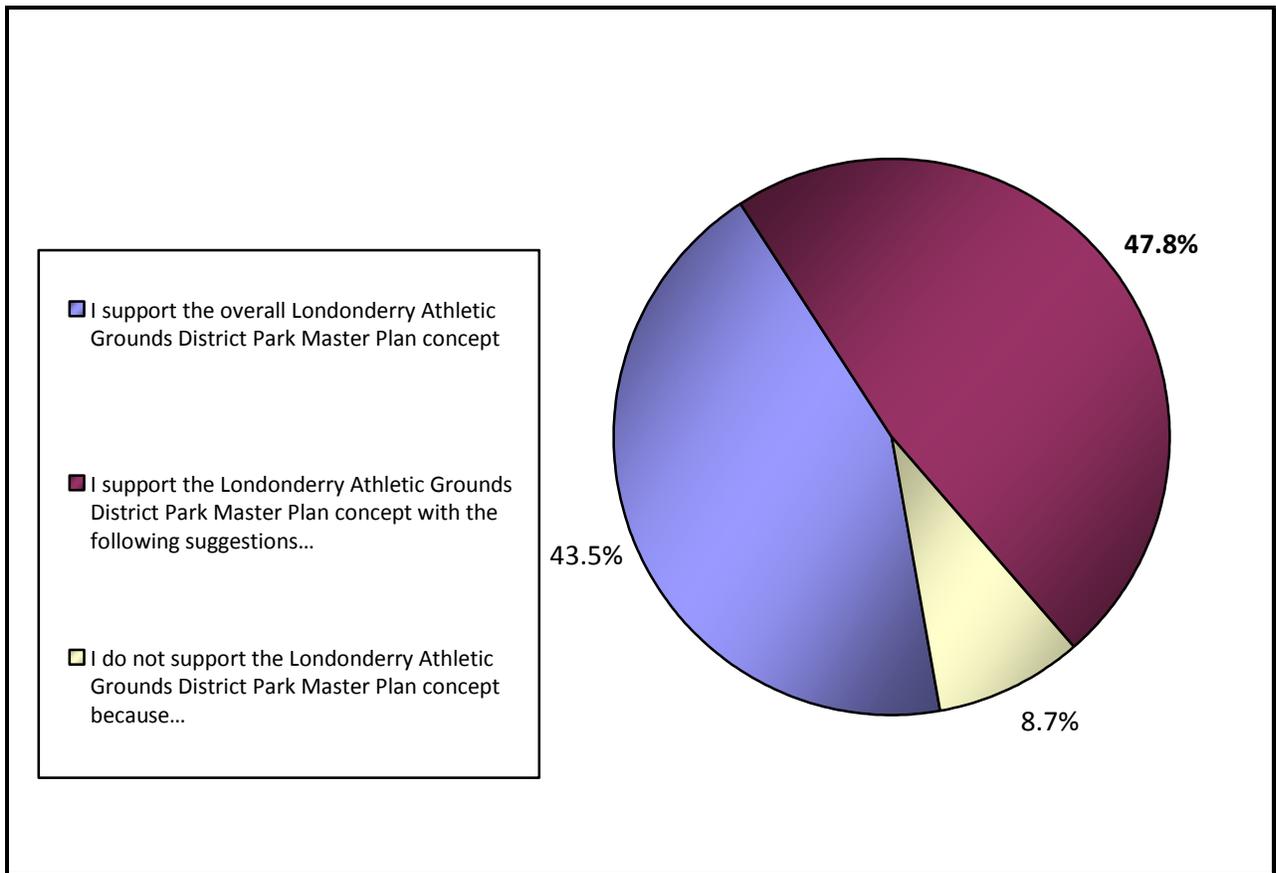
- To engage citizens, a Public Open House was held at M.E. Lazerte High School on Wednesday, April 23, 2014. Surveys were available at the open house.
- A link to the online survey was also available on the City of Edmonton Projects & Redevelopment website.
- On April 22 and 30, the Edmonton Sport Council 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 49 responses received.

## Summary of Results

### Support for the Proposed Londonderry Athletic Grounds District Park Master Plan Concept

Over nine in ten of the respondents either:

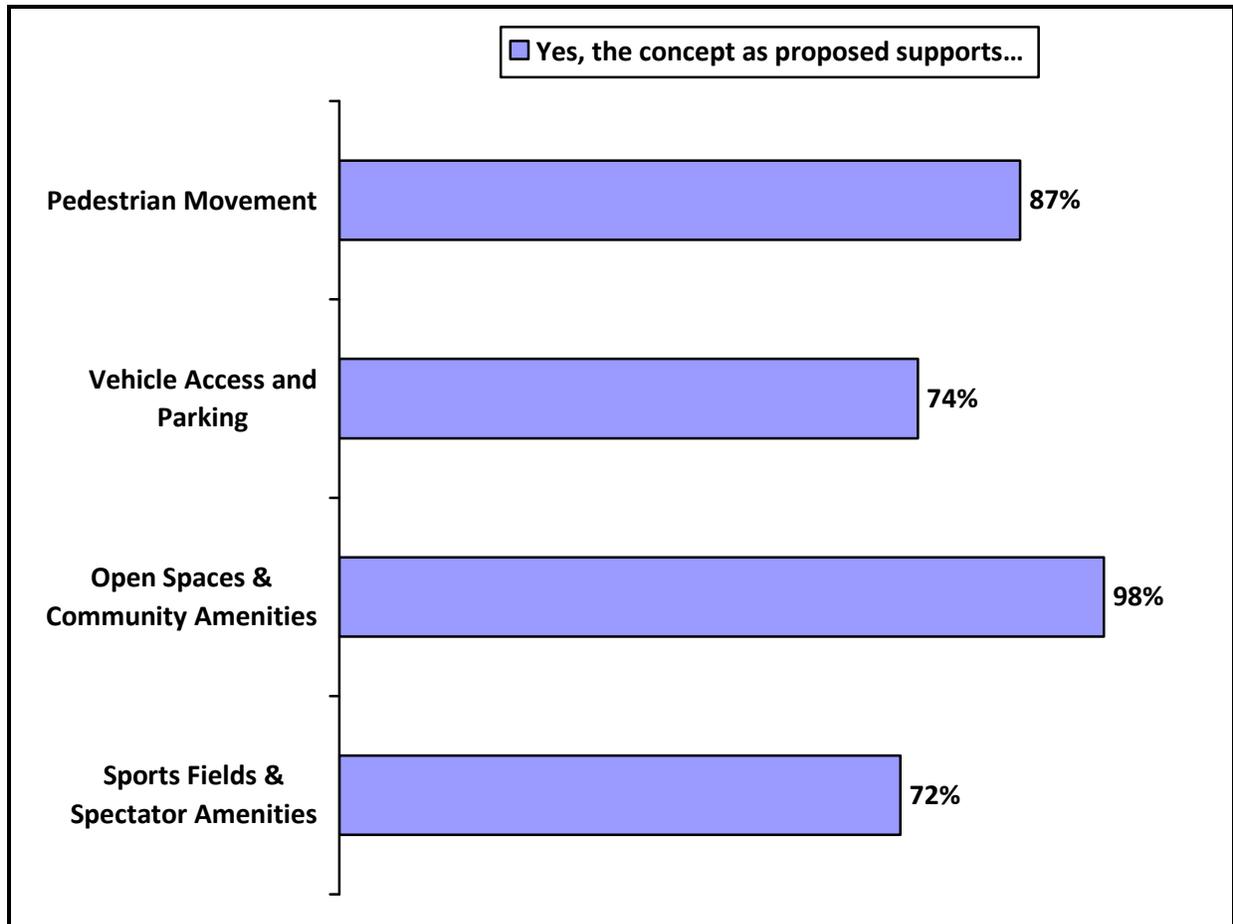
- Support the Londonderry Athletic Grounds District Park Master Plan concept with some suggestions (48%), *or*
- Support the overall Londonderry Athletic Grounds District Park Master Plan concept (44%)



## Support for Elements of the Proposed Concept

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

- **Open Spaces & Community Amenities (98%)**
- **Pedestrian Movement (87%)**
- **Vehicle Access & Parking (74%), and**
- **Sports Fields & Spectator Amenities (72%)**



## 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 (87%) 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		
Hard surface pathways should be included as part of the scope of work to allow access for wheelchairs and strollers (both old and young alike) to be able to get to each and every sports field to watch the events.		
The crossing between the high school and the mall parking lot should be changed to a controlled crossing. There have been too many close calls of pedestrians being hit or nearly hit.		
it looks like the only real access comes from 66 St. especially if you are not familiar with this area		
The crosswalk in front of ME Lazerte on 144 should remain on the east side of the northwest parking lot entrance. They are currently just crossing 144 Ave. The concept requires them to cross 2 ways of traffic		
Need to review with ME Lazerte school administration pedestrian movement along 144 Ave into the school.		
Fence along 72 Street by north field to pathway keeps people from cutting across the field		
	Valid Responses	6
	Total Responses	48

### 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. **Just under three-quarters (74%) of the respondents 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:

Response		
there should be a drive through access from the front of ME Lazerte school, as there is no stopping at the front of the school		
Much more parking needed at Ldry Fitness and Leisure Centre. All spots filled by 8 am on weekdays now.		
I think there is a need for a drop off area for M.E. Lazerte and would love to see the city incorporate this as part of the parking lot on the south of the park		
There is only one way out of the parking lot. We need access to 144 Ave to ease traffic		
We have students every year get hit by cars. We need a pick up and drop off place allocated either for ME Lazerte or Londonderry grounds itself. This should be accessible to both facilities with automated lights. Last week we had another student hit.		

Needs more parking		
Inadequate parking to support use of all amenities		
Sports field parking seems limited		
from my understanding the small parking lot in front of the pool is for the public; the rest belong to the schools in the area and public is not welcome while school is in and even when it isn't in I find parking very limited and not well advertised		
not enough parking by a long shot		
move the entrance of lot 162 closer to ME Lazerte for student drop off		
Drop off zone on 144 Ave		
	<b>Valid Responses</b>	<b>12</b>
	<b>Total Responses</b>	<b>48</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. **Almost all (98%) of the respondents 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:

<b>Response</b>		
Not much open space		
	<b>Valid Responses</b>	<b>1</b>
	<b>Total Responses</b>	<b>46</b>

### **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. **Over seven in ten (72%) of respondents said “Yes, the concept as proposed supports Sports Fields & Spectator Amenities.”**

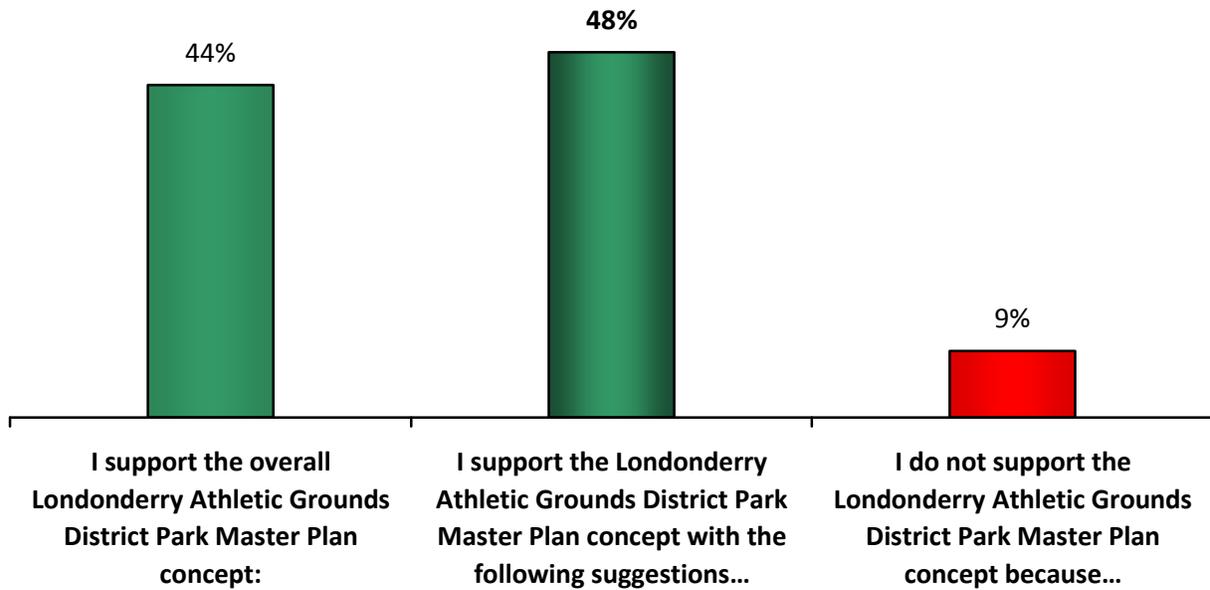
Comments received from those that said the concept as proposed does not support Sports Fields & Spectator Amenities were:

<b>Response</b>
but it needs to have a spotters booth added to the facility to allow higher level use
Three fields at the North side do not allow effective spectator space between, no hard surface walkways to get appropriate access for wheelchairs and strollers.
we need football fields

there doesn't seem to be space to watch the soccer activities, unless I am reading the concept wrong		
Ball diamonds may not be adequate for District Park needs		
again of parking		
Number of sports fields - great. Does not appear to have sufficient seating areas around sports fields		
where did the arena go?		
there should be more basketball courts beside ME Lazerte School		
seating should be between 750 and 1,000 at the pavilion		
should be between 750 and 1000		
750 seating for pavilion should be minimum not max		
300 foot diamond would better serve the users if it was a mounded fenced field. The need for a full sized diamond in this area is growing. An outfield fence at 300 feet would greatly enhance the baseball community. With a mound it could be used for game		
	<b>Valid Responses</b>	<b>13</b>
	<b>Total Responses</b>	<b>46</b>

**Support For the Londonderry Athletic Grounds District Park Master Plan**

The largest group of respondents (48%) said “I support the Londonderry Athletic Grounds District Park Master Plan concept with the following suggestions:”, and an additional 44% said “I support the overall Londonderry Athletic Grounds District Park Master Plan concept:”



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

Comments received for “I support the overall Londonderry Athletic Grounds District Park Master Plan concept:”

Response		
Lighted pathways and safer sidewalks to access swimming centre from field is important		
I especially support the double use of parking space for school during the daytime and sports in the evening		
it needs to be done all at once not little by little		
	<b>Valid Responses</b>	<b>3</b>
	<b>Total Responses</b>	<b>46</b>

Comments received for “I support the Londonderry Athletic Grounds District Park Master Plan concept with the following suggestions:”

<b>Response</b>		
Proper connecting pathways are necessary for an effective and enjoyable park space, if they are not all included in the original construction; we all know they will never ever be built.		
more trees, benches, chairs, tables , rain shelters, BBQ spots, picnic tables are needed		
improve crossing safety at 144ave and the incorporation of a drop off area for ME Lazerte		
more road access and parking		
With a pick up and drop off drive through zone.		
Improve parking capacity		
if those are the parking sites they need to be advertised well and the parking between the school and pool area definitely needs to be improved		
put in a water spray park		
Concerned about wheelchair access to paths and fields. What is increase in parking stalls? Sufficient seating areas?		
Maybe a dance studio (free entry). Well lit for night issues. Crossroad time for drivers and pedestrians (fair). Stage roof clear for rain but light can come through		
make a dance studio (free entry)		
Dance studio (free entry)		
dance studio (free for all)		
dance studio and free entry		
The area around the park site has some crime problems as such I would make the walking paths well lit. Make very well lit		
including the front school crosswalk remains the same and include a pathway that people have created already		
Join in a joint partnership with possible office space in the pavilion		
see pedestrian movement, see vehicle access and parking		
Ped safety 144 Ave. Fence North West field to pathway so field does not get destroyed		
We need to look at pedestrian safety on 144 Ave and more seating in pavilion (Millwoods for example is too little.		
upgrade baseball diamond with mound and outfield fences and dugouts and bullpens		
desire for non-organized, non scheduled free exercise options for people of all ages/abilities. Add distance markers for walkers/joggers		
	<b>Valid Responses</b>	<b>22</b>
	<b>Total Responses</b>	<b>46</b>

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

Response		
see Pool parking concerns		
lack of football fields		
Where is the tennis clubhouse???		
no hockey arena		
	<b>Valid Responses</b>	<b>4</b>
	<b>Total Responses</b>	<b>46</b>

### **Additional Comments**

There were 27 additional comments and feedback received for the proposed Londonderry Athletic Grounds District Park Renewal:

Response
Leave enough room around sports fields to allow spectators to sit, and for siblings to play without interfering with the adjacent fields. Walkways should provide access to each and every field, not just around the edges. North side access to the site shows the walkway turning sharply to pass around the soccer fields, this will still result in a dirt path through the soccer field as people will walk across instead of around when sufficient walkway options are not provided.
I represent seniors and newcomers to Edmonton. We do not play sports. We want a place to walk and play with our children, enjoy the outdoors, have a picnic, talk to one another while children are playing. Trees and shelters are great for this, as are tables and places to sit. It seems the sports fields are increasing, bring people from other communities who need a place to park, and so we need a parking lot as well. From our point of view it seems you are catering more to those that drive in from a distance, rather than those of us who want a park closeby. To your credit you have provided more places to visit and relax than we had in the old grounds, but we think you could do even better, by decreasing the number of sports fields and increasing the trees and benches and tables and BBQ's and shelters and walkways. Thank you.
As a teacher at M.E. Lazerte I am concerned with the safety of the students at the crossing of 144th Ave. This park improvement seems like a good opportunity to address this with a controlled crossing (flashing light or stop light). Also, with the proposed parking lot, it would be great to design an effective and safe drop-off area/loop that could service both the schools that boundary the park. This is exciting for this community!
We also need a drop off zone in front of the school on 144 Avenue
Many athletes using the Athletic Grounds will be tempted to cross field to the Londonderry mall. There must be an automated light add to this crosswalk, as each year students are hit needlessly. In addition there needs to be a drop off and pick up drive through location in the area for athletes students, and staff. There is room out front of ME Lazerte school just off of the current football field. This location would make sense, as it seems like it is where the concession location will be placed.
We need football fields not more soccer fields.
Parking in this vicinity is a challenge currently. With the additional amenities, it will be an even bigger challenge. Access into and out of the site is frustrating and dangerous with the lack of traffic lights to control this access. Again, increasing the usage at the site without proper consideration for traffic management is augmenting the current issues onsite.

as for putting more lights up between ME Lazerte and the mall well, I have noticed quite often the students don't even look both ways or up from their phones iPods etc. The city has already put a fence up and they still j-walk or just step out and walk. Some of the safety issues would be solved if students/people would just look and wait their turn. Having said all that alot more people are pushing the walk buttons to cross the street, so if you choose to put in a light I would like to see the flashing amber light. (The accident over on 132 Ave. was unfortunate but again I've seen kids/adults just walk without looking. Although sometimes it is hard to see with all the parked buses and vehicles during drop off and especially pick- up times.)

There community has a lot of children and we need a spray park for hot summer days. Thanks!

There should be some space for a tennis clubhouse.

Also needed is a designated drop off zone at ME Lazerte. This should be added to the detailed plan. Some community members have approached me about including a community garden. This should be discussed with the food council. The Artificial Field should include a spotters booth as part of the stands and pavilion amenity. This is necessary to attract non-local football games. Would have liked to have seen more Ward 3 communities included in the phone survey seeing as this project is in Ward 3. Drop off area for ME Lazerte students close to school. Spotters booth in grandstand. I like the plan overall and I think the artificial turf and grandstand pavilion amenity will add a great attraction to city + region wide field sports.

A little more lighting in middle and like the benches and picnic tables for families. Although the drive through drop off for the schools is a plus as a safety concern. Looking forward to the work being done! Looks great.

Pavilion at artificial turf may be vandalized. May be a good place for dealing drugs. May be scary to use at night.

Litter issue should be taken care of for the environment. Event stage should not be rough and very hard, maybe hallway flooring would be good. Big Stage. Parking is very nice for parents dropping off their children.

I like the open green space. Turn the crosswalk from ME Lazerte to the mall into a more formal crosswalk.

not an expert at giving feedback. But I like the idea

I feel that this is a good thing and I support because its taking residents choice and putting it into action but the thing that troubles me is litter around the district. Lots of people litter so how will you guys clean up.

I believe that the proposed park site provides too much parking. There is parking around the site at ME Lazerte. ME Lazerte parking is used in the day and the park site parking would mostly be used in the evening. No need to duplicate parking.

The more trees the better. I do hope that this plan will be implemented in a timely fashion. I think that we need this in the North East of Edmonton

It would be nice to have some meeting space in the pavilion. It would also be good to look at the other pathways in front of the school and increase pedestrian traffic on the school grounds.

Benches by the sliding hill. A few more lights also by the hill

Love the picnic sites. Include some landscaped walking trails around the perimeter of the whole park. It would provide safe walking and because of increased pedestrian traffic would reduce "pockets" of opportunities for crime (drug traffic in particular)

Still problems around pool areas. Make sure tables, benches and trees are in, not years later. Soccer field could cause problem with ball game in other fields. Fence along 72 street to block children going on road. Long overdue. Parking for Londonderry school staff needs to be signed and enforced.

Must extend current fence on 144 Ave if pedestrian crossing is moved as proposed. Revisit sidewalks if suggest drop off lane is included. School would be prepared to cost share a possible lane drop off area in front of school entrance. Lane would proceed into proposed parking lot. If pedestrian sidewalk is proposed on North end of school the lane must be widened. The school would be in favour of losing the parking on the North End of the school but still allow access to the overhead doors.



## **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. Over a third (35%) were current park and/or facility users, and 30% were parents or students of M.E. Lazerte High School.

Are you providing feedback as a resident of \_\_\_\_\_?

(Respondents could only choose a **single** response)

Response	20% 40% 60% 80% 100%	Frequency	Count
Balwin		0.0%	0
Belvedere		2.3%	1
Casselman		0.0%	0
Delwood		4.5%	2
Evansdale		4.5%	2
Glengarry		0.0%	0
Kildare		4.5%	2
Kilkenny		13.6%	6
Killarney		2.3%	1
McLeod		6.8%	3
Miller		0.0%	0
Northmount		0.0%	0
York		2.3%	1
<b>Other (please specify):</b>		<b>59.1%</b>	<b>26</b>
Not Answered			5
		<b>Valid Responses</b>	<b>44</b>
		<b>Total Responses</b>	<b>49</b>

Other:

Response
Hollick-Kenyon
work at one of the schools
Strathcona but work at ME Lazerte
teacher at Lazerte

Callingwood		
Londonderry		
Belle Rive		
McConachie		
Oliver		
Windermere		
Londonderry Leisure Centre		
Capilano		
Montrose		
Bonnie Doon		
aspen gardens		
City Councillor Dave Loken		
ME Lazerte		
Queen E High School		
Ozerma		
ME Lazerte Teacher, Lago Lindo		
Edmonton North Zone Soccer		
Castledowns		
ME Lazerte Staff Member		
ME Lazerte School		
Mattberry		
Representing McLeod Community League		
	<b>Valid Responses</b>	<b>26</b>
	<b>Total Responses</b>	<b>49</b>

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		2.2%	1
Current Park and/or Facility User		34.8%	16
Future Park and/or Facility User		17.4%	8
Parent or student of M.E. Lazerte		30.4%	14
Parent or student of Londonderry Junior High School		6.5%	3
Parent or student from another school (please specify school):		4.3%	2
<b>Other (please specify):</b>		<b>37.0%</b>	<b>17</b>
		<b>Valid Responses</b>	<b>46</b>
		<b>Total Responses</b>	<b>49</b>

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

Response	Valid Responses	Count
Father Leo Green Elementary		
John Barnett Elementary		
	<b>Valid Responses</b>	<b>2</b>
	<b>Total Responses</b>	<b>49</b>

Other:

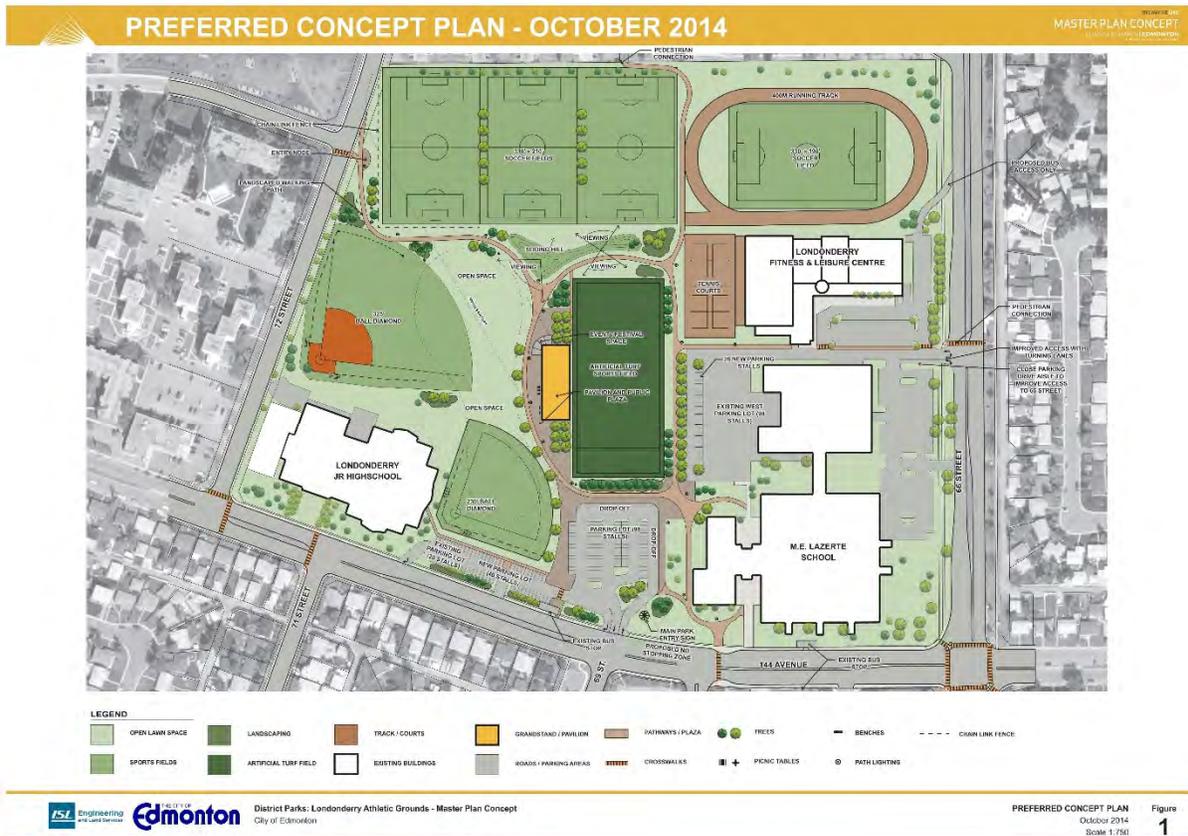
Response
5-time per week attendee at Aquasize classes at Londonderry Leisure Centre Pool
work at the school
Teacher at M.E. Lazerte
Teacher at ME Lazerte
LLC Operations
City Councillor

Community League Rep + Area 17		
Evansdale Community League and Area 17 council rep.		
Teacher at ME Lazerte		
Edmonton North Zone Soccer		
Castledowns - want to compare two developments		
ME Lazerte Staff Member		
ME Lazerte School		
Athletic Head at Londonderry Jr High - Phys Ed Teacher		
Northeast Zone Baseball Program		
McLeod Community League		
	<b>Valid Responses</b>	<b>16</b>
	<b>Total Responses</b>	<b>49</b>



## Appendix C: Public Consultation Feedback Report (November 2014)

# Londonderry Athletic Grounds District Park Public Consultation (November 2014) Feedback Report



## Background

- The City of Edmonton has been exploring the current and future recreation needs for Londonderry Athletic Grounds District Park, located at 146 Avenue and 66 Street. Located in the mature neighbourhood of Kilkenny, the district park faces the challenge of addressing community needs with infrastructure that is beyond its expected lifecycle. The district park is 17.81 hectares and supports many amenities including: M.E. Lazerte Public High School, Londonderry Junior High School, Londonderry Fitness & Leisure Centre, and Londonderry Arena, as well as 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 Londonderry Athletic Grounds 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, concept options were developed and an open house took place in April 2014. Following that consultation, further concerns were addressed and an updated preferred concept plan was developed for October 2014.



- Londonderry Athletic Grounds 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 Londonderry Athletic Grounds 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 feedback from residents and park users, community organizations and other stakeholders about an updated concept plan that was developed for Londonderry Athletic Grounds District Park based on previous input and concerns received from an open house in April 2014.

## Methodology

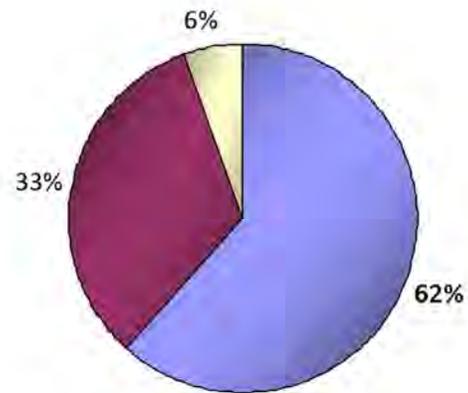
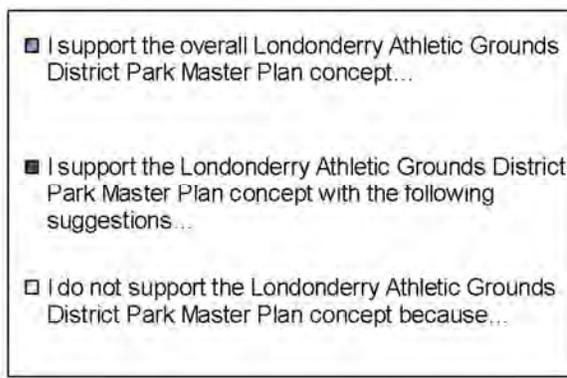
- To engage citizens, a Public Open House was held at the Londonderry Fitness and Leisure Centre on Thursday, November 13, 2014. Surveys were available at the open house.
- A link to the online survey was also available on the City of Edmonton Projects & Redevelopment website from November 4 to 20, 2014.
- Other promotions for the open house and survey included social media posts on the City of Edmonton's Twitter and Facebook accounts, and the Edmonton Sport Council's e-newsletters on October 29 and November 5.
- There were 56 responses received.

## Results

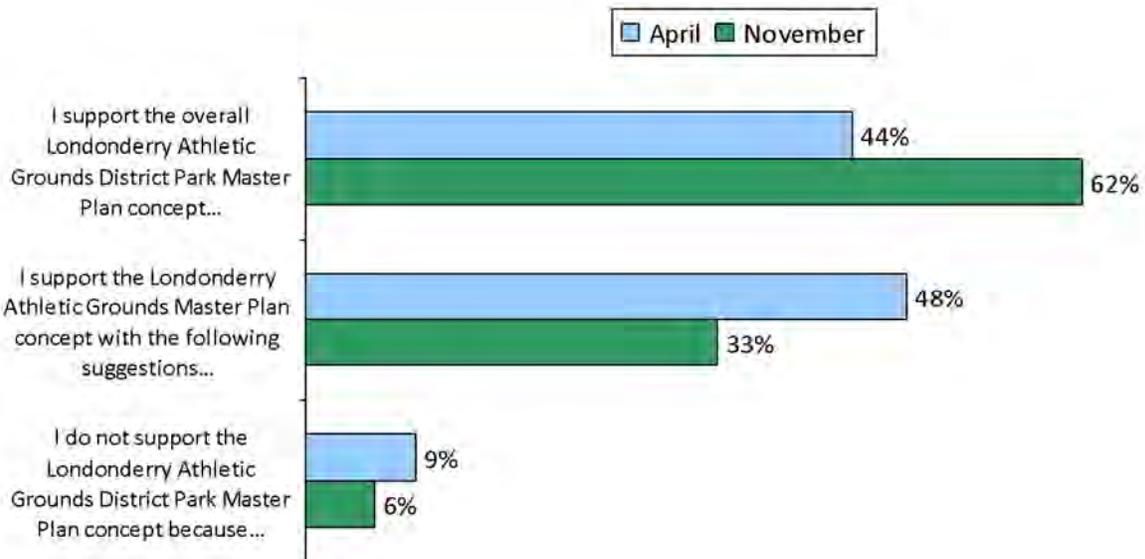
### Support for the Proposed Londonderry Athletic Grounds District Park Master Plan Concept

Over nine in ten respondents support the revised concept plan:

- 62% support the overall Londonderry Athletic Grounds District Park Master Plan concept, and
- 33% support the Londonderry Athletic Grounds District Park Master Plan concept with some suggestions



There was an increase in the number who supported the overall concept plan from April (44%) to November (62%).



These were the comments received for “*I support the overall Londonderry Athletic Grounds District Park Master Plan concept...*”:

Response		
YES		
This is a very nice upgrade. Like the artificial turf addition.		
Appreciate the new path and landscape		
	<b>Valid Responses</b>	<b>3</b>
	<b>Total Responses</b>	<b>56</b>

For “*I support the Londonderry Athletic Grounds District Park Master Plan concept with the following suggestions...*” comments were included about: more parking (4); more trees (2); outdoor public washroom facilities (2); vehicle turning lanes; an additional ball diamond; shale for the baseball diamonds; cricket pitches; ensuring that the tennis courts have wheelchair accessible entrances; spectator bleachers; rain shelters; bbq areas; clearer walking paths; play equipment and play space for children; more greenspace/less baseball diamonds; explanations for the differences from what is existing in the park; and having the Londonderry Athletic Grounds as part of the immediate City Capital Plan. The comments received were:

Response		
more parking. I don't see any parking.		
No need for two ball diamonds. Needs a clearer walking path in the north east corner		
More trees		
add play equipment play space for children in the area.		
Include a turning lane for those heading west on 144 Avenue and turning north into the new parking lot.		
I tried to look at the map to look for outdoor washroom facilities.		
Erect Cricket Pitch for Schools in territory		
Should have parking in the NW portion of the park, move the ball diamond east and have stalls along 72 street		
Both baseball diamonds should be shale. All fields have bleachers for spectators to watch in a designated area.		
needs more explanations what will be the difference with existent layout as you can't tell from the picture.		
more parking		
Ensure that your tennis courts have wide enough openings so that wheelchair tennis players can access the courts.		
shelter from rain, bbq area, more trees		
really need more parking spaces at the pool. Can we use some of Lazerte's lot?		

We want the Londonderry Athletic Grounds to be part of the immediate Capital Plan for the City		
More greenspace and fewer baseball diamonds. No one ever uses them		
Public washrooms?		
	<b>Valid Responses</b>	<b>17</b>
	<b>Total Responses</b>	<b>56</b>

The comments received for “*I do not support the Londonderry Athletic Grounds District Park Master Plan concept because...*” were:

<b>Response</b>		
your mail-out had the wrong website to get information and spent/5 minutes with 311 trying to find it...once i got the map the print so small unable to read on my hi definition computer screen		
I like the wide open field for tournaments		
	<b>Valid Responses</b>	<b>2</b>
	<b>Total Responses</b>	<b>56</b>

### **Additional Comments**

There were 30 additional comments/feedback received regarding the proposed Londonderry Athletic Grounds District Park Renewal:

<b>Response</b>
Hope the access from 66 street can be improved and that the school parking can be utilized for the new field
We need more parking in this area.
pretty good, However I can picture many M.E. Lazerte students using the south parking lot for normal school parking.
comments already supplied under do not support because u sent a mail out with wrong web site and your info map print is so small cannot read with my 19 inch hi def screen
Hurry up
This is well overdue and will be a tremendous benefit to the community and the surrounding schools.
I live on the south side of the field between Queen Elizabeth HS and Killarney Junior High. Many times I have seen the users of these fields facing away from their teams and towards our properties to relieve themselves. There is no place for all the teams that use that space to go to a washroom. It is a fine area for our City sports but is lacking in facilities. Please don't make the same mistake with this new Londonderry plan.
Could be used by the E&DCL when not in use.
Good concept, is there an outdoor water park planned for the hot summer days you can take you kids?

Need to ensure that the pathways are wide enough for pedestrian and bicycle traffic simultaneously.		
What about snow removal from the pathways?		
As mentioned earlier, would really like to see designated areas for spectators to watch all sports fields. Bleachers at each field. Also, both baseball diamonds should be shale diamonds Also, Washroom facilities available, and not in the fitness center.		
Needs more explanations what will be the difference with existent layout as you can't tell from the picture. Quality of the picture is sux as well.		
We really need this to become a concept turned into reality as the lives of our children will be changed in a positive way as soon as this comes into being.		
Ensure that that all areas are accessible for wheelchair users		
Vehicles pulling out of new parking space (69 Street and 144 Ave) can turn left onto 144 Ave and Head East. Excited to have plans implemented as soon as possible!		
It would be nice to have pushed forward.		
Now we just need to push city to make sure we make it into their budget. Great Job!		
Great Idea!		
Plan should not show the BBall courts at Londonderry as they are not part of the plan. They are existing not proposed.		
I support because of the trees, picnic areas, walkways. I really don't care for the turf or parking.		
It is always hard to manage parking lots for facilities so close to schools such as this. Hard to ensure the right people are parking in this/these lots.		
Adding a spraydeck/water area would be great for summer, especially for the green shack program. An outdoor skating rink would be great for winter. There should be an outdoor concession for food/drinks.		
I like it		
Looks good.		
Too bad so much money was wasted on an arena downtown, talus balls etc instead of putting children and communities first. You can sure see the GREED concept of development in our city. So sad!!!		
Plan looks excellent. Comment unfortunate that Borden Park pool was closed 2 summers ago and that there has not been any action yet on the new pool. Should have waited to close the poll until ready to dig.		
I believe the new purposal is a much better use of land and will benefit the community and city.		
I'm a big fan of the shared use paths and the upgraded sports fields. Glad to see the track will remain as I run on it during the summer.		
Not sure if there are proposed public washrooms. Should be added. Space available for grandstand viewing over soccerfield within running track?		
This project would be amazing for the families in this community. My students and I use the leisure centre and walk near here. This could mean great field trips that we could walk to. We are excited about the thought that has gone into the planning for this area! Thank you!		
	<b>Valid Responses</b>	<b>30</b>
	<b>Total Responses</b>	<b>54</b>

## **Respondent Profile**

Over one in five respondents (23%) were residents of the Kilkenny community and nearly one third (32%) were residents of other areas not listed on the survey.

Are you providing feedback as a resident of \_\_\_\_\_?

(Respondents could only choose a **single** response)

Response	20%									40%	60%	80%	100%	Frequency	Count
<b>Other (please specify):</b>											32.1%			<b>18</b>	
Kilkenny											23.2%			13	
McLeod											16.1%			9	
Belvedere											8.9%			5	
Delwood											7.1%			4	
Evansdale											5.4%			3	
Kildare											3.6%			2	
Killarney											1.8%			1	
Miller											1.8%			1	
Balwin											0.0%			0	
Casselman											0.0%			0	
Glengarry											0.0%			0	
Northmount											0.0%			0	
York											0.0%			0	
<b>Valid Responses</b>														<b>56</b>	
<b>Total Responses</b>														<b>56</b>	

Other (please specify):

<b>Response</b>		
Edmonton		
Castledowns		
Montrose		
ASCA		
brintnell		
Clareview		
Hollick-Kenyon		
Baturyn		
Fraser		
Londonderry Jr High		
Highlands		
Oxford		
Lago Lindo		
Canon Ridge		
McConachie		
Rideau Park		
Belmont		
Kingsway (I teach in Kilkenny)		
	<b>Valid Responses</b>	<b>18</b>
	<b>Total Responses</b>	<b>56</b>

Over half of the respondents (55%) were current park and/or facility users.

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	■					1.9%	1
<b>Current Park and/or Facility User</b>	■■■■■					<b>54.7%</b>	<b>29</b>
Future Park and/or Facility User	■■■■■					30.2%	16
Parent or student of M.E. Lazerte	■■■■■					30.2%	16
Parent or student of Londonderry Junior High School	■					5.7%	3
Parent or student from another school (please specify school):	■■■					15.1%	8
Other (please specify):	■■■					15.1%	8
<b>Valid Responses</b>							<b>53</b>
<b>Total Responses</b>							<b>56</b>

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

Response		
JJ Bowlen		
St. Dominic School		
Grant Macewan		
Steele Heights		
Kildare		
John Barnett		
Jjbowlen		
	<b>Valid Responses</b>	<b>7</b>
	<b>Total Responses</b>	<b>56</b>

Other (please specify):

<b>Response</b>		
Edmonton		
Former Kilkenny resident		
ASCA		
Homeowner		
Mcleod Community League		
Representing Londonderry Jr High		
A neighbour who wants to sit and eat in the park, why are the sports fields the most important part of this?		
Resident of area		
Teacher at J.A. Fife		
	<b>Valid Responses</b>	<b>9</b>
	<b>Total Responses</b>	<b>56</b>



## Appendix D: Detailed Capital Cost Estimate

## Londonderry Athletic Grounds - Capital Cost by Phase

Jan-16-2015

### Londonderry Athletic Grounds - Phase 1 - Estimated Capital Cost

Phase	Item	Description	Notes	Units	Quantity	Unit Price	Total
1	1.01	<b>Sports Facilities: Softball Diamond Relocation</b>	Ex. 230' Diamond to be relocated adjacent to 144 Ave. Includes new backstop, players benches, remove and relocate shale infield, minor grading, new sod	Lump Sum	1.0	\$230,000	\$230,000
1	1.02	<b>Sports Facilities: Tennis Courts Improvements</b>	Remove/relocate east fence, connect to school eliminate grass space between school and courts. Replace grass with asphalt. Add gate for safe egress from school	Lump Sum	1.0	\$28,000	\$28,000
1	4.01	<b>Open Space: Tree Planting</b>	Planting of a range of standard decidous (75mm Cal.) and coniferous (3.0m Ht.) trees throughout open space (some in planting beds)	Each	175.0	\$750	\$131,250
1	4.02	<b>Open Space: Planting Beds</b>	Planting beds with a mix of deciduous and coniferous shrubs and trees (included in item above). Bed prep includes excavation, topsoil and shredded wood mulch	Sq. M	2800.0	\$60	\$168,000
1	4.03	<b>Open Space: Site Furnishings</b>	A range of site furnishings throuhout the open space area - includes benches, picnic tables, bike racks and receptacles	Units	20.0	\$2,800	\$56,000
1	5.01	<b>Trails: NW-S (Phase 1)</b>	3.0 m wide asphalt trail from 145 ave at 72 street to the centre of the site connecting to the N-S Trail. Includes all excavation, base, asphalt and centreline.	lin. M	290.0	\$140	\$40,600
1	5.02	<b>Trails: N-S</b>	3.0 m wide asphalt trail from centre of north park boundary to pedestrian crossing on 144 Ave (does not include short connections to ME Lazerte). Includes all excavation, base, asphalt and centreline.	lin. M	460	\$140	\$64,400
1	5.03	<b>Trails: E-W</b>	2.4 m wide concrete sidewalk - centre of park east to 66 St. Incl all excavation, base, retaining wall, parking barricades and concrete	lin. M	175	\$400	\$70,000

## Londonderry Athletic Grounds - Capital Cost by Phase

Jan-16-2015

1	5.04	<b>Trails: Lighting (Phase 1)</b>	Supply and installation of pedestrian level lighting (Lumec Urbanscape) along all trails - 45m o/c x 925m of trail= 21 lights. Does not include power service	Each	21	\$6,500	\$136,500
1	5.05	<b>Trails: Lighting (Phase 2)</b>	Supply and installation of pedestrian level lighting (Lumec Urbanscape) along all trails - 45m o/c x 220m of trail= 5 lights. Does not include power service	Each	5	\$6,500	\$32,500
1	6.01	<b>Access: 144 Ave New Parking and ME Lazerte / Field Drop Off</b>	All directional access into new parking lot with 98 stalls and drop off lane. Includes all excavation, base, curbs, asphalt, sidewalks, lighting, landscaping and storm drainage	Sq. M	3900.0	\$140	\$546,000
1	6.02	<b>Access: 66 Street Entrance Improvements</b>	Closure of one drive aisle of ME Lazerte parking lot and reconfiguraion of islands to create formal right and left turn lanes to improve egress out of the site. Includes all excavation, base, curbs, and asphalt	Sq. M	680.0	\$170	\$115,600
1	6.03	<b>Access: 66 Street Bus Access for Leisure Centre</b>	New southbound bus access only lane off of 66 Street. Includes all excavation, base, curbs, asphalt, storm drainage	Sq. M	400.0	\$130	\$52,000
1	7.01	<b>Fencing</b>	Sections of 1.2m high galvanized chain link fence to restrict/direct pedestrian movements around sports fields (Does not include fence around Artificial Turf Field)	lin. M	420.0	\$60	\$25,200
1	8.01	<b>Signage and Wayfinding</b>	Main Park Identification Sign; Information/Orientation Hub sign; Miscellaneous message/regulatory signs	Lump Sum	1.0	\$35,000	\$35,000
<b>Subtotal</b>							<b>\$1,731,050</b>
20% Contingency							\$346,200
<b>TOTAL</b>							<b>\$2,077,250</b>

### Londonderry Athletic Grounds - Phase 2 - Estimated Capital Cost

Phase	Item	Description	Notes	Units	Quantity	Unit Price	Total
2	2.01	<b>Artificial Turf Field / Grandstand / Parking</b>	See 2013 Artificial Turf Strategy Report for details - scope includes all Field Amenities and Structural Amenities for \$9.4M (2012) less the cost of new parking lot (Item 6.01 in Phase 1) and adjusted for inflation	Lump Sum	1.0	\$9,329,000	\$9,329,000

## Londonderry Athletic Grounds - Capital Cost by Phase

Jan-16-2015

2	3.01	<b>Community Event Space: Plaza</b>	Concrete plaza adjacent to Grandstand building - sandblast, broomfinish, saw-cut concrete on gravel base.	Sq. M	1750.0	\$225	\$393,750
2	3.02	<b>Community Event Space: Stage</b>	Small (12x20m), slightly elevated concrete stage area with overhead shelter	Lump Sum	1.0	\$65,000	\$65,000
2	3.03	<b>Community Event Space: Site Furnishings</b>	A range of site furnishings in the plaza area - includes benches, picnic tables, bike racks and receptacles	Units	30.0	\$2,800	\$84,000
2	3.04	<b>Community Event Space: Lighting</b>	Supply and installation of pedestrian level lighting throughout the plaza. Does not include power service - assumed provided as part of Field/Grandstand costs	Each	12.0	\$6,500	\$78,000
2	3.05	<b>Community Event Space: Trees</b>	Trees in tree pits in the concrete plaza with tree grates. Includes excavation, topsoil, drainage, frame, tree grate	Each	12.0	\$2,100	\$25,200
2	4.04	<b>Open Space: Sliding Hill</b>	Small berm created using excavation from Artificial Turf field construction. Includes excavation, placement, topsoil, and sodding	Lump Sum	1.0	\$22,000	\$22,000
2	6.04	<b>Access: 144 Ave Expanded Londonderry Junior High Parking</b>	Expand the existing 20 stall lot to 60 stalls includes new right-in/right-out access. Connect to 144 Ave new parking. Includes all excavation, base, curbs, asphalt, lighting, storm drainage	Sq. M	1480.0	\$130	\$192,400
2	6.05	<b>Access: 66 Street Expanded West Parking Lot of ME Lazerte</b>	Expand the existing 112 stall lot by 26 stalls includes drive lane/drop-off adjacent to future artificial turf field. Proposed as partner contribution by Edmonton Public Schools (ME Lazerte)	Sq. M	1180.0	\$130	\$153,400
2	5.06	<b>Trails: NW-S (Phase 2)</b>	3.0 m wide asphalt trail from centre of the site to the ped crossing on 144 Ave. Includes all excavation, base, asphalt and centreline.	lin. M	220.0	\$140	\$30,800
<b>Subtotal</b>							<b>\$10,373,550</b>
20% Contingency							\$2,074,700
<b>TOTAL</b>							<b>\$12,448,250</b>

Further Information

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

[www.edmonton.ca](http://www.edmonton.ca)

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