



**Fernbank CRT Development: Park Amenities within
Hydro Easement**
(Developer-Build Park)

Project Name: Fernbank Community Park 3 &
Neighbourhood Park 10

Site Location: 5786 Fernbank Rd Ottawa

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Hydro One

1 DESCRIPTION

1.1 Background

This document details the extent of park recreational amenities that are proposed within what will be a City owned hydro corridor in the Fernbank Community in Ottawa and the rationale leading to this proposal. As part of the City of Ottawa's new growth development policies, each developer is required to undertake the design and construction of the park on behalf of the City as part of the subdivision agreement.

The Fernbank Community is 650 hectares of land located within the communities of Stittsville, Kanata West and Kanata south within the greater Ottawa region, figure 1.

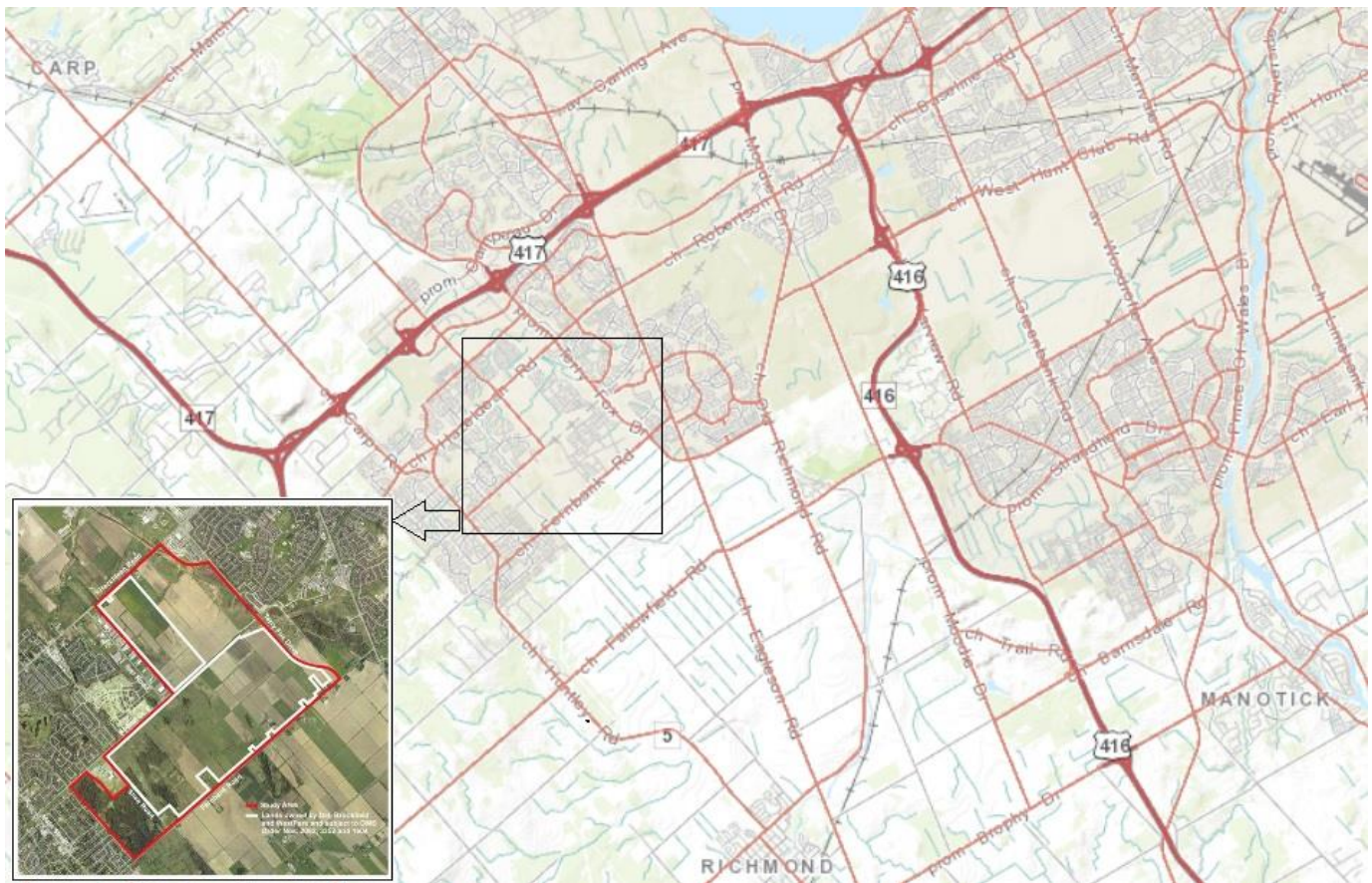


FIGURE 1. FERNBANK COMMUNITY WITHIN CITY OF OTTAWA

1.2 Area Parks Plan

An extensive system of public parks has been planned for the Fernbank Community (the Fernbank Community Area Parks Plan). The distribution of parks has been planned to ensure that the community has a comprehensive assembly of open spaces and amenities that are properly distributed and connected across the community as a whole. Further, all residential neighbourhoods are served by local, neighbourhood and community parks so that the majority of residences will be within a five minute walk of a park, figure 2.

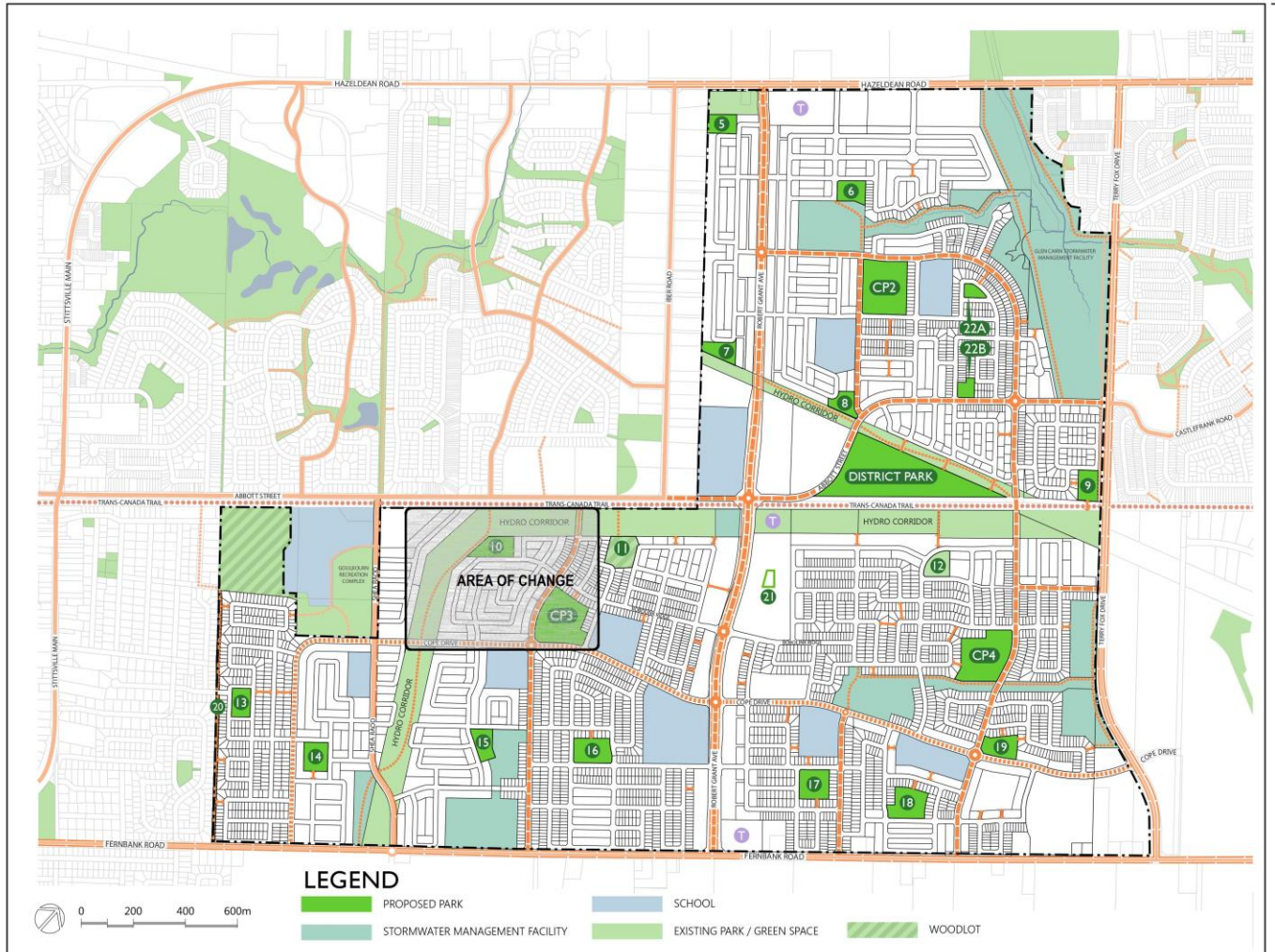


FIGURE 2: FERNBANK AREA PARKS PLAN

1.3 Issue

Recently, the imperative to retain a block of forest within the development has led to the proposed swap of a 3.2ha community park for the woodlot and the land planned for the community park will be developed as residential land use. This exchange of parkland for woodlot will affect 2 parks within the Fernbank CRT development, Community Park 3 and Neighbourhood Park 10. A reduction of 3.2ha of developable park land significantly impacts the ability to provide the required recreational amenities and further puts a strain on the surrounding parkland to meet the communities desired park amenities.

Listed below are the amenities required for each park.

Community Park 3 (3.2ha):

- 1 intermediate soccer field
- 1 full size soccer field with 2 mini field overlay
- Double tennis court
- Fully boarded rink and multi court surface
- Puddle rink (x2)
- Rink Bunker
- Toddler, Junior and Senior Play Structures
- Swings
- Splash Pad
- Shade Shelter and seating
- Parking for 30 spaces

Neighbourhood Park 10 (1.07ha):

- 2 mini soccer fields
- Toddler, Junior and Senior Play Structures
- Swings
- Shade Shelter and seating
- Connected Pathway

1.3.1 Solution

In order to accommodate the communities' needs for recreational amenities it is proposed that the playing fields and parking areas be provided within the hydro corridor, figure 3.



FIGURE 3: POSSIBLE DESIGN SCENARIO

1.4 Additional Considerations

The proposed solution has some remaining considerations:

- 1) Permission for the developer to build soccer fields and parking lots with the Hydro easement for the long term use of the City.
- 2) Park 10 will have little to no free play area and little opportunity for overhead canopy and other landscaping amenities.
- 3) The lights from the rink and tennis courts will have little buffer to the adjacent residents and are within close proximity to the edge of the easement.
- 4) Rink will need to have high fencing due to lack of buffer space.
- 5) A walkway block should be provided.
- 6) Feasibility of developing a small play area within the woodlot and retain the integrity of the woodlot.