



# Glengarry District Park Master Plan

May 1, 2019



Edmonton

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## 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. As a part of a district park renewal strategy developed in 2013, the Edmonton's Urban Parks Management Plan 2006-2016 (UPMP) provided strategic direction for the acquisition, design, construction, maintenance, preservation and animation of parks. District Parks are defined as "busy, active sites that serve a population primarily within a single Area Structure Plan. These parks are the primary sites for adult-sized sport fields, senior high schools and major recreation centres". In 2017, Breathe - Edmonton's Green Network Strategy replaced UPMP, but the main goal of district parks remains to plan for and sustain a healthy city by encouraging connection and integration of open space at the neighbourhood, district, city and regional levels. Parks continue to be a place where we value ecology, celebration and wellness.

District parks should 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, WinterCity Strategy, Bicycle Transportation Plan and Updated Artificial Turf Plan. There is a requirement to develop, preserve and renew facilities and park amenities and ensure current park and facility development, maintenance and environmental standards are keeping with The Way Ahead: City of Edmonton Strategic Plan.

Mature neighbourhoods built prior to 1970 face the challenge of keeping communities liveable, 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 a significant value and are important to preserve.

A long-term strategic approach to renew District Parks located in mature neighbourhoods is provided through the District Park Renewal Program. The Program provides the renewal priorities for the 10-Year Capital Investment Agenda and 4-Year Capital Budget based on an assessment and prioritization of these parks. The development of master plans with renewal priorities will provide the details required to address community needs and to align infrastructure in these parks.

This document serves as the Master Plan for the Glengarry District Park; it is supported by a development program and concept plan that respond to the recreational and community needs identified through public and stakeholder consultation. Should aspects of the plan be funded to advance into development design, further public consultation will take place followed by construction and ultimately, the realization of the Glengarry District Park Master Plan.

## II. INTRODUCTION

Glengarry District Park has been dedicated to sport, recreation and fitness for over 50 years. District parks contribute to citizens' quality of life through health, wellness, artistic, cultural, and celebratory activities by supporting a wide variety of facilities, programs and open space opportunities for residents and visitors. Through an initial park assessment, Glengarry District Park has been identified as a priority for renewal to improve infrastructure and function and reflect the changing priorities of existing park users and the community within the catchment area.

### 1. BACKGROUND

#### Parkland Classification System

The parkland classification system in the UPMP 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

District Parks are busy, active sites that serve a population primarily within a single Area Structure Plan. They are primarily 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 diamond 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, both rectangular and diamond fields will generally 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 2019-2022 based on an assessment and prioritization of these parks. The development of master plans with renewal priorities for the 2019-2022 capital Budget will provide the details required to address the community needs and aging infrastructure for the following parks: Glengarry District Park, Queen Elizabeth School Park and Confederation District Park.

## Park Master Plan

A Park Master Plan outlines future park uses and development using a 10 to 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 it sets up the framework for when and how improvements may occur. The end result is a plan that strives to increase people's opportunities to experience and enjoy the park while preserving and enhancing the ecological systems in place.

## 2. OVERVIEW

Glengarry District Park is located in the Glengarry neighbourhood in the north-east quadrant of Edmonton. The park is bordered by 132nd Avenue, 135th Avenue, 90th Street and 85th Street. The park is approximately 22 hectares in size and serves a catchment area of 29 neighbourhoods with an approximate population of 104 430.

Numerous facilities are found on the park site, including: Archbishop O'Leary High School, St. Cecilia Junior High School, O'Leary Fitness and Leisure Centre, Glengarry Arena, the Glengarry Community League Hall and rink, a private day care, playground, spray park, tennis courts, shale running track and several sports fields.

The park is intended to accommodate current and future recreation needs for local residents and the on-site schools. This park is also intended to be a recreational destination for the greater Edmonton area.



Figure 2.1 Glengarry District Park

### 3. GOAL, OBJECTIVES AND OUTCOMES

#### Goal

The goal of the master plan is to deliver a long-term strategic approach to renew this district park based on the direction provided in the District Park Renewal Program. This includes renewal targets that consider the physical condition of assets, functionality and demand capacity of the parks, recreational 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 Breathe - Edmonton's Green Network Strategy, Approach to Community Recreation Facility Planning and WinterCity Strategy
2. 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 the 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 outcomes identified below define what success will look like and are aligned with the City's outcomes:

- Parks are connected to their diverse communities and are a source of pride in the City
- Parks are vibrant, connected, engaging, safe, accessible, and welcoming
- Parks support a vibrant, diverse sports sector
- Parks celebrate and promote 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 Master Plan includes programming and concept planning prior to advancing into design development, which includes an assessment of needs and stakeholder consultation. Public engagement with the citizens of Edmonton and key stakeholders is an important component throughout the development of all plans. The Public Involvement Plan was designed to involve the appropriate people at the appropriate times in appropriate ways.

The process included a variety of techniques including a needs assessment and analysis, exploration of conceptual ideas, identification of a program and priorities, public and stakeholder engagement, final recommendations and plan approval.

- The needs assessment and analysis included a research program and community input.
- The research program included demographic and participation profiles, trends analysis, analysis of nearby amenities and a review of municipal, provincial and federal strategic policy documents. A site and program analysis were completed to understand other factors and parameters. The development of a recommended concept plan was based on the needs assessment, site and program analysis, inventory of offerings in the area, understanding of future capital projects, exploration of options and reviews with key stakeholders. A second round of public engagement was held to refine and confirm the recommended Concept Plan.

Based on the public engagement, an implementation plan was developed. The final phase of the plan was review and approval by the joint steering committee.



### III. STRATEGIC ALIGNMENT

This section provides an overview of the documents that set the context for this master plan, at the municipal, provincial and federal levels. The master plan is in alignment with these plans and policies.

#### 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 Edmontonians 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 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 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)**

- The City has 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 choices as 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 that make it competitive nationally and internationally

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

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

The Way We Live sets out six overall goals that focus on people services and quality of life issues. Edmontonians look to the City of Edmonton to promote healthy lifestyle and leisure opportunities as a means of building strong, connected communities. Each of these six goals is linked to the Master Plan 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 also guided by several City of Edmonton plans and strategies that support The Way We Live including:

- *Urban Parks Management Plan (will be superseded by BREATHE)*
- *BREATHE: Edmonton's Green Network Strategy*
- *\*Recreation Facility Master Plan 2005 - 2015 and 5-Year Review/Update*
- *Approach to Community Recreation Facility Planning*
- *10-Year Outdoor Aquatics Strategy*
- *10-Year Arena Capital Development Strategy*
- *Joint Use Agreement and 2005 - 2015 Field Strategy*
- *WinterCity Strategy*
- *Elevate: The Report of the Community Sustainability Task Force*
- *Child Friendly Edmonton Strategy*
- *Live Active Strategy 2016-2026*
- *Age Friendly Edmonton Access Design Guide*
- *City of Edmonton Design and Construction Standards*

*\*Note: Some plans and strategies are currently being updated or created*

## 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 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, with 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 levels 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 2012 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

A Framework for Recreation in Canada 2015: Pathways to Wellbeing, provides a refreshed look at what recreation means and explores the challenges and benefits of recreation today. The framework provides a vision and suggests some common ways of thinking about the renewal of recreation, based on clear goals and underlying values and principles.

The Framework includes four goals that are applicable to the Master Plan and priorities for action under each goal. These goals are to:

1. Foster active, healthy living through recreation
2. Increase inclusion and access to recreation for populations that face constraints to participation
3. Help people connect to nature through recreation
4. Ensure the provision of supportive physical and social environments that encourage participation in recreation and build strong, caring communities

The Framework was endorsed by Provincial and Territorial Ministers (excluding Quebec) and supported by the Government of Canada in 2015.

## IV. PLANNING CONTEXT: PEOPLE AND THEIR INTERESTS

### 1. DEMOGRAPHICS, TRENDS AND BEST PRACTICES

The following section provides the community context for the planning and renewal of Glengarry District Park. The key factors for consideration are that the Park is located within a mature neighbourhood and has a catchment area that includes 29 different neighborhoods.

#### Demographic Data

The 2016 Edmonton Civic Census was used to examine the population trends of the Glengarry District Park surrounding neighbourhoods. The statistics for the catchment area provides key information on the social structure of the population, age characteristics and other key demographic indicators that reveal the diverse composition in this area.

#### Mature Neighbourhood

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

#### Catchment Area

The catchment area of the Glengarry District Park includes the neighborhoods identified in Figure 4.1. Based on the 2016 Municipal Census survey, the total population of Glengarry District Park catchment area was approximately 104,430.

# Glengarry Park - Catchment Area

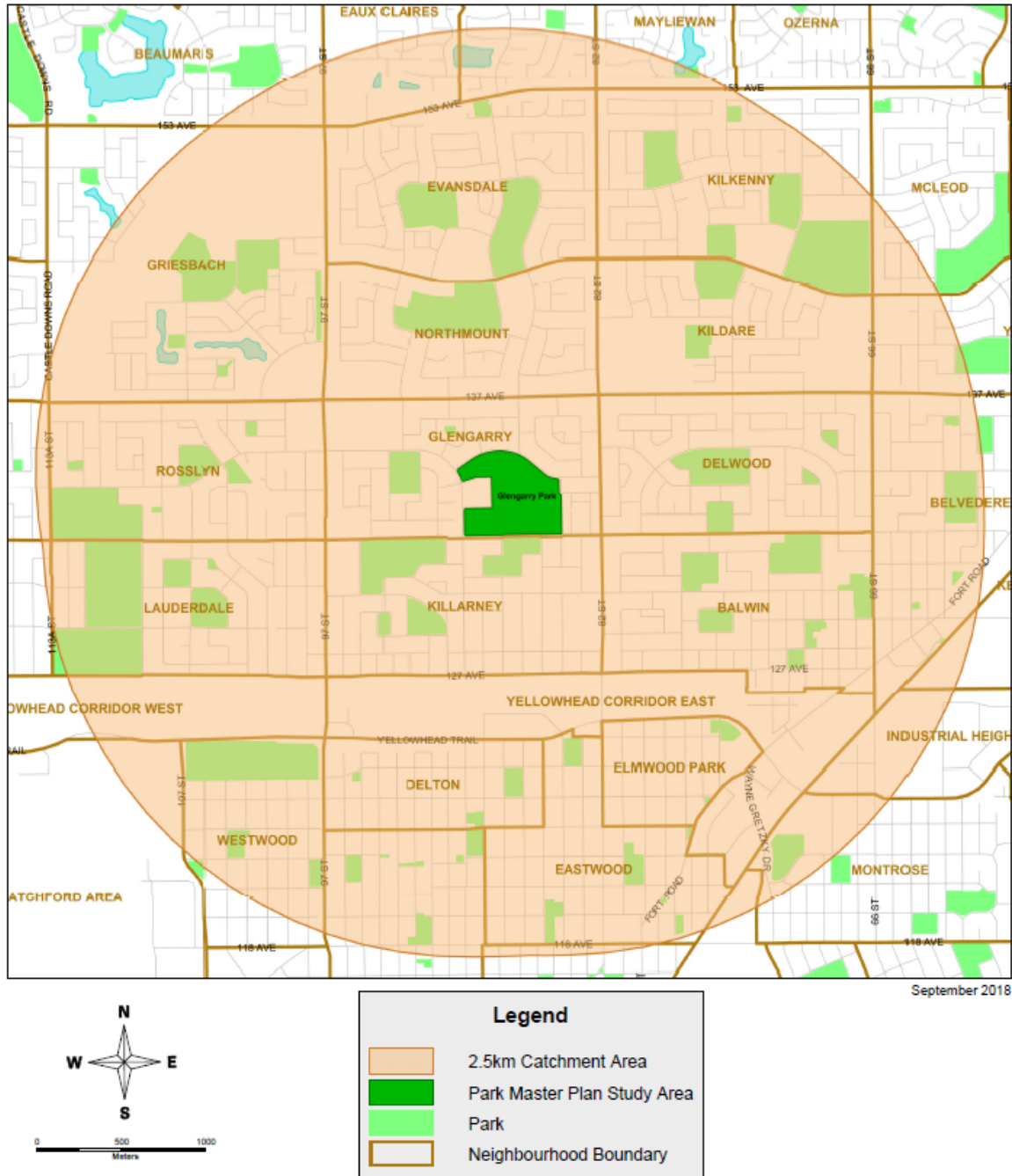


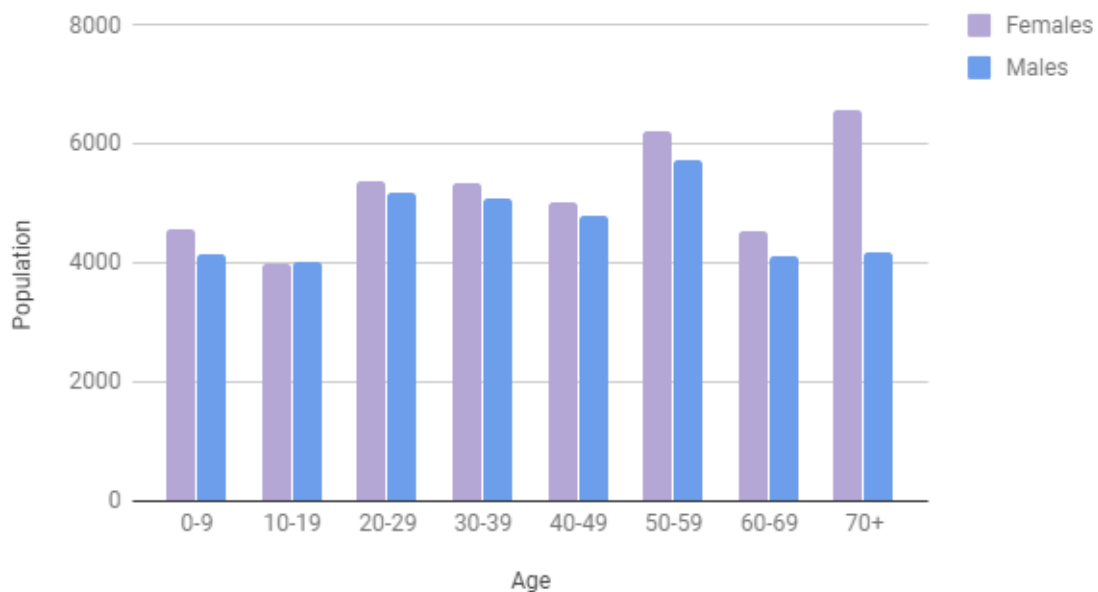
Figure 4.1 Glengarry District Park - Catchment Area

## Age

Chart 4.1 illustrates the population by age and gender. The Glengarry District Park catchment area distribution shows the following:

- There are significantly more women aged 70+ than men aged 70+
- 13.6% of people in this area are age 70+ compared to 9.3% city-wide

**CHART 4.1: DEMOGRAPHICS OF THE GLENGARRY DISTRICT PARK CATCHMENT AREA (2016 MUNICIPAL CENSUS)**



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

## Housing

56% of the residents in the catchment area reported living in a single-detached dwelling compared to the rest of the city at 49%

## Languages

Edmonton is high in linguistic diversity; 66% of residents within Glengarry District Park catchment speak English as their first language. 3.3% of people within this catchment area speak French as their first language. Other prominent languages in this catchment area are as follows:

- 3.9% speak Arabic as their first language, compared to 1.9% city-wide
- 3.3% speak Ukrainian as their first language, compared to 1.4% city-wide



## Employment

- The Glengarry District Park catchment area has more retired people (18%) than the City's average (14%)
- The unemployment rate in this catchment area is 7% compared to 5.6% city-wide.

## Trends and Best Practices

The analysis of trends and best practices is a critical factor in park and recreation facility planning. An understanding of 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 support those with special needs.

Trends in recreation services are continually evolving and require providers to remain current on activity preferences, societal shifts, and other factors that impact demand. Trends and recommendations:

- Low physical activity among children and youth (5 to 17 years) is an opportunity area.
- While many structured or organized activities remain important, there is an increasing demand for more flexibility in timing and activity choice. People are seeking individualized, informal pursuits that can be done alone or in small groups, at flexible times, often near or at home. This trend suggests that ensuring adequate, spontaneous opportunities for recreation are available is as important as planning for traditional structured programming.
- Recreation consumers in Edmonton have a variety of interests and motivations and demand more tailored activities. Therefore, it is essential to adapt to changing interests and activity preferences in recreation provision.
- As Edmonton continues to grow and evolve, there will be continued demand for inclusive recreational and leisure opportunities that reflect an increasingly multicultural and diverse population.
- Time constraints, cost, lack of interest/motivation, health, and location/transportation are common barriers to recreation participation in Edmonton. Using a combination of direct and indirect recreation provision, partner organizations, design, site locations, and a variety of amenities and services all help reduce barriers to recreation.
- Older adult populations are diverse with evolving needs, attitudes, and preferences. This intricate need may require a balance of provision of dedicated facilities with those that are intended to be intergenerational.

- Partnerships help to support diverse needs. Partnerships include other public-sector organizations, private-sector developers and a wide range of non-profit organizations.
- Parks and green spaces contribute to citizen's perception of quality of life and benefits to the community.
- Parks provide a sense of place in the community and improve the image and livability of a neighbourhood.
- Perceptions of safety in parks and neighbourhoods and lack of opportunities near people's homes are barriers to participation.
- Increasing demand for safe and inviting places to walk, wheel and cycle.
- Parks are a major contributor to individual and community health.
- More importance is being placed on recreation and physical activity as part of a healthy lifestyle.
- Government policies promote healthy living and increased physical activity.
- 61% of Edmontonians state walking/jogging their main activity of active recreation.
- Walking is a highly desired physical activity with a low cost, individual and group opportunities offering flexibility.
- Desire for more nature based activities and recognition of nature's contribution to mental health.
- Growing disconnect between children and nature, fewer children playing outside for several reasons.
- Parental enjoyment of an activity is associated with higher levels of participation by their children.
- Desire for more winter activities.
- Increased demand and use of dog parks that serve as a social hub. Amenities included should provide physical activity for people and dogs.

## 2. PUBLIC CONSULTATION

### Public Consultation

The Public Involvement Plan (PIP) for this project was developed in 2016 and identifies three stages:

1. Sharing Ideas: A community needs assessment that defines the needs and priorities for the park
2. Exploring Options: Testing concepts based on community need to develop a Park Master Plan
3. Setting the Direction: Sharing the final Park Master Plan

The results and findings from the public involvement have been compiled in separate “What We Heard” document.

#### Key Stakeholders and Organizations:

- Residents and businesses in the 2.5km catchment area
- O’Leary Fitness and Leisure Centre
- Glengarry Arena
- St. Cecilia Junior High School
- Archbishop O’Leary High School
- Edmonton Catholic School District
- Glengarry Child Care Society
- Area 2 Council
- Sports Groups (Local)
- Sport Groups (City Wide)
- Glengarry Community League (located on site)
- Community Leagues within 2.5Km catchment
- City of Edmonton Operations - Parks and Road Services
- City of Edmonton Recreation Facilities Operations
- City of Edmonton Glengarry Community Services Building

## Stage 1: Sharing Ideas

The goal of information gathering in stage 1 was to understand how people currently use the park, what elements of the park are working well and what could be improved to support future use of the site.

### Qualitative Survey

As part of the public involvement activities in stage 1 qualitative data was collected through a survey that was available online and in hard copy. The online survey was live from October to December 2016. Paper versions of the survey were distributed at the October 19th, 2016 public information session, the on-site leisure centre, daycare centre, and at follow up Stakeholder meetings. The results of that survey were compiled and were used to support concept development.

### Public Involvement Activities

Meetings with stakeholder groups were held to gather additional information about the District Park. Stakeholder meetings with Parks and Road Services, Archbishop O’Leary High School, St. Cecilia Junior High School, Glengarry Arena, O’Leary Fitness and Leisure Centre and the Edmonton Catholic School Board were completed.

A public open house was held October 19th, 2016 for Glengarry District Park and Queen Elizabeth School Park at St. Cecilia Junior High School. Feedback from this event was obtained through the survey.

Open House Advertising Methods	
Sign Postings	<ul style="list-style-type: none"> <li>▪ Changeable copy signs (137th Avenue and 97th Street; 127th Avenue and 113A Street) &amp; the O’Leary Fitness and Leisure Centre sign</li> <li>▪ 16 Edmonton Transit System bus shelters in the immediate area around Glengarry District Park and Queen Elizabeth School Park</li> </ul>
Electronic Distribution	<ul style="list-style-type: none"> <li>▪ Project website on edmonton.ca</li> <li>▪ Glengarry Community League Facebook page</li> <li>▪ City of Edmonton Facebook and Twitter account notifications</li> <li>▪ Public engagement calendar</li> <li>▪ Email invitations to on-site schools and sport user groups</li> </ul>
Paper Distribution	<ul style="list-style-type: none"> <li>▪ Posters were on display in O’Leary Fitness and Leisure Centre, Grand Trunk Leisure Centre, Glengarry &amp; Grand Trunk Arenas</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Flyers were distributed to households throughout the 2.5 km catchment area</li> <li>▪ Examiner/Metro paper ads</li> <li>▪ Community Recreation Coordinators distributed information electronically to community contacts to share, and posted information in the “Neighbourhoods Park Bench” newsletter</li> <li>▪ Community League Newsletters</li> <li>▪ Edmonton Sports Council Newsletter</li> <li>▪ Flyers were given to Glengarry Child Care Society to hand out to parents</li> </ul>
Community Distribution	<ul style="list-style-type: none"> <li>▪ St. Cecilia Junior High School made an announcement on the day of the event</li> </ul>
City Internal Distribution	<ul style="list-style-type: none"> <li>▪ 311 and City Councillors notified</li> <li>▪ Electronic invites to Project Team and Steering Committee</li> </ul>

Survey Distribution Methods	
Electronic Surveys	<ul style="list-style-type: none"> <li>▪ Electronic links sent to on-site schools, sport user groups, Edmonton Catholic School District, Community Leagues and City of Edmonton Glengarry Community Services Building</li> <li>▪ Electronic link sent to Project Team</li> <li>▪ Electronic links sent to Area 2 Council and business cards with the link handed out at Area Council meeting on November 7, 2016</li> <li>▪ O’Leary Fitness and Leisure Centre sign advertised the electronic surveys</li> <li>▪ Project website on edmonton.ca contained the link</li> <li>▪ Business cards with the link to the project website were handed out at the open house on October 19, 2016.</li> </ul>
Paper Surveys	<ul style="list-style-type: none"> <li>▪ Paper copies sent to Glengarry Community League</li> <li>▪ O’Leary Fitness and Leisure Centre sign advertised the paper copies available within the Leisure Centre</li> </ul>

## Stage 2 Exploring Options

### Spring 2017 Stakeholder Workshops

Workshops were held with key stakeholders to develop a program for the park, including key features and activities to be included in the concept plan.

Invitations to the workshops were sent via email to key stakeholders and were followed up with phone calls when necessary. The following groups were invited:

- Internal stakeholder workshop - Parks and Road Services, Arena Operations, Community Recreation Facilities, Citizen Services, Edmonton Catholic School Board and the administration of both on site schools.
- External stakeholder workshop - Glengarry Community League and the Killarney Community League as well as the on site sport users groups.

Following the internal workshop it was determined that additional feedback on park operations, standards and usage patterns would be beneficial for shaping the concept plans. Meetings were held with Transportation, Winter City, Parks and Road Services and Sports Field Bookings.

Following the external workshop it was determined that additional feedback from park users would also be beneficial. Student engagement sessions were held at Archbishop O'Leary High School and St. Cecilia Junior High School.

### Fall 2017 Internal Stakeholder Meetings

Concept plans were created based on the feedback gathered in the spring session. In September 2017 an internal stakeholder meeting was held to present the draft preliminary concept plans. A survey followed this meeting to determine support for the elements put forth from an operations and City standards perspective. The feedback from the internal stakeholder meeting contributed to the refinement of the preliminary concept plans into one preferred concept plan.

### Fall 2017 External Stakeholder Meetings

The preferred concept plan was presented to external stakeholders to illustrate how the feedback from the spring sessions helped to shape the design. Meetings were held with school administration at Archbishop O'Leary High School and St. Cecilia Junior High School. A student session was held at St. Cecilia Junior High School. Feedback was gathered to determine if the design was consistent with previously identified priorities. Information gathered at these meetings contributed to the refinement of the preferred concept plan into the final concept plan.

### November 7, 2017 Public Open House

The Public Open House provided an opportunity to present the preferred concept plan to the public and to determine if it incorporated the community vision and principles as well as project considerations (strategic alignment, site and program analysis, people and their interests, operations and maintenance). Comments were collected through a survey that was available at the event and at the O’Leary Fitness and Leisure Centre in hard copy. The survey was also available online from November 9 to 22, 2017 . The results of this survey contributed to refinements of the preferred concept plan to create the final concept plan.

The following methods were used to advertise the open house:

Open House Advertising Methods	
Signage	<ul style="list-style-type: none"> <li>▪ Changeable copy signs (137th Avenue and 97th Street; 127th Avenue and 113A Street)</li> </ul>
Electronic Distribution	<ul style="list-style-type: none"> <li>▪ City of Edmonton Project website on edmonton.ca</li> <li>▪ Emailed invitations to on-site schools, sport user groups and community leagues</li> <li>▪ Glengarry Community League advertised on their Facebook page</li> <li>▪ City of Edmonton Facebook and Twitter account notifications and public engagement calendar</li> <li>▪ Community Recreation Coordinators distributed information electronically to community contacts</li> <li>▪ Sportsfield Bookings distributed information electronically to sportsfield user groups.</li> </ul>
Paper Distribution	<ul style="list-style-type: none"> <li>▪ Postcards were distributed to households throughout the 2.5 km catchment area</li> <li>▪ Examiner/Metro paper ads</li> </ul>
City Internal Distribution	<ul style="list-style-type: none"> <li>▪ 311</li> <li>▪ Electronic invites to Project Team and Steering Committee</li> </ul>

Survey Distribution Methods	
Electronic Surveys	<ul style="list-style-type: none"> <li>▪ Electronic links sent to on-site schools, sport user groups, Edmonton Catholic School District and Community Leagues</li> <li>▪ Electronic link sent to Project Team</li> <li>▪ O’Leary Fitness and Leisure Centre sign advertised the electronic surveys</li> <li>▪ Community Recreation Coordinators distributed information electronically to community contacts</li> <li>▪ Project website on edmonton.ca contained the link</li> </ul>
Paper Surveys	<ul style="list-style-type: none"> <li>▪ Paper copies sent to Glengarry Community League</li> <li>▪ Paper copies were available at O’Leary Fitness and Leisure Centre</li> </ul>

### Stage 3 Setting the Direction

The engagement results from Stage 1 and 2 have informed the final concept plan included in this master plan document. Additional engagement will take place if the project is approved to move forward into the design and build phase.



## V. SITE AND PROGRAM ANALYSIS

The site and program analysis contributes to the foundation for the master plan by defining the development (renewal) context for Glengarry District Park and is broken into two sections. The site context section describes the overall site conditions. The site inventory, analysis, and use section describe aspects of the park related to master plan opportunities in more detail.

### 1. SITE CONTEXT

Glengarry District Park is located north of the Yellowhead Corridor. The bulk of the residential development in the neighbourhood occurred in the 1960s, with some construction beginning after WWII and some extending into the 1980s. Glengarry contains a range of housing types. Single-detached units make up approximately half of the dwellings in Glengarry, and the remainder consists of semi-detached, row housing and low and high-rise apartments. There are low-rise apartments adjacent to the park site between 90<sup>th</sup> and 89<sup>th</sup> Streets on the west and row housing between the park and 82<sup>nd</sup> Street on the east. Commercial development in the area includes the Northgate Centre and the North Town Centre. Glengarry, which means “rough water glen,” was named after a Scottish glen in Inverness-shire.

The park is approximately 22 hectares in size and accommodates a high school, a junior high school, sports fields, a running track, tennis courts, a playground, a water spray park, a community leisure centre, arena, community league hall, outdoor rink, a daycare centre, and a City of Edmonton building.

Archbishop O'Leary Senior High School and St. Cecilia Junior High School are operated by the Edmonton Catholic School District. Archbishop O'Leary High School has soccer and hockey sport academies. Figure 5.1 provides an overview of the site amenities and features described.



Figure 5.1: Glengarry District Park - Amenities as of 2018

Glengarry District Park is made up of six lots. Two of the lots are zoned US and four are zoned AP. The majority of the site is owned by the City of Edmonton except for the two US-zoned lots that are owned by the Edmonton Catholic School Board.

#### Legal description of park:

- US Zone
  - Lot 5, Plan 3638NY
  - Lot 2, Block 10, Plan 6279KS
- AP Zone
  - Lot 4, Plan 3638NY
  - Lot 1, Block 10, Plan 4054MC
  - Lot 2, Block 10, Plan 4054MC
  - Lot 6, Plan 3638NY

The zoning for Glengarry District Park Site is as follows:

- Public Parks Zone (AP) - the purpose of this zone is to provide an area of public land for active and informal recreational uses. Most of Glengarry District Park is within the AP zone.

Within the parks zone, the Glengarry Community League holds a Tripartite license with the City of Edmonton and the Edmonton Federation of Community Leagues (EFCL) for a 0.55-hectare envelope of land surrounding their facility on the west side of the park site.

The Glengarry Child Care Society also has a lease with the City of Edmonton for use of a portion of the City of Edmonton Community Services building on the west side of the park.

- 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. On Glengarry District Park, the Edmonton Catholic School District owns two properties, one for St. Cecilia Junior High School (8830-132 Ave) and the second for Archbishop O'Leary High School (8760 - 132 Ave).

Within the park, there are site and zoning considerations where park assets are located on multiple lots with different ownership and zoning. These assets include the running track, Diamond 2, Combo Field 1 and Combo Field 2. The zoning of Glengarry District Park is illustrated in Figure 5.2

### Glengarry Park - District Activity Park Glengarry NBHD

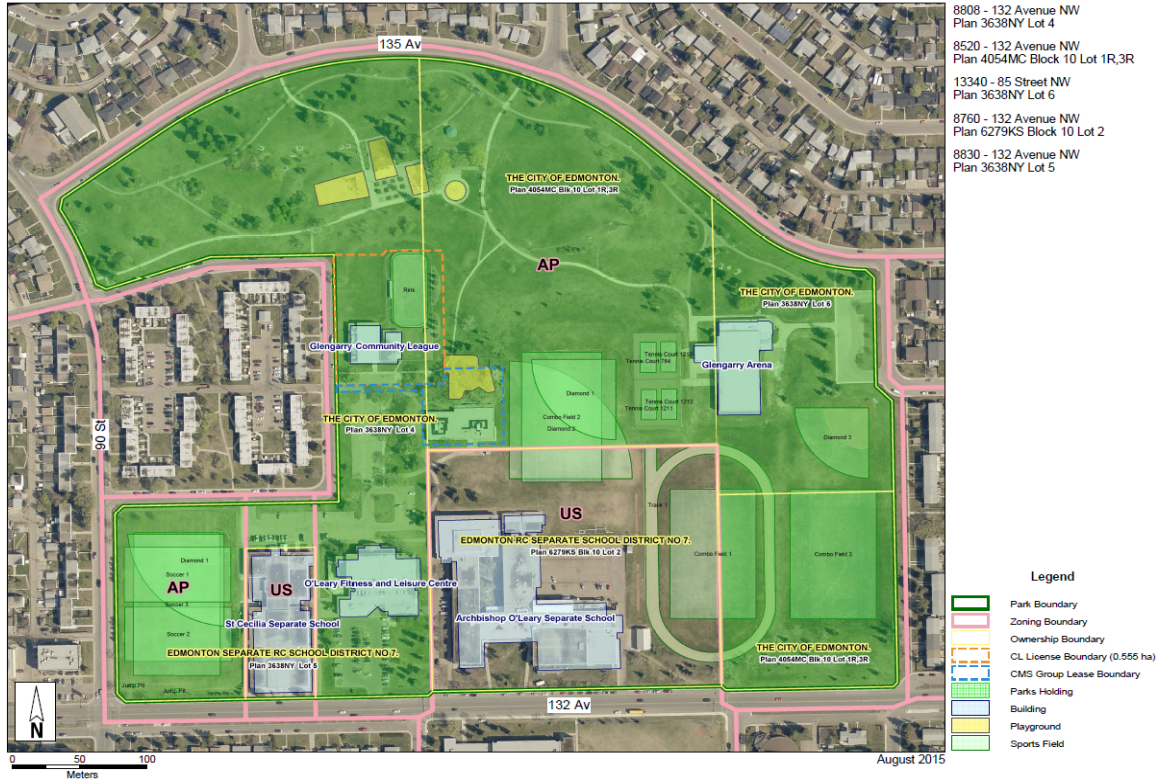


Figure 5.2: Glengarry District Park - Zoning

Table 5.1: Inventory of Community Organizations, Recreation Programs and Amenities in Catchment Area

Inventory of Community Organizations, Recreation Programs and Amenities in Catchment Area	
Organization/Amenity	Programs and services offered
Glengarry Arena (on site)	<ul style="list-style-type: none"> <li>Public indoor skating</li> <li>Sport bookings (hockey, ringette, figure skating etc.)</li> </ul>
O'Leary Leisure Centre (on site)	<ul style="list-style-type: none"> <li>Community swim times</li> <li>Swim lessons</li> <li>Drop-in lane swimming</li> <li>Aquatic Fitness Classes</li> <li>Indoor Playground</li> <li>Fitness Centre</li> </ul>
Archbishop O'Leary High School (on site)	<ul style="list-style-type: none"> <li>Football</li> <li>Rugby</li> <li>Basketball</li> <li>Hockey</li> <li>Snowboard and ski club</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Cross country skiing</li> <li>▪ Archery</li> <li>▪ Tennis</li> <li>▪ Cross country</li> <li>▪ Soccer</li> <li>▪ Track and field.</li> </ul>
St Cecilia Junior High School (on site)	<ul style="list-style-type: none"> <li>▪ Soccer</li> <li>▪ Volleyball</li> <li>▪ Soccer</li> <li>▪ Badminton</li> <li>▪ Track and field</li> <li>▪ Wrestling</li> <li>▪ Cross country running</li> <li>▪ Basketball.</li> </ul>
Killarney Junior High School	<ul style="list-style-type: none"> <li>▪ Basketball</li> <li>▪ Cross country running</li> <li>▪ Soccer</li> <li>▪ Badminton</li> <li>▪ Volleyball</li> <li>▪ Track and field</li> </ul>
Queen Elizabeth High School	<ul style="list-style-type: none"> <li>▪ Cross country</li> <li>▪ Volleyball</li> <li>▪ Basketball</li> <li>▪ Swim team</li> <li>▪ Soccer</li> <li>▪ Football</li> <li>▪ Snowshoeing</li> <li>▪ Cross country skiing</li> <li>▪ Archery</li> <li>▪ Curling</li> <li>▪ Snorkeling.</li> </ul>
Glengarry Community League Hall (on site)	<ul style="list-style-type: none"> <li>▪ Outdoor skating rink</li> <li>▪ Family fun evenings</li> <li>▪ Recreation classes- fitness and yoga classes</li> <li>▪ Playground</li> <li>▪ Water Play Site</li> </ul>
Neighbourhoods in catchment area  Neighbourhood parks within the 2.5km catchment area of Glengarry District Park have community leagues	<ul style="list-style-type: none"> <li>▪ Killarney Community League 8720-130A Avenue</li> <li>▪ Lauderdale Community League 12937 107<sup>th</sup> Street outdoor rink, basketball courts</li> <li>▪ Kilkenny Community 14910 -72<sup>nd</sup> Street</li> <li>▪ Rosslyn Community 11015-134<sup>th</sup> Avenue</li> <li>▪ Delwood Community League 7515 Delwood Rd NW - outdoor rinks</li> </ul>

that provide outdoor amenities that serve the greater community as listed to the right	<ul style="list-style-type: none"> <li>▪ Northmount Community Centre 9208 140 AVE - outdoor rink</li> <li>▪ Evansdale Community League 9111 150 Ave NW</li> </ul>
Northgate Edmonton Seniors Association	Programs for seniors

#### Other nearby District Activity Parks with Recreation Facilities

<i>District Park/facility</i>	<i>Programs and services offered</i>
Queen Elizabeth School Park 9425 132 Ave NW	<ul style="list-style-type: none"> <li>▪ Outdoor running track</li> <li>▪ Sports fields</li> <li>▪ Tennis courts</li> </ul>
Grand Trunk Park 13025 112 St NW	<ul style="list-style-type: none"> <li>▪ Grand Trunk Fitness and Leisure Centre</li> <li>▪ Tennis Courts</li> <li>▪ Sports fields</li> <li>▪ Grand Trunk Arena</li> <li>▪ Lauderdale Off Leash Dog Park</li> </ul>
Londonderry Athletic Grounds 14520 66 St NW	<ul style="list-style-type: none"> <li>▪ Outdoor running track</li> <li>▪ Tennis courts</li> <li>▪ Sports fields</li> <li>▪ Londonderry Arena</li> <li>▪ Londonderry Fitness and Leisure Centre</li> </ul>

### Existing plans within area

#### Mature Neighbourhood Overlay

The purpose of this Overlay is to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

#### Medium Scale Residential Infill Overlay

The purpose of this Overlay is to accommodate the development of medium-scale infill housing in Edmonton's mature residential neighbourhoods in a manner that ensures compatibility with adjacent properties while maintaining or enhancing a pedestrian-friendly streetscape.

### City of Edmonton Capital Projects in Glengarry Neighbourhood

There are currently no capital projects in the Glengarry neighborhood.

#### School Modernization - Archbishop O'Leary High School

##### Archbishop O'Leary High School

Archbishop O'Leary High School recently underwent a major modernization that was completed in 2017. This modernization included significant upgrades to the interior of the school, modifications to the school entrance and an expansion of the staff parking lot.

## 2. SITE INVENTORY, ANALYSIS AND USE

### Condition Assessment

As the City's infrastructure ages, more maintenance and rehabilitation is often 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 - condition of an infrastructure element that enables it to meet the intended service levels. The RIMS is a tool that assists in the assessment 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 is needed, where and when – to keep rehabilitation and construction costs as low as possible and make the most of capital assets.

Demand Capacity – ability of an infrastructure element to meet program delivery requirements.

Service Ratios within a geographic catchment area (40,000 – 80,000 for district park)

Functionality - 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 factors are all considered in the development of the Master Plan

### District Park Renewal Targets

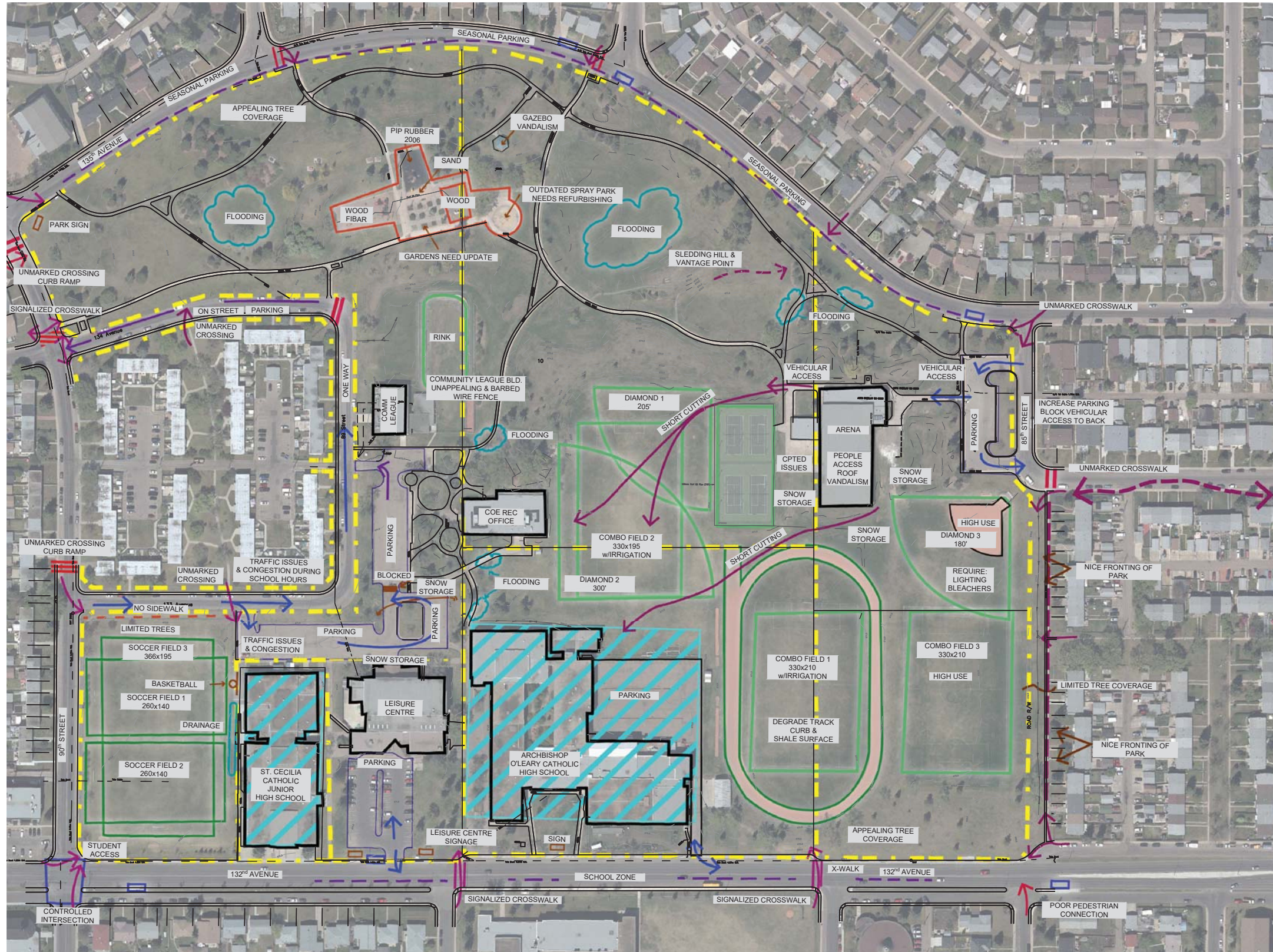
District Park Renewal targets require a balance between immediate needs and ongoing rehabilitation and have been developed to compare the existing state of a district park with the desired target. Renewal targets align with RIMS and consider the overall physical condition, functionality and demand capacity for each park.

The overall physical condition for each district park site has been evaluated based on a “super report” which averages the physical condition of the five key park asset types (access and circulation, furniture, playground, protection and sports fields). The scoring is done using a matrix of 1 to 5. The renewal target for parks is a Park Condition Assessment Score greater than 3.4.

Table 5.2 Park Condition Assessment

Assessment Types	Definition	District Park Renewal Targets
Physical Condition	<p>The overall physical condition for Glengarry District Park based on the Park Condition Report is 3.48 for the key park type asset types:</p> <ul style="list-style-type: none"> <li>● Access and Circulation 3.09</li> <li>● Protection 3.6</li> <li>● Sports Fields 3.36</li> <li>● Playground 3.75</li> <li>● Furniture 3.56</li> </ul>	<p>Using a proactive infrastructure evaluation RIMS</p> <p>Park Condition Assessment Score greater than 3.4 (scoring based on 5-point rating, 5 being the best)</p> <p>Utility improvements addressed</p>
Functionality		<p>Maximizing opportunities within Park Renewal Program</p> <p>Outcomes</p> <ul style="list-style-type: none"> <li>▪ Access and Circulation</li> <li>▪ Sport</li> <li>▪ Recreation and Play</li> <li>▪ Arts, Culture and Celebration</li> <li>▪ Environmental Sustainability</li> </ul>
Demand Capacity	Population in the 2.5km catchment area is 104,430	Service Level Target: 40,000 - 80,000 population / district park





- LEGEND:**
- PROPERTY LINE
  - PEDESTRIAN PATH (DESIRE LINE)
  - PARKING LOT
  - EXISTING BUILDING
  - ISSUES OF CONCERN
  - ITEMS TO NOTE
  - VEHICULAR CIRCULATION
  - RECREATION AREAS
  - DRAINAGE CONCERNS
  - PEDESTRIAN ACCESS POINTS
  - VEHICULAR MAINTENANCE ACCESS
  - SCHOOL ZONE - OUTSIDE OF PROJECT SCOPE
  - ACTIVE RECREATION AREAS (SPORTS FIELDS)
  - PEDESTRIAN SIDEWALKS
  - SIGNALIZED PEDESTRIAN CROSSING
  - BUS STOP

glengarry park

## Access and Circulation Activities

### Access and Circulation Context

The park is bordered on the south by 132<sup>nd</sup> Ave. In addition to residential and commercial traffic and users of the O'Leary Fitness and Leisure Centre, this street is very busy with staff and students travelling to the five schools located between 82<sup>nd</sup> and 97<sup>th</sup> Streets. The west side of the park is bordered by 90<sup>th</sup> Street, and a one-way loop road (133<sup>rd</sup> Avenue, 89<sup>th</sup> Street, 134<sup>th</sup> Avenue) which is often congested with student parking. The north side (135<sup>th</sup> Avenue) and east side of the park are adjacent to, or across the street from, residences.

### Vehicle Access and Parking

Parking at this site is adjacent to the schools, Glengarry Community League, City of Edmonton building and Glengarry Childcare Society, O'Leary Fitness and Leisure Centre and the Glengarry Arena as well as along a one-way drive loop off 133<sup>rd</sup> Avenue, 89<sup>th</sup> Street and 134<sup>th</sup> Avenue. Sections of the parking lots are reserved for school staff, leisure centre users, arena users, the Community League, and COE Staff. Additional on-street parking is available along 135<sup>th</sup> Avenue and 85<sup>th</sup> Street.

Stakeholders raised concerns about the flow of traffic along the one-way drive loop off 133<sup>rd</sup> Avenue, 89<sup>th</sup> Street and 134<sup>th</sup> Avenue and in the staff parking lot north of St. Cecilia Junior High School. During school drop-off and pick-up times, it can become congested with traffic backed up for blocks

During the preparation of this Master Plan, Archbishop O'Leary Catholic High School was undergoing renovations, including the expansion of the parking lot to the north east of the school.

### Pedestrian Connections

Pedestrian circulation around the entire perimeter of the park is provided by sidewalks supported by crosswalks and crossing lights. Significant pedestrian traffic occurs in front of the two schools and leisure centre along the sidewalk on the north side of 132<sup>nd</sup> Avenue. Connections along 132<sup>nd</sup> Avenue from Glengarry District Park to adjacent Queen Elizabeth School Park are poor with disjointed sidewalk alignments along adjacent service roads and commercial parking lots.

Key pedestrian crossings include signalized (flasher) pedestrian crossings at 86<sup>th</sup> Street and 132<sup>nd</sup> Avenue (east of Archbishop O'Leary High School), 88<sup>th</sup> Street and 132<sup>nd</sup> Avenue (west of Archbishop O'Leary High School), 90<sup>th</sup> Street and 134<sup>th</sup> Avenue (west side of the park) and a signalized intersection at 90<sup>th</sup> Street and 132<sup>nd</sup> Avenue (west of St. Cecilia Junior High

School). Marked crosswalk locations are along 135<sup>th</sup> Avenue at 87 and 89<sup>th</sup> Streets (north side of the park). Numerous unmarked crosswalks are located at 90<sup>th</sup> Street and 135<sup>th</sup> Avenue, 85<sup>th</sup> Street and 134<sup>th</sup> Avenue.

A few locations around the park, 85<sup>th</sup> Street and 133A Avenue and 90<sup>th</sup> Street and 134<sup>th</sup> Avenue (northeast side of the park), 90<sup>th</sup> Street and 133<sup>rd</sup> Avenue and 90<sup>th</sup> Street and 135<sup>th</sup> Avenue (west side of the park), have pedestrian ramps at T intersection locations and street corners indicating a pedestrian crossing opportunity but without crossing signage or pavement line marking. Where located at a T intersection location, these crossings require proper marking. Pedestrians likely cross illegally from the multi-family buildings along 133<sup>rd</sup> and 134<sup>th</sup> Avenues and 89<sup>th</sup> Street.

Concerns regarding the safety of these crossing points were identified to City of Edmonton Transportation for further review.

### Trails/Active Transportation

There are extensive existing pathway connections throughout the northern portion of the park, linking the surrounding residential areas to the existing playground, water spray park, Glengarry Arena, tennis courts and Glengarry Community League. From the north, only one multi-use trail connects to the south by the Glengarry Community League building and City of Edmonton Community Services building (Figure 5.4). This path continues to the schools and leisure centre.

There is a pedestrian pathway running north-south through the multi-family residential area bordered by 133<sup>rd</sup> and 134<sup>th</sup> Avenues and 90<sup>th</sup> and 89<sup>th</sup> Streets. While this is an important route for residents accessing the park and for students attending both schools, there are no crosswalks to facilitate access across the surrounding roadways.

In 2016, residents requested additional snow removal of park pathways in the winter months. City Operations has increased the number of pathways that are cleared through the park and are monitoring use to determine the level of snow clearing that may be done moving forward.

Figure 5.4: Existing multi-use trails



**Accessibility**

The area between Glengarry Hall and the O’Leary Fitness and Leisure Centre was noted to have outdated sidewalks, crumbling asphalt paths and a lack of proper curb ramps.

Significant spring flooding was also observed along the major north–south trail connection adjacent to the daycare area (Figure 5.5).

Figure 5.5: Trail flooding

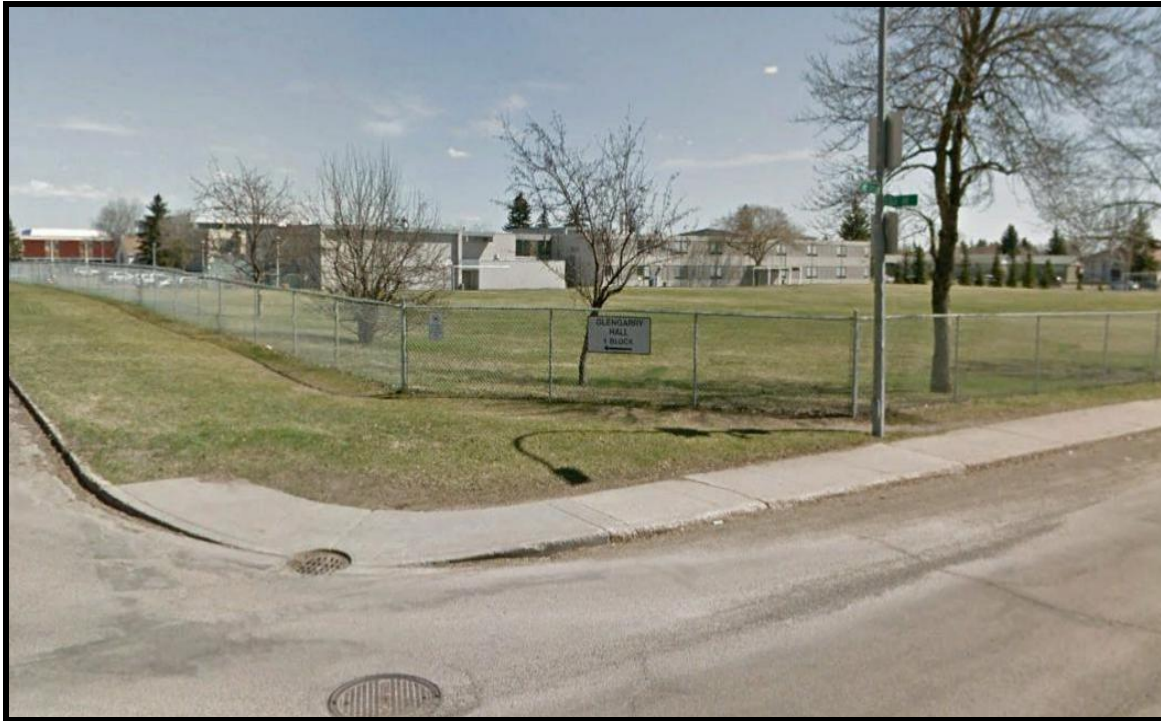


### Signage and Wayfinding

The park is identified with a standard City of Edmonton park sign at the corner of 134<sup>th</sup> Avenue and 85<sup>th</sup> Street. This is the only park identification sign and it does not provide a prominent gateway or entry location. There are no other unique features, elements or amenities that would be identifiable as creating a sense of place.

The Glengarry Community League has a sign at the corner of 135<sup>th</sup> Avenue and 90<sup>th</sup> Street, with an interchangeable posting board. The Community League also has a small sign attached to the chain link fence at the corner of 90<sup>th</sup> Street and 133<sup>rd</sup> Avenue (Figure 5.6).

Other than that, the park and its amenities are poorly identified, lacking proper signage and wayfinding markers to help guide and direct park users.

**Figure 5.6: Glengarry Community Hall signage**

### **Park Lighting**

Several of the main walkway connections in the north side of the park have pedestrian lighting. The lighting does not appear to be particularly old, but it could be a candidate for upgrades to new technologies. The tennis courts and community league ice rink are lit. Additional ambient light comes from adjacent street lighting, park buildings and parking lots.

### **Crime Prevention Through Environmental Design**

Crime Prevention Through Environmental Design (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 study has not been undertaken for this site; however, a few areas of the park were identified with concerns.

The west side of the Glengarry Arena is a potential safety concern as it is a relatively enclosed space not visible from the road or other public spaces. People have also been known to gather behind the arena, vandalizing the building wall and occasionally accessing the arena roof. The gazebo in the north end of the site has also been subject to negative activities and vandalism.

Along the north side of St. Cecilia Junior High School and Archbishop O’Leary High School, a number of storage containers have been placed on site creating enclosed and concealed spaces, making an attractive location for inappropriate activities.

### Summary of Access and Circulation Activities: Opportunities and Constraints

- The existing trail network can be used and expanded
- Desire lines across fields indicate potential needs for new trail development
- Existing park infrastructure could be used to help facilitate pedestrian connections, (e.g., existing running track)
- Existing trees are to be preserved, therefore walkways and seating opportunities need to work around existing vegetation, avoiding obstructed views and preserving clear sightlines into the park in consideration of CPTED
- The existing parking lots are well located; however, a parking study is required to determine if demand for parking exceeds supply
- Park development is limited to park property, so pedestrian circulation and crossings outside of park are excluded from project scope
- The parking lot on the north side of Archbishop O’Leary High School has recently been expanded and provides an increase in available parking spaces for the school

### Sport Activities

#### Sports Field and Court Inventory

- 4 Ball diamonds (3 of which overlap with other fields)
- 3 Football/soccer combo fields
- 3 Soccer fields (overlapping)
- 4 Tennis courts
- Shale running track
- 2 Jump pits

#### Sports Field Use

Major user groups of the site include the schools, community leagues, soccer clubs and community sport groups. The booked use of sports fields at Glengarry District Park for 2015 - 2017 are reflected in the figures below. This information does not reflect drop-in, spontaneous use of the sports fields, tennis courts, and track.

Table 5.3 Diamond Bookings 2015 - 2017

2015	2016	2017
Diamond 1 Archbishop O'Leary High School - Size 205		
No diamond bookings	No diamond bookings	No diamond bookings
Diamond 2 St. Cecilia Junior High School- Size 230		
No diamond bookings	No diamond bookings	No diamond bookings
Archbishop O'Leary Diamond 3 - Size 180, shale infield		
No booking information	Weather Closure - 1 hours Baseball - 6 hours Slo Pitch - 8 hours Softball - 3.5 hours	Weather Closure -12 hours Baseball - 76 hours Slo Pitch - 25.5 hours Softball - 0 hours
Glengarry #1 Diamond		
Softball/Fastball - 56 hours	Softball/Fastball - 72 hours	Softball/Fastball - 62 hours Weather Closure - 10 hours

### Combo Field

This area of the park serves local schools and residents, as well as groups from all over the city. These fields are booked out by soccer and football groups; however, they are used mostly for the school programming and sport teams.

Table 5.4 Combo Field Bookings 2015 - 2017

2015	2016	2017
Combo 1 - 330 x 210		
Weather Closure - 4 hours Soccer - 225 hours Tournament - 67 hours Football - 4 hours	Weather Closure - 7.5 hours Soccer - 225.25 hours Tournament - 77 hours	Weather Closure -9.25 hours Soccer -231.5 hours Tournament - 44 hours
Combo 2 - 330x 195		
Weather Closure - 5 hours Soccer - 242 hours Tournament - 71 hours	Weather Closure - 3.5 hours Soccer - 182 hours Tournament - 77 hours	Weather Closure - 23 hours Soccer - 174 hours Tournament - 43 hours
Combo 3 - 330 x 210		
Weather Closure - 3 hours Soccer - 139.25 hours Tournament - 71 hours Football - 12 hours	Weather Closure - 9.5 hours Soccer - 177.5 hours Tournament - 35 hours	Weather Closure - 25 hours Soccer - 193.75 hours Tournament - 25 hours



### Soccer Fields

This area of the park serves local schools and residents, as well as groups from all over the city. These fields are booked out by soccer groups; however, they are used mostly for the school programming and sport teams. The three existing soccer fields on site are overlapping.

**Table 5.5 Soccer Field Bookings 2015 - 2017**

2015	2016	2017
Soccer 1 - 260 x 140		
Weather Closure - 0 hours Soccer - 91.3 hours Tournament - 84 hours	Weather Closure - 0 hours Soccer - 88.5 hours Tournament - 107 hours	Weather Closure - 16.5 hours Soccer - 75 hours Tournament - 77 hours
Soccer 2 - 260 x 140		
Weather Closure - 0 hours Soccer - 90 hours Tournament - 84 hours	Weather Closure - 0 hours Soccer - 87 hours Tournament - 1 hours	Weather Closure - 16.5 hours Soccer - 73.5 hours Tournament - 77 hours
Soccer 3 - 365 x 210		
Weather Closure - 0 hours Tournament - 11 hours	Weather Closure - 0 hours Tournament - 9 hours	Tournament - 4.5 hours

### Tennis Courts

The four existing tennis courts are well utilized according to the community input received. Through the public consultation there was interest in exploring options for repurposing some courts into multi-use pickleball courts. The courts are fenced, surfaced, and lit but enhancements or upgrades are required.

**Table 5.6 Tennis Court Bookings 2015 - 2017**

2015	2016	2017
Tennis Court #1		
Tennis - 330.5 hours	Tennis - 274.75 hours	Weather Closure - 5.75 hours Tennis - 225.75 hours
Tennis Court #2		
Tennis - 343.5 hours	Tennis - 274.75 hours	Weather Closure - 5.75 hours Tennis - 225.75 hours
Tennis Court #3		
Tennis - 343.5 hours	Tennis - 274.75 hours	Weather Closure - 5.75 hours Tennis - 224.75 hours

### Basketball

St. Cecilia Junior High School has a few small 3 on 3 basketball courts along the west side of the building. These courts are in need of refurbishment, and when in use may impede pedestrian movement along the sidewalk. (Figure 5.8).

Figure 5.8: Basketball Courts



### Shale Running Track

A 400m long track is located just east of Archbishop O'Leary High School. The surface and curbing of the shale running track are beginning to degrade. There is appealing tree cover along the south side of the track, acting as a buffer between the track and 130<sup>th</sup> Avenue. There are two long jump/triple jump runways and jump pits, both along the outer west side of the track.

Figure 5.9: Running Track



### Spectator Experience

The site is currently lacking in spectator amenities. Stakeholders noted a desire for increased spectator amenities such as benches, bleachers, lighting, garbage bins and washrooms.

### Summary of Sport Activities: Opportunities and Constraints

- The number and size of the existing sport fields may limit other recreational opportunities
- The running track configuration is to remain unaltered
- Some existing fields have operating irrigation systems which if left operational may restrict reconfiguration or size adjustment of fields
- Existing tennis courts are well used and public consultation supports keeping them
- Existing tennis court infrastructure (surfacing, lighting, fencing) may restrict relocation of tennis courts
- Avoid overlapping fields to reduce conflicting user groups

### Recreation and Play Activities

#### Open Space

The northern portion of Glengarry District Park has several large open areas available for spontaneous activities and play (e.g. frisbee, soccer, catch) including a large hill, popular for views of the park, biking makeshift trails in the summer and winter sledding.

### Fitness

The southern portion of the park is closely associated with sports and group fitness opportunities (e.g., soccer, baseball, track and field), whereas the northern portion of the park is associated with more individual fitness (e.g., walking, biking, jogging).

### Meeting/Gathering

Glengarry District Park is a very popular place for family gatherings, especially during the summer months. The existing park amenities, picnic tables, fire pits, shelter (Figure 5.10) are key park elements attracting users to the park.

The southern portion of the park has limited meeting and gathering areas for the students of both schools. Socializing is predominantly done along the south and west sides of Archbishop O’Leary High School, while the park space west of St. Cecilia is popular with those students. Along the north side of the schools, minimal seating opportunities are provided.

**Figure 5.10: Shelter**



### Amenities and Site Furnishings

The northern portion of the park has many amenities available, such as picnic tables, fire pits, benches, and waste receptacles. There is one group shelter. There are no public washrooms which may be a constraint to activities or events that are not associated with the community league or schools.

The park’s site furniture is a mix of furnishing styles, including a variety of benches such as exposed aggregate, galvanized steel, and classical forged steel, both exposed aggregate

concrete waste receptacles and barrel-type waste receptacles, placed throughout the park. Predominantly, the northern portion of the park has exposed aggregate benches and waste receptacles, with barrel-type waste receptacles around the playground and picnic tables. Classical forged steel benches have memorial plaques and are placed throughout the park.

### Play

The existing playground and spray deck are the two highest used amenities of the park according to the 2016 survey. One section of the playground was surfaced with pour-in-place rubber in 2006. There is a sand play area south of the rubberized surface (Figure 5.11), and another segment of playground surfaced with wood fiber. The presence of so many different surfaces can give the appearance of a disjointed, disconnected play space. The spray park is outdated and is in need of replacement (Figure 5.12).

Figure 5.11: Playground



**Figure 5.12: Water Spray Park**

In the central area of the park is a large hill often used for sledding activities in the winter and bike activities in the summer. This hill is a dominant element in the park space and offers both winter and summer activities which other local parks cannot offer.

### **Fencing**

Glengarry District Park has few access restrictions. Only the fields west of St. Cecilia School are fenced to define the play space for students and to prevent balls from escaping. The limited fencing encourages multiple points of entry and is a welcome invitation for all visitors. The field fencing is in good condition.

Along the east side of the Glengarry Community Hall, a 3.6m high chain link fence topped with razor wire protects the outdoor skating rink and other hall amenities (Figure 5.12). Alternate, aesthetically pleasing fencing options could improve the appearance and feel of the community hall and park entrance.

The daycare space is also fenced with a high chain link fence. Relatively hidden among a mature tree stand, this fencing is not as imposing as the Community Hall fence.

Figure 5.13 – Glengarry Community Hall fencing



### Summary of Recreation and Play Activities: Opportunities and Constraints

- The number and size of the existing sport fields may limit other recreational opportunities
- The lack of park amenities, seating and gathering areas, and fitness infrastructure presents a new opportunity for future amenity development
- Existing site furnishings are dated and the use of old oil drums as waste containers does not convey a positive image for the park
- The existing playground is approximately 12 years old and is in relatively good condition, and any playground redevelopment should consider the existing footprint
- Redevelopment of the spray park can make use of the existing drainage infrastructure
- The City of Edmonton’s Urban Parks Management Plan prohibits more than one playground on district park sites
- Existing trees are to be preserved, therefore amenity development needs to work around existing vegetation, avoiding obstructed views and preserving clear sightlines into the park in consideration of CPTED
- Snow storage from the school parking lots and arena ice disposal is to be taken into consideration and may restrict placement of park amenities and gathering areas
- Park development needs to be limited to the park site and is not to infringe on the school lands or the Glengarry Community League lease area
- The City of Edmonton Community Services Building and the existing Day Care area are outside of the scope of this project

- The varying topography with rolling hills in the northern portion of the park affords unique opportunities for amenity development
- The existing park buildings may have potential for refurbishment of existing washrooms or the addition of new washrooms to allow outdoor access
- The park has a gradual north to south slope which may restrict sports field layout
- Security fencing does not convey a positive and welcoming feeling to the park

## Arts, Culture and Celebration Activities

### Sense of Place

A park should be a recognizable place that assists in supporting the identity of the communities that it serves. The character of the park is not consistent between the north and south. The north side is a traditional park with a playground, picnic spaces and areas for informal activities. The south side of the park is dominated with sports fields for organized sports. The lack of trail connections between the north and south portions of the park contributes to a disconnected identity.

### Community Event Space

Glengarry Community League hall is popular for programmed activities and event rentals. In the park, the single group shelter is also a popular community gathering spot.

### Celebration

The only community event spaces on-site include the Glengarry Community League hall and the group shelter.

### Public Art

There is currently no public art (fountains, statues, murals) or interpretive elements (historical or cultural) in the park. Under the Percent for Art policy, locations for public art will need to be identified within the park.

## Summary of Arts, Culture and Celebration Activities: Opportunities and Constraints

- The northern portion of the park is widely used for community gathering and there are opportunities to improve on and add to the existing amenities
- The lack of public art provides a new opportunity for future art feature development



## Environmentally Sustainable

### Tree Inventory

The Urban Parks Management Plan prescribes 45 trees planted per hectare of green space on a district park. At the discretion of City Park Department, trees can be substituted with shrubs at a ratio of 7:1 to a maximum of 10% of the total number of required trees.

Glengarry District Park has an inventory of 525 trees on the 18.8 hectares of greenspace. The target base level tree inventory of 810 has not been achieved on this district park. Additional trees and shrub plantings should be provided, and the existing trees should be protected and integrated with any new development.

### Planting and Landscaping

The northern portion of the park is nicely landscaped with pleasant groupings of trees and shrubs intermixed among the open spaces, trails, and play spaces. The southern portion of the park has tree planting integrated around the periphery of the sports fields. Additional tree coverage is in and around the schools, leisure centre, parking lots and along the street frontages.

As the mature trees start to decline, additional park maintenance may be required for hazardous tree pruning, removals, and subsequent replacement plantings. Declining plant material can be found in the garden beds separating the playground and spray park. Some plants are starting to fail or have been overtaken as other plants are becoming overgrown.

The park topography varies with rolling hills and the large sledding hill in the north, to relatively flat around the sports fields with a gradual drop in slope from north to south.

### Utilities, Drainage, and Stormwater Management

Several areas with drainage and flooding concerns are highlighted on the analysis map. Two areas in the northern portion of the park – one at the base of the sledding hill and one west of the playground are affected by snowmelt and rainfall more than the adjacent areas due to their elevation and lack of slope.

Several sections of path throughout the park also experience flooding during the spring and in times of high rainfall. (Figures 5.14, 5.15) show several of the areas prone to flooding. Drainage is also a concern along the west edge of St. Cecilia Junior High School in the area between the school and the sports fields, and on the path that runs behind the City of Edmonton building and daycare (Figure 5.6, 5.14). The Community League has also experienced problems with the ice rink that they flood in the winter. For unknown reasons, the ice on the rink is often soft, making skating difficult.

Figure 5.14: Seasonal trail flooding



Figure 5.15: Seasonal trail flooding



### Maintenance/Operations

Maintenance access to the site is through numerous locations, but predominantly from the City of Edmonton Community Services building where there is a minor storage area.

Snow removed from the parking lots is typically placed around the perimeter of the lots and was not noted as a significant concern. Ice shavings from the Glengarry Arena are a challenge as the shavings are typically dumped in front of the arena or onto the ball field and running track area (Figure 5.16). The ice shavings have resulted in a large dead spot of grass and wet, soft spots requiring time to dry out; this has postponed the opening of the ball diamond or track.

Figure 5.16: Arena ice shavings



### Summary of Environmentally Sustainable: Opportunities and Constraints

- Existing trees are to be preserved, therefore development opportunities must work around existing vegetation, avoiding obstructed views and preserving clear sightlines into the park in consideration of CPTED
- Existing mature tree stand appears healthy, but many trees are over 50 years old and may be approaching end of life cycle, so some tree removals and replacements may have to be considered
- In some areas, the general health of the plant materials is poor and should be replaced, specifically the box planting beds in the playground area
- School and arena operations require area for winter snow and rink ice shaving dump and storage; snow storage requirements may restrict amenity development and placement

## VI. PARK MASTER PLAN

### 1. Design Principles and Program

The park vision, goals, design principles, and program are based on the planning context, public consultation results, and the findings from the site and program analysis.

#### Access and Circulation Activities

##### Goal

- Provide safe, direct and comfortable pedestrian movements through the park that support access to the indoor and outdoor facilities and amenities

##### Design Principles

- Provide landscaped pedestrian walkways between the two schools, leisure centre, community league, arena, park amenities and from adjacent neighbourhoods to improve pedestrian connections and to prevent short-cutting across fields
- Expand on the existing path network to facilitate improved pedestrian connections
- Improve access, circulation and drop-off for student circulation, major sport tournaments and special park events
- Use desire lines as a guide to determine the primary east-west and north-south pedestrian routes that are needed
- Reinforce the park's identity through defined entry 'gateways' or nodes and prominent aesthetic entrance and wayfinding signage
- Improve parking access, circulation and stall quantities to meet the demands for the park facilities and Community League
- Consider CPTED principles and preserve open sight lines when routing pedestrian trails and providing pedestrian amenities

##### Program

- Walkway connections throughout the park
- Entry signage and wayfinding signage
- Reconfigured parking lots and additional stalls

## Sport Activities

### Goal

- Maintain Glengarry District Park as a destination for tennis, hockey, swimming, soccer, football and softball; school sports, and community sports programming

### Design Principles

- Maximize the sports fields to meet the academic needs associated with St. Cecilia Junior High School and Archbishop O’Leary High School
- Provide additional landscaping and trees within the site to provide shade in key areas where spectators/players gather near fields
- Identify and provide opportunities to enhance spectator amenities
- Explore alternative sport and recreation opportunities (e.g., mountain biking, skateboarding, basketball, disc golf)
- Consider four-season use of the facility and complementary functions

### Programming

- Reconfigure existing sports fields
- Refurbished Tennis with two courts lined for joint tennis and Pickleball
- Basketball courts

## Recreation and Play Activities

### Goal

- Provide multiple recreation and play opportunities to draw people from throughout the community to participate in activities

### Design Principles

- Provide a range of community amenities (benches, picnic tables, waste receptacles, bike racks, etc.) throughout the park to meet the gathering, informal use, school and community event needs
- Provide seating and picnic areas for informal activities, taking into consideration shade, windbreaks, furnishings and amenities that encourage year-round activities
- Add features that encourage passive recreational use of the park and to provide spaces for parents, families, and friends during sports tournaments or practices such as seating, tables, shelters, play features and basketball courts

- Add activity areas encouraging health and wellness (e.g. outdoor exercise equipment)
- Revitalize existing water spray park, playgrounds and site amenities to meet current park needs and safety standards
- Provide some defined open spaces for informal activities, such as frisbee and catch, with landscaping to define these spaces and create visual boundaries between different uses
- Improve the aesthetic quality and accessibility of the site by removing aging and unnecessary fencing
- Adopt a consistent standard for all site furnishings, which could be a current City standard, or some style or product line that is introduced to the park to enhance the overall sense of place
- Provide adventurous recreational opportunities; mountain biking, snowboarding, skateboarding, BMX, etc.
- Provide activity opportunities unique to Glengarry District Park and not provided by other adjacent parks (e.g. Mountain Bike Park, Skateboard Park, Sledding Hill)

#### Program

- Revitalized playground and spray park
- Mountain Bike Skills Park
- Skateboard Park
- Fitness Stations
- Revitalize tennis courts with addition of Pickleball
- Seating and gathering areas, with picnic tables, benches and waste receptacles
- Fenced off-leash dog park

### Arts, Culture and Celebration Activities

#### Goal

- Provide opportunities for residents to celebrate public arts, culture and their community within the park.

#### Design Principles

- Integrate locations for public art opportunity into park or into park elements
- Add prominent and attractive entrance and wayfinding signage

- Consider locations in the park for a designated community event space that can be used as a staging area for community gathering, sports, and events at a variety of scales
- Design the event space to be functional and comfortable when not in use for events (e.g. a great place to meet with friends for a break or for a group picnic)
- Provide reasonable infrastructure such as power, shelter and hard surfacing that is associated with a defined open space for gathering
- Include a public art element(s) that is unique and meaningful to the community and/or tells an important story about the community, people or the City (e.g. playground and skateboard park sculptures)

#### Program

- Public art in high use and high visibility areas, skateboard park or playground
- Spaces for events

### Environmentally Sustainable

#### Goal

- Protect and enhance the environmental values of the park by increasing the tree canopy and the amount of other vegetation

#### Design Principles

- Add trees to the park for their environmental benefits, including shade, cooling, carbon sequestration, and wildlife habitat, meeting the City's minimum tree planting requirements
- Use trees and landscaping to enhance and define the park edges, entrances and parking lots, to separate and define activity spaces, to provide shade in gathering areas and to obstruct pedestrian or vehicular cross cutting
- Group trees in mulched beds to reduce maintenance requirements
- Use a mix of tree species to enhance the biodiversity and aesthetics of the site
- Add new park amenities and trails, take into consideration mature trees, and preserve healthy trees as much as possible. Removal of unhealthy or stressed trees for development could be considered
- Add a range of site furnishings including benches, picnic tables, and trash/recycling receptacles throughout the park to support current and future use
- Consider CPTED principles during concept development

- Repair and re-grade flooding areas
- Consider arena snow dump locations for a preferred and appropriate snow dump area

#### Program

- Infill tree and shrub planting
- Parking lot planting
- Remove undesirable planting

## 2. Concept Plan

The concept planning process involved preparing preliminary concept ideas to facilitate discussion and to develop a park program with the internal and external stakeholder groups. These were refined into two preliminary concept plans, and following stakeholder and public input, a Final Concept Plan was prepared.

### Park Overview:

#### **Parks are connected to their diverse communities and a source of pride**

The concept plan for Glengarry District Park proposes sports field reconfiguration and existing field revitalization, spontaneous recreational opportunities, new water play feature, revitalized playground, off-leash dog park, and landscape upgrades to improve the sports programming, event functioning and overall visual appearance of the park. New plantings, seating areas, and trails invite park users to stay in the park for longer periods of time, encourage informal recreation, and improve user and spectator experiences during sporting activities.

Summary of site improvements and recommendations for the master plan:

- Improved pedestrian circulation and connections with community
- Maximized field sport and basketball opportunities
- Updating of existing sports fields
- Improved overall park amenities and facilities
- New active recreational opportunities to supplement existing field sports
- Renewed water spray park
- Renewed playground and seating areas



## Preliminary Concept Options

The following table provides a general description of the two concept plan options (See Figures 6.1 – 6.2), how the key program elements are allocated in each and the preferred concept layout as chosen by the stakeholder and City working team

Access and Circulation	Concept A	Concept B	Preferred Layout
Expand on existing trail network to facilitate improved north – south pedestrian connections	Connections to Archbishop O’Leary	Connection to south side of City of Edmonton Community Services building	Option B
Expand on existing trail network to facilitate improved east – west pedestrian connections	Arena to community league building & Arena to running track	Arena to community league building & Arena to Archbishop O’Leary	Option B
Improve access, circulation and drop-off for student circulation	Reconfigured parking lots behind the Leisure Centre with angled parking along 89th Street	Reconfigured parking lots behind St. Cecilia & the Leisure Centre	Option B
Utilize existing desire lines to help guide pathway development	Trail connection ties into the running track	Trails ties into existing trail network	Option B
Reinforce the park’s identity through defined entry ‘gateways’	No	No	To be identified in final concept
Improve parking access, circulation and stall quantities	Enlarged parking lots for the Arena & Leisure Centre, angle parking along 89th Street	Enlarged parking lots for the Arena. Reconfigured parking behind Leisure Centre	Option A
Consider CPTED principles in the determination of pathway development	Pathway connections proposed in high visibility areas	Pathway connections proposed in high visibility areas	Option A
Sport Activities	Concept A	Concept B	Preferred Layout
Maximize the sports fields to meet school needs	Maintains existing number of sports fields	Substitutes running track for multi-use artificial turf field	Option A
Provide additional landscaping to shade / shelter spectator areas	Proposed one large group shelter	Proposed one large group shelter, plus several small group shelters	Option B
Provide enhanced spectator	Provide seating	Provide grandstands	Option A

amenities	berm along field 2	for potential artificial turf facility	
Explore alternative sport and recreation opportunities	Provide mountain bike and skateboard parks and basketball	Provide zip line, disc golf course and basketball	Option A
Consider four-season use	Sledding hill & snowboard as part of mountain bike park	Sledding hill	Option A
<b>Recreation and Play Activities</b>	<b>Concept A</b>	<b>Concept B</b>	<b>Preferred Layout</b>
Provide a range of community amenities	Neighbourhood dog park, fitness stations, shelters and seating opportunities	group shelters and seating opportunities	Option A
Provide seating and picnic areas for informal activities	Proposed one large group shelter	Proposed one large group shelter, plus several small group shelters	Option B
Add features that encourage passive recreational use of the park	Provided shelter and seating at the playgrounds, berm seating along field 2	Provided shelter and seating in and around the playground and spray park and seating by the City services building	Option B
Add activity areas encouraging health and wellness	Proposed fitness pods along the existing pedestrian trails	Proposed main fitness station by Archbishop O'Leary	Option A
Revitalize existing amenities to meet current park needs and safety standards	Proposed new playground configuration to meet all new safety standards	Revitalizes existing playground to new safety standards while maintaining existing footprint	Option B
Provide some defined and enjoyable open spaces for informal activities	Maintained five main pockets of existing open space	Maintained three main pockets of existing open space	Option A
Improve the aesthetic quality and accessibility	Enlarged parking, increased pedestrian crossing locations for improved user access	Enlarged parking, increased pedestrian crossing locations for improved user access	Option A
Adopt a consistent standard for all amenities	Supportive imagery for reference. Further exploration to be completed for final concept and master plan report	Supportive imagery for reference. Further exploration to be completed for final concept and master plan report	To be identified in final concept

Provide adventurous recreational opportunities;	Proposed mountain bike and skateboard parks	Proposed zipline and disc golf course	Option A
Provide public amenities unique to Glengarry District Park	Proposed mountain bike and skateboard parks	Proposed zipline and disc golf course	Option A
<b>Arts, Culture and Celebration Activities</b>	<b>Concept A</b>	<b>Concept B</b>	<b>Preferred Layout</b>
Integrate art within entry 'gateways' and nodes	Art features not identified on the concept	Art features not identified on the concept	To be identified in final concept
Add prominent and attractive entrance and wayfinding signage	New signage not identified on concepts	New signage not identified on concepts	To be identified in final concept
Consider locations in the park for a designated community event space	No space identified	Proposed large community shelter by playground & grandstands for artificial turf facility	Option B
Design the event space to be functional and comfortable when not in use for events	No space identified	Large group shelter for use by general park users. Grandstand for field spectators	Option B
Provide infrastructure such as power, to accommodate community events	N/A	N/A	To be identified in master plan report
Include a public art element that is unique and meaningful to the community	Art features not identified on the concept	Art features not identified on the concept	To be identified in final concept
<b>Environmentally Sustainable</b>	<b>Concept A</b>	<b>Concept B</b>	<b>Preferred Layout</b>
Add trees to the park	Trees added to enlarged parking lots and basketball courts	Trees added to enlarged parking lots and arena area	Option A
Use trees to enhance and define the park edges and entrances	Infill trees along 90th Street and 133rd Avenue	Infill trees added along 133rd Avenue and 89th Street	Option A
Group trees in mulched beds	All tree grouping to be in mulched beds	All tree grouping to be in mulched beds	To be further explored in future design
Use a mix of tree species to enhance the biodiversity and aesthetics of the park	All proposed plantings to be a mix diversity	All proposed plantings to be a mix diversity	To be further explored in future design

Add new park amenities and trails, take into consideration mature trees	Amenities to work around existing trees where possible	Amenities to work around existing trees where possible	To be further explored in final concept
Add a range of site furnishings throughout the park	Supportive imagery for reference. Further exploration to be completed for final concept and master plan report	Supportive imagery for reference. Further exploration to be completed for final concept and master plan report	To be further explored in final concept
Consider CPTED principles	Proposed main activity areas within high visibility areas - skatepark adjacent to 134th Avenue	Proposed main activity areas within high visibility areas - basketball adjacent to 133rd Avenue	Option B
Repair and re-grade flooding areas	Utilized low area for proposed water park rain garden	Revitalized trail works to correct flooding areas	Option B
Consider arena snow dump locations	Snow dump proposed behind arena on hard surface basketball court	Snow dump proposed behind arena	Option B

# PRELIMINARY CONCEPT IDEA - A PARK MASTER PLAN SERVICES

## FOR DISCUSSION & COMMENT



glengarry park

FIGURE 6.1

# PRELIMINARY CONCEPT IDEA - B PARK MASTER PLAN SERVICES

## FOR DISCUSSION & COMMENT



glengarry park

FIGURE 6.2

## Final Concept Plan

Following stakeholder, public input and direction from the City of Edmonton working team, a Final Concept Plan with supporting illustrations was prepared (Figure 6.3 & 6.4). The following describes each of the park components proposed on the Concept Plan.



WATER SPRAY PARK EXAMPLE (IMAGE PROVIDED BY PLAYWORKS INC.)



FITNESS EQUIPMENT EXAMPLE (IMAGE PROVIDED BY PLAYWORKS INC.)



SLEDDING EXAMPLE (IMAGE SOURCE BY ADORBESTOCK)



SKATEBOARD PARK EXAMPLE (IMAGE PROVIDED BY PLAYWORKS INC. - FULTON PARK)



FITMENT STUDY FOR POTENTIAL ARTIFICIAL TURF FIELD, FIELD HOUSE AND SPECTATOR STANDS



MOUNTAIN BIKE PARK EXAMPLE (URBAN SYSTEMS LTD.)



NATURAL PLAYGROUND EXAMPLE (URBAN SYSTEMS LTD.)

glengarry park

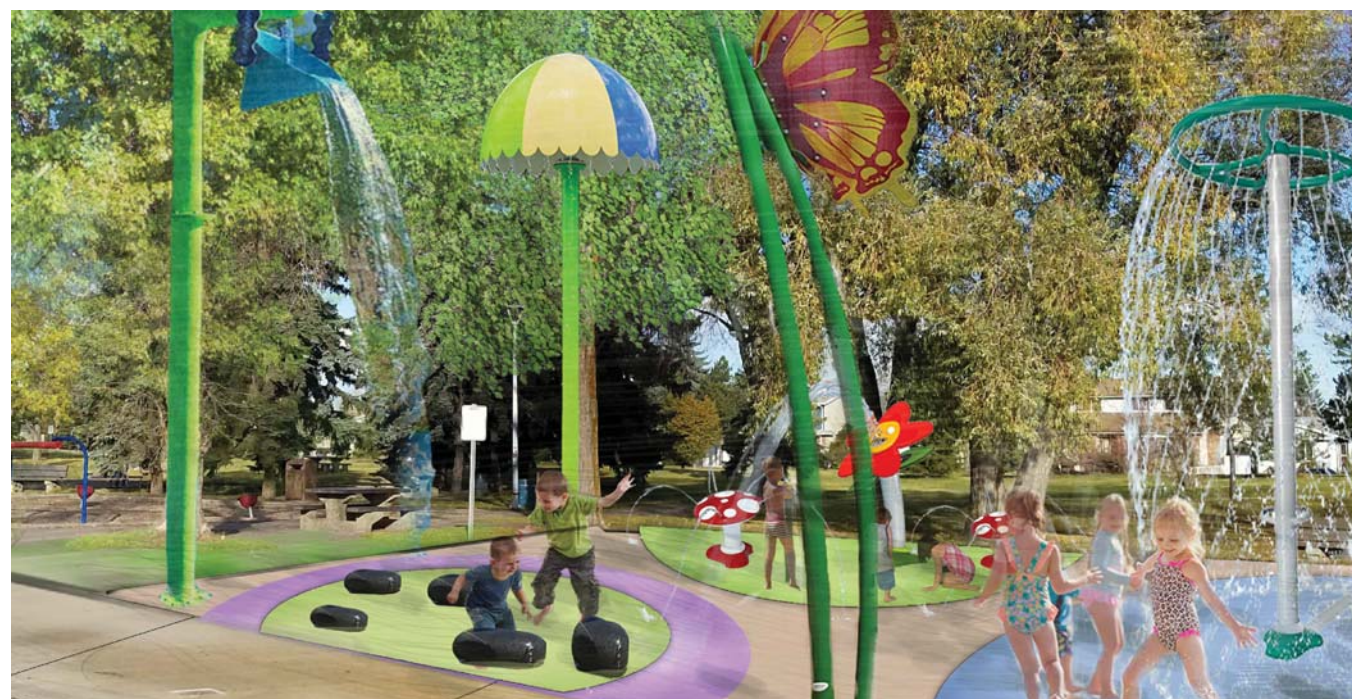




RENEWED PLAYGROUND AND SPRAY PARK AREA



MOUNTAIN BIKE SKILLS & SKATEBOARD PARKS



SPRAY PARK AREA (ARTISTIC REPRESENTATION)



MOUNTAIN BIKE SKILLS PARK (ARTISTIC REPRESENTATION)

## Access and Circulation Activities: Parks are vibrant, connected, engaging, safe, accessible and welcoming

### Multi-use Trails

Three primary trail routes traverse through the park with each trail proposed to be constructed as 3-metre-wide asphalt. The recommended trails include:

- **Arena to Archbishop O’Leary High School connection:** The first proposed east-west connection provides a formal path route to prevent short-cutting across the sports fields. This connection ties into the southside of Glengarry Arena and tennis courts, and goes westward to Archbishop O’Leary High School, circumventing the existing running track and soccer field.
- **Arena to Community League connection:** The second east-west connection provides a more direct pedestrian route through the middle of the park with a connection on the north side of Glengarry Arena, tying into the existing path just east of Glengarry Community Hall on the north side of the existing daycare.
- **North-south connection:** This path provides a more direct pedestrian route from the northern portion of the park to Archbishop O’Leary High School, connecting with the east-west path identified above, travelling south to the high school.

All trails are proposed with open and unobstructed sight lines to ensure safe pedestrian travel as per CPTED principles. Renewal of the existing lighting including the additional pole locations will be explored further if the project moves into the design phase.

Improvements to the crosswalk connections outside of the park are outside of the scope of work of this master plan. The desire for new crosswalks and improved pedestrian connections has been heard through the engagement process and communicated to internal City departments.

### Parking

Concerns with parking on site were heard through the engagement process. Parking studies will be required to determine if the current amount of parking is adequate. Reconfiguration or expansion of the existing parking lots may not be included in future stages of park redevelopment, but may be included in other projects such as facility renewal. This master plan has identified areas for potential future parking expansion and has included parking renewal in the master plan.

Potential changes to parking on site are as follows:

- Reconfiguration and expansion of the parking lots north of St. Cecilia Junior High School and the O’Leary Fitness and Leisure Centre and west of the City of Edmonton Community

Services building to improve vehicular circulation and parking quantity

- Angled parking stalls along 89<sup>th</sup> Avenue to help alleviate parking congestion along the one-way loop roadway
- Expansion of the main parking lot south of the O'Leary Fitness and Leisure Centre to provide more user parking opportunities
- Expansion of parking for Glengarry Arena with a revitalized entrance plaza for an improved user and spectator experience

### Wayfinding and Signage

Improved signage is added to address wayfinding for those arriving at the park, using the facilities and for those passing through the park. New sign locations are proposed at key corners of the park and are to include a signage hierarchy depending on their locations.

## Sport Activities:

### Parks support a vibrant, diverse sports sector

The approach to the sports fields and other sport activities is as follows:

- The overlapping and under-utilized ball diamonds are removed in favour of priority rectangular sports fields. Combo field #2, north of Archbishop O'Leary High School is reconfigured and converted to a soccer field, with benches, berm seating, picnic table groupings and an option for field lighting
- Existing soccer fields 1, 2 and 3, west of St. Cecilia School are retained and shifted south to accommodate new basketball courts to the north, the overlapping ball diamond is removed
- The existing running track and Combo Field #1 are retained and renewed where required
- The existing jump pits are retained
- Combo field 3 is shifted south to eliminate overlap with the remaining ball diamond 3
- Ball diamond 3 is increased in size to bring it up to City standard field size
- The tennis courts are retained in their existing configuration, with two courts lined to accommodate pickleball
- Three new basketball courts are added to the north-west of St. Cecilia Junior High School

Through the engagement process students and staff on site expressed a desire for an artificial turf field. As a result, the concept plan has identified a potential spot for an artificial turf field if long-term planning from the Approach to Community Recreation Facility Planning and the Sports Field Strategy support the need.

## Recreation and Play Activities:

### Parks celebrates and promotes healthy living

The approach to the addition of recreation and play amenities are as follows:

#### Fitness Stations

As part of Archbishop O’Leary High School’s physical education curriculum, the existing park trail network is used for running loops around the park. Proposed stations with outdoor exercise equipment are added to the running loop.

#### Mountain Bike Skills Park

A mountain bike skills park is added, with the existing hill as a starting point. Bike routes with varying skill levels traverse down the hill over rock drops, jumps, boardwalk rails, wall rides, logs and rock gardens to provide an opportunity to challenge riders and to build mountain bike experience and skills.

Similar to the bike park, in the winter local youth have gathered and hauled ice shavings from the arena to constructed snowboard jumps off the sledding hill. With careful development of the bike park, some of the bike features could double for winter use and snowboarding activities.

#### Skate Park

Skateboarding was identified by stakeholders as a popular activity. The nearest skate park is over 5.0km away at Castle Downs Park. There is an opportunity to provide skateboarding infrastructure at Glengarry District Park.

A skate park is proposed adjacent to the Glengarry Arena, open to views from 135<sup>th</sup> Avenue for increased safety. Skate parks are typically developed with local youth providing input and ideas into the park design. This way, anticipated users have a sense of ownership. A public art opportunity is proposed near the skate park, which local youth could also help develop, further creating a sense of ownership and pride.

### Neighbourhood Fenced Dog Park

On the north-west corner of the park, a fenced off-leash dog park is proposed. The area is surrounded by existing paths and preserves existing trees. The dog park amenities will follow City standards.

### Amenity Areas

Numerous seating areas are proposed throughout the park as follows:

- Beside St. Cecilia School, adjacent to the basketball courts, a grouping of four picnic tables is provided for student breaks, seating during basketball events and for outdoor classroom use
- In the skate park, north of the Glengarry Arena, the existing seating is preserved and supplemented with additional picnic tables and benches
- At the revitalized playground, a new group shelter is proposed, with seating plus a grouping of five picnic tables
- Outside of the playground footprint, three new group shelters, each with picnic tables are proposed
- Additional picnic tables, benches and waste receptacles are proposed along the walkway network and within the off-leash dog park

### Site Furnishings

Site furnishings, including benches, picnic tables, waste receptacles and bike racks, are added throughout the park. Site furnishings are to maintain a consistent style to unify the park.

### Fencing

The fencing to the north of the proposed St. Cecilia basketball courts will have to be reviewed to ensure the fence heights will prevent basketballs from going into traffic along 133<sup>rd</sup> Avenue.

The proposed Neighbourhood Fenced Dog Park will be fenced, with double access gates.

**Arts, Culture and Celebration Activities:  
Parks support a diverse, creative city with a rich and vibrant arts and cultural community**

**Public Art Opportunities**

Public art opportunities are proposed beside the spray park and inside the skate park, which local youth could work with the Arts Council in the art develop.

**Parks are Environmentally Sustainable  
Parks celebrates and promotes healthy living**

**Landscaping**

The park is deficient by approximately 285 trees, therefore a combination of trees and shrubs (mix of coniferous and deciduous) to bring the park up to City standards is proposed. Where possible, large, mulched planting beds (ornamental trees and shrubs) will be added to improve the aesthetics and interest, and to separate and define activity spaces.

With exception to the potential future parking lot expansion to the south of O'Leary Fitness and Recreation Centre and the sports field reconfiguration in the southeast corner of the park, all of the existing trees were protected and avoided with the proposed site development.

**Maintenance/Operations**

The existing area used for ice shavings and snow dump is retained for ongoing arena, park facility, and school operations.

## VII. IMPLEMENTATION

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

### 1. Benefits

The following are the key tangible and intangible benefits that can be achieved through implementation of the master plan:

- A Place for Community – proposed improvements, including: off-leash dog park, new and revitalized seating opportunities and group shelters, will create places for gathering, events and celebration
- A Place for Fun and Fitness – with looping trails and walks, open space, improved sports fields, spontaneous recreational opportunities, basketball courts, tennis courts, renewed water play area and playground, the park 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 throughout the park

### 2. Implementation Plan

The following is the recommended implementation plan, which is based on four phases: 1) Sports field upgrades and neighbourhood fenced dog park development, 2) Park and pedestrian access enhancements, 3) Parking lot improvements and expansion, 4) Spontaneous park recreation and play development. Refer to Recommended Phasing Plan - Figure 7.1

Phase 1: Sports Field Redevelopment

Phase 1 includes the sports field redevelopment and associated development as follows:

- Sports field improvements
- Ball diamond improvements
- Running track upgrades
- Off-leash dog park development and amenities

**Phase 2: Park and Access Enhancements**

Phase 2 focuses on the general enhancements to the features and amenities in the park as follows:

- Water spray park redevelopment
- Fitness station development
- Open space and landscaping – includes site furnishings and tree planting
- Multi-use trail development
- Signage

**Phase 3: Parking lot expansion and enhancements**

Phase 3 focuses on the parking lot expansion and enhancements as follows:

- O’Leary Fitness and Leisure Centre parking lot expansion
- City of Edmonton Building and St. Cecilia School parking lot improvements
- Glengarry Arena parking lot expansion and front entry plaza redevelopment

**Phase 4: Mountain Bike Park and Skateboard Park Development**

Phase 4 focuses on the development of spontaneous recreational and play opportunities as follows:

- Playground upgrades and redevelopment
- Mountain bike skills park development
- Skateboard park development

**Phase 5: Optional Multi-Use Artificial Turf Field Development (For Discussion)**

Phase 5 focuses on the development of an Multi-Use Artificial Turf Sports Field as a potential future addition to the park.

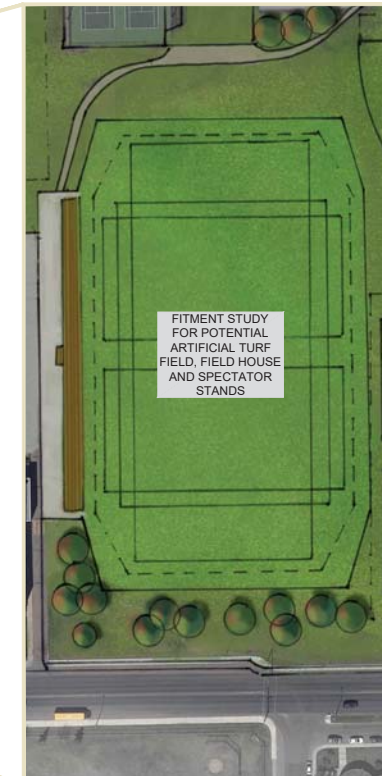




### LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

### PHASE 5



glengarry park

## VIII. Summary of Recommendations

The phased redevelopment of the Glengarry District Park will result in a renewed sports, recreation and community space that will meet the long term needs of park users.

### 1 Capital Recommendations

The following is a summary of the key recommendations:

1. **Maintain athletic focus** – four turf fields, 400m track, one ball diamond, four tennis courts with added pickleball and three basketball courts
2. **Enhance community play spaces** with a renewed water spray park and revitalized playground
3. **Alternative recreational opportunities** with the development of a mountain bike skills park and a skateboard park.
4. **Enhancements to support school and community use and events** – park enhancements to include defined open space areas for organized and spontaneous recreation, and sheltered gathering areas to support school and community events
5. **Provide trails for improved community connections** – three new primary trail linkages to be developed to improve connections to the community from all sides to the fields, facilities and schools
6. **Enhanced landscape and amenities** – the site will be enhanced by approximately 204 new trees, 400 shrubs, planting beds, site furnishings, shelters, and lighting
7. **Establish sense of place** – Revitalized park amenities, new park recreation opportunities, improved pedestrian circulation, and public art opportunities will assist in establishing the sense of place that is defined by the programs, events and experiences that take place in the park.
8. **Phased development** – develop the master plan program in five phases: 1) Sports field upgrades and off-leash dog park development, 2) Park and pedestrian access enhancements, 3) Parking lot improvements and expansion, 4) Spontaneous park recreation and playground development, 5) Potential artificial turf field
9. **Formalize Capital and Operational Partnerships** – exploration of partnership opportunities with both schools, community league, sports teams, and neighbourhoods