

# Parc Laroche Park



**COLIZZA BRUNI**  
architecture

Ruhland & Associates Ltd  
200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5  
P (613) 224-4744 x 232 F (613) 224-1131 info@rala.ca www.rala.ca

**J2J Jp2g Consultants Inc.**  
ENGINEERS • PLANNERS • PROJECT MANAGERS

**wood.**



# Laroche Park

Mechanicsville Community  
Ottawa

Park Renewal Project Presentation

October 25th, 2018

City of Ottawa

Recreation, Culture and Facilities Services

Parks and Facilities Planning

## Welcome and introduction

Project team

Planning Studies, Design Plans and Secondary Plans

Opportunities

Response to Community Comments

## Laroche Park Renewal

Geographical Images

Historical Images

## Park Master Plan

Existing Site

Option 2 from Open House #1, July 25, 2018

Proposed Park Concept Plan

Existing Vegetation

Planting & Circulation

Project Scope And Design

Family / Community Gathering

Sports Amenities

Play Amenities

## Community Building Concepts

Program Breakdown

Building Plan

Bird's Eye View

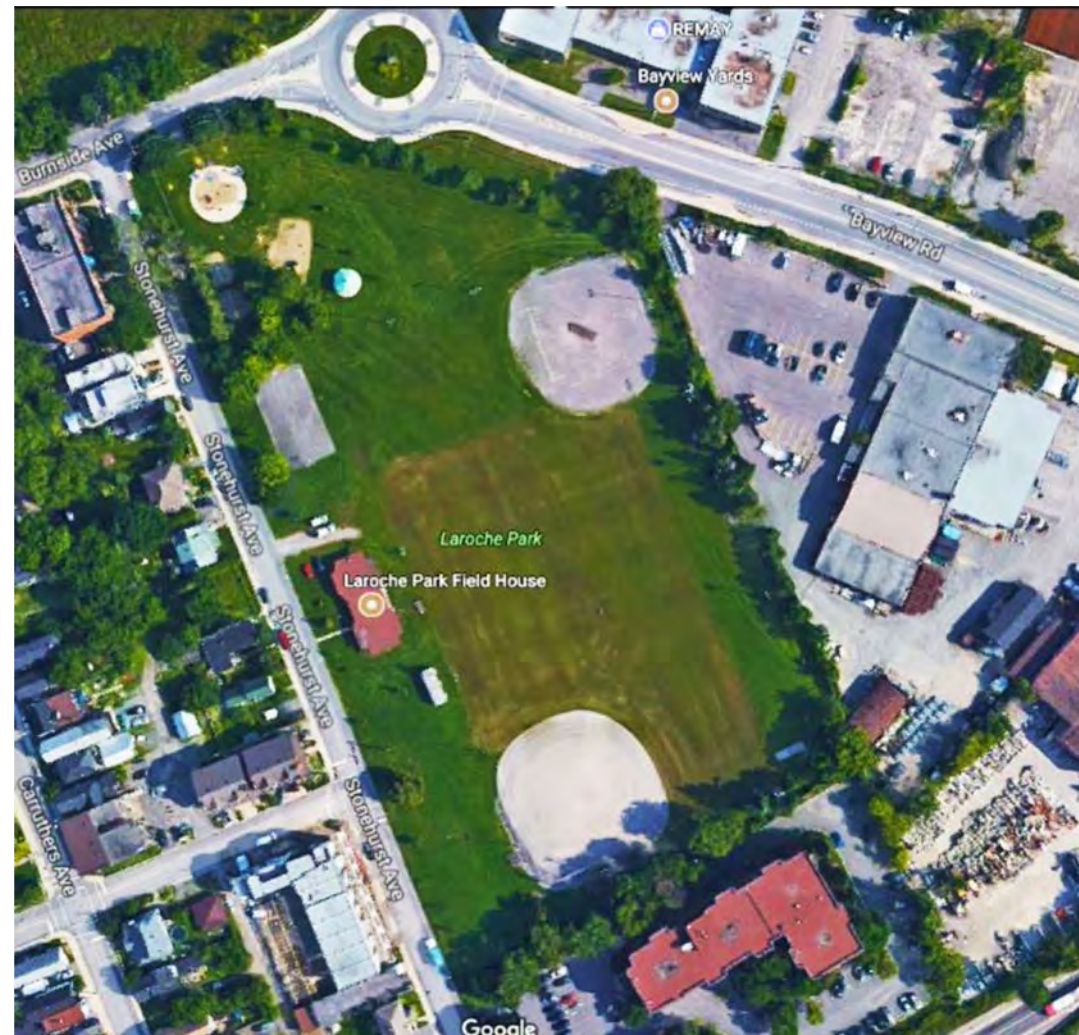
Building Elevations

Environmental Risk Management Plan

Process

Community Consultation

## Q & A



Laroche Park - Heart of the Mechanicsville Community

## ***Project team***

### ***City of Ottawa***

Parks and Facilities Planning - Recreation, Culture and Facilities Services

Infrastructure Services - Landscape Architecture, Architecture, Engineering  
Planning and Infrastructure Services and Economic Development

Environmental Remediation Unit - Corporate Services

Planning Approvals - Planning and Infrastructure Services and Economic Development

Asset Management /Forestry Management Branch/Parks and Grounds  
Public Works and Environmental Services

Ward Councillor

### ***External***

Consulting team Colizza Bruni Architects, Ruhland Landscape Architecture and Associates, Jp2g Engineering, Wood PLC (Environmental Remediation).



## **Planning Studies, Design Plans and Secondary Plans**

Neighbourhood Plan Hintonburg and Mechanicsville - City of Ottawa 2010

Wellington Street West Community Design Plan – City of Ottawa 2011

Bayview Station District Community Design Plan - City of Ottawa 2013

Bayview Station Secondary Plan City of Ottawa- City of Ottawa (Amendment) 2015

Scott Street Community Design Plan - City of Ottawa 2014

Scott Street Secondary Plan - City of Ottawa 2014

Sir John A. MacDonald Riverfront Park – National Capital Commission January 2018

## *Opportunities*

- Enhance existing park amenities and recreation facilities
- Provide programming and functional space for existing and future community needs
- Reflect the community historical and geographical assets and provide sustainable, energy efficiency and beautiful design
- Improve environmental conditions and landscaping and drainage issues inherited from past land-use legacy
- Provide connectivity to and through the park
- Provide connectivity from park to proposed pathway system and waterfront / from parkway into the community
- Create visual linkages to river and proposed river activities (NCC- boardwalk, new public spaces, portage route)
- Acknowledge historical references to the areas early natural and human history
- Acknowledge the community's commercial, industrial and cultural history

# Response to Community Comments



## Overall Park Plan

- Option 2 preferred
- Preservation of green space, trees and nature in the park
- Areas for benches and sitting under the trees away from play ground
- More organic natural
- Grassy uncluttered open spaces
- Raised planters



## Playground and open space

Design playground for all age groups

Include tall swings for everyone

Nature play

Water play

Climbers for teens and youth

New gazebo, picnic tables, benches trash receptacles



## Trees and Pathways

Maintain existing trees and plant many new ones

Pathways to walk around park

Pathway to rink

Accessible pathways

# Response to Community Comments



## Sports and Recreation Facilities

### Ball Diamond

- \* Keep /remove ball north diamond
- \* Change location of south diamond to north diamond
- \* Address lighting and noise issues



## Sens Rink

- Change rooms and washrooms close to rink
- Water source and hose storage close to rink
- Rink lighting
- Storage



## Ultimate frisbee & basketball

- Keep ultimate and light field
- Mini soccer on field
- Basketball courts not just hoops
- Separate courts from rink
- Street hockey court use conflict



# Response to Community Comments



## Community Building

- Build for the future
- Central location
- Kitchen
- Storage
- Windows all sides that open onto park



## Dog Park

- Fenced area for off leash dog south east area of park
- Retain large area for off leash dogs
- Off leash area within walking distance for neighbourhood residents



## Parking

- Parking at rink area
- Parking at building
- Designated on street for park building use
- Signs for park users only





**Laroche Park  
Renewal**





# Geographical Images





# Historical Images



MECHANICSVILE HOUSING CIRCA 1900



OTTAWA LUMBER PILES  
CIRCA 1880



LAROCHE PARK CIRCA 1927





**Park Master Plan**





**EXISTING SITE - SITE ACTUEL**





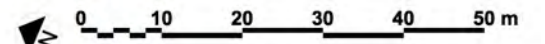
**OPTION 2**


**from Open House #1  
July 25, 2018**

**de journée portes ouvertes #1  
juillet 25, 2018**

**EXISTING VEGETATION - VÉGÉTATION ACTUELLE**

- |  |   |   |  |
|--|---|---|--|
|  | HIGH PRIORITY TO RETAIN<br>DE GRANDE IMPORTANCE - À RETENIR |  | FAIR TO POOR CONDITION - LOWER PRIORITY TO RETAIN<br>ÉTAT PASSABLE OU MAUVAIS ÉTAT - MOINS IMPORTANT À RETENIR |
|  | PRIORITY TO RETAIN<br>IMPORTANT - À RETENIR                 |  | VERY POOR CONDITION - REMOVE<br>TRÈS MAUVAIS ÉTAT - À ENLEVER  |



 **PROPOSED PATH CONNECTIONS  
RACCORDEMENTS DE SENTIER PROPOSÉS**









**EXISTING VEGETATION - VÉGÉTATION ACTUELLE**



HIGH PRIORITY TO RETAIN  
DE GRANDE IMPORTANCE – À RETENIR



LOWER PRIORITY TO RETAIN  
MOINS IMPORTANT À RETENIR



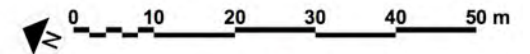
COMMEMORATIVE TREE - TRANSPLANT  
ARBRE COMMÉMORATIF – RELOCER



PRIORITY TO RETAIN  
IMPORTANT – À RETENIR



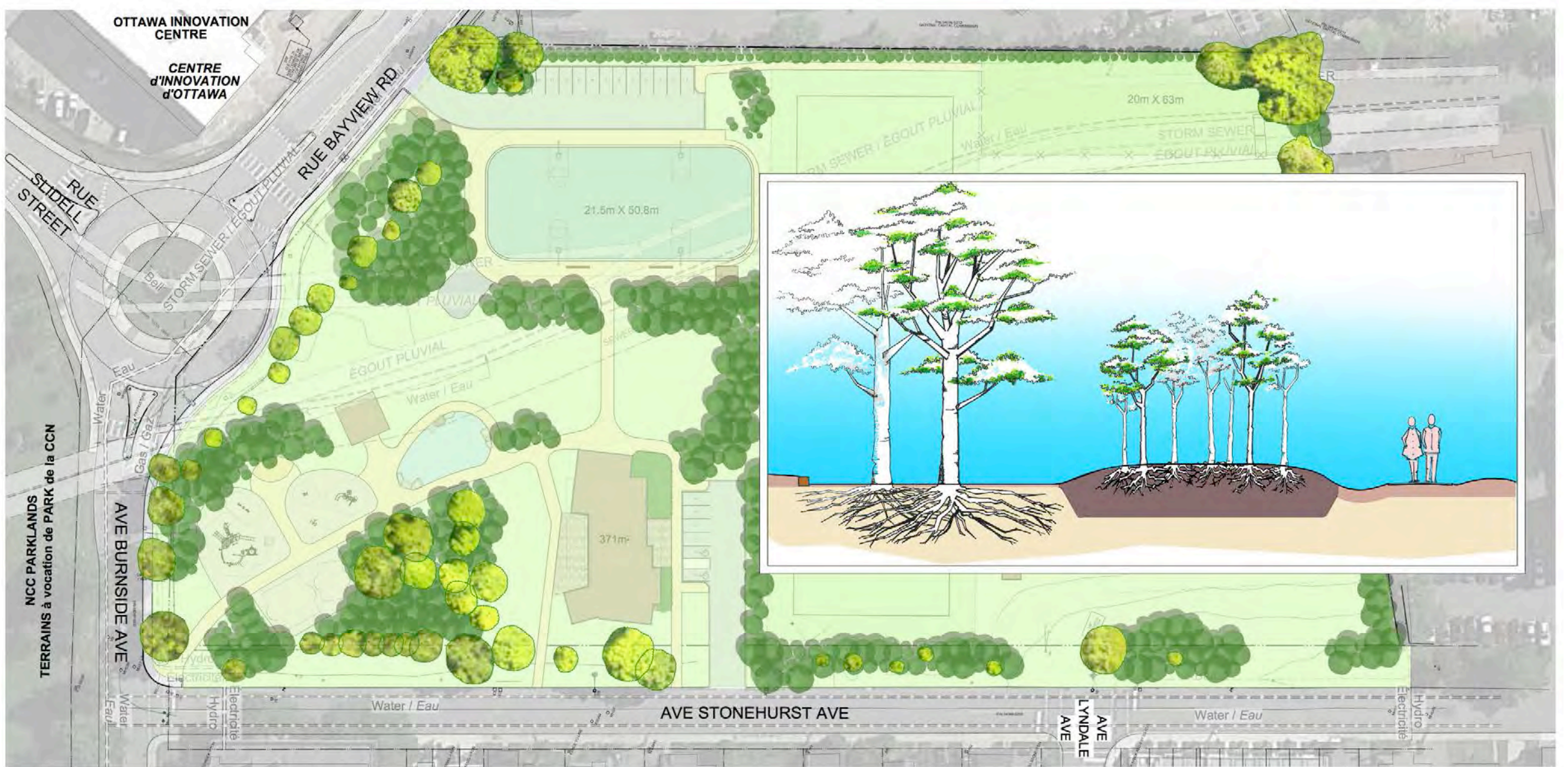
TO BE REMOVED  
À ENLEVER







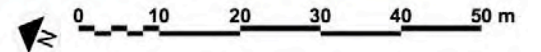




**PLANTING PLAN - PLAN DE PLANTATION**



EXISTING VEGETATION  
VÉGÉTATION ACTUELLE  
PROPOSED TREES  
ARBRES PROPOSÉ



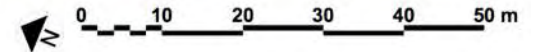




**PATHWAY / CIRCULATION PLAN**



EXISTING VEGETATION  
 VÉGÉTATION ACTUELLE  
 PROPOSED TREES  
 ABRES PROPOSÉ





## ***Project scope and design – Renewal of Existing Park Amenities***

*All park amenities will be designed to latest accessibility standards and codes*

### **Park Elements**

- New Community Building
- Parking Lot
- Pathways
- New Gazebo
- New Park Furnishings and Park Sign
- Prioritizing the Retention of existing trees
- New tree planting and landscaping

### **Recreational Amenities**

- Decommission North Softball Diamond
- Renewal of South Softball Diamond
- Renewal of Ultimate Frisbee Field with lighting
- Removal of Existing basketball court
- New Sens Rink and multiuse court – full boarded permanent rink with lighting and summer uses
- Possible Fenced Dog Park

### **Renewal of Play Elements**

- Play Structures
- Splash Pad
- New Swings
- Sand Play





## Family Gathering / Park Furnishings

*Gazebo - design to complement building architecture*



*Open Space - Family Gatherings*



*Standard Park Furnishings*

## Sport Amenities



*Recreational Softball*



*Basketball*



*Ultimate Frisbee*



*Hockey*



*Teen Active / Social Interaction*



## Splash Pad



## Sand / Natural Play





## Junior Senior Play



## Climbers / Swings







**Community Building  
Concept**



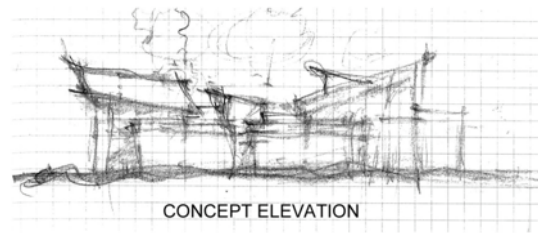
PARC LAROCHE PARK - COMMUNITY FACILITY / CENTRE COMMUNAUTAIRE

**PROGRAM BREAKDOWN / DETAIL DU PROGRAMME**

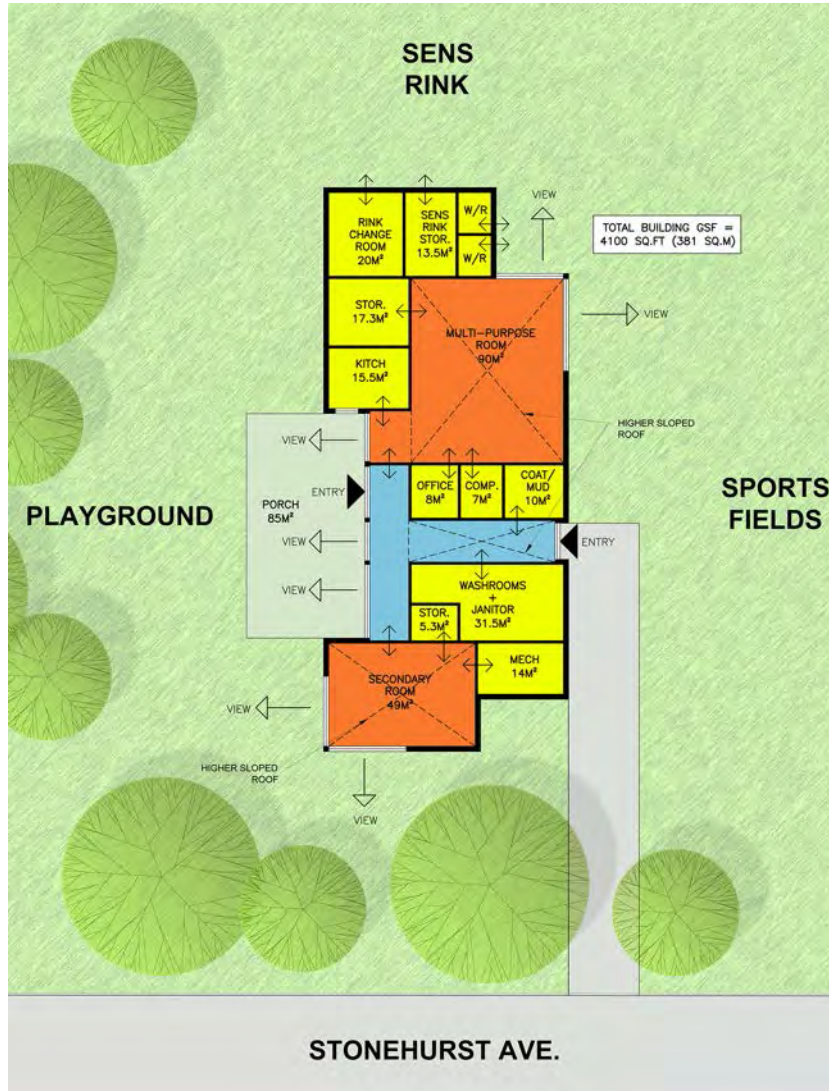
SPACE	ESPACE	SIZE/ ESPACE	COMMENTS / COMMENTAIRES
MULTI-PURPOSE ROOM	SALLE POLYVALENTE	86.5 m <sup>2</sup>	
SECONDARY ROOM	SALLE SECONDAIRE	47.5 m <sup>2</sup>	
SERVERY KITCHEN	CUISINETTE	28.4 m <sup>2</sup>	
RINK CHANGE ROOM	VESTIAIRE (PATINOIRE)	23 m <sup>2</sup>	
GENERAL STORAGE - MULTI-PURPOSE ROOM	ENTREPOSAGE - SALLE POLYVALENTE	10.3 m <sup>2</sup>	
GENERAL STORAGE - SECONDARY ROOM	ENTREPOSAGE - SALLE SECONDAIRE	10.5 m <sup>2</sup>	
MECHANICAL ROOM	LOCAL TECHNIQUE	13.3 m <sup>2</sup>	
WOMEN'S WASHROOM	TOILETTES DES FEMMES	10.3 m <sup>2</sup>	
MEN'S WASHROOM	TOILETTES DES HOMMES	9.5 m <sup>2</sup>	
JANITOR'S ROOM	LOCAL D'ENTRETIEN	2.9 m <sup>2</sup>	
COAT/MUD ROOM	VESTIAIRE ET VESTIBULE	10.1 m <sup>2</sup>	
UNIVERSAL WASHROOM	TOILETTE UNIVERSELLE	8.0 m <sup>2</sup>	REQUIRED BY OBC
WASHROOMS - EXTERIOR ACCESS	TOILETTES - D'ACCÈS EXTÉRIEUR	7.0 m <sup>2</sup>	AS PER COMMENTS
ENTRY/VESTIBULE/ATRIUM SPACE	ENTRÉE - VESTIBULE - ATRIUM	40.9 m <sup>2</sup>	AS PER COMMENTS
SENS FOUNDATION STORAGE	FONDATION DES SÉNATEURS - ENTREPOSAGE FIXE	4.6 m <sup>2</sup>	AS PER COMMENTS
SWCHC - DEDICATED STORAGE	CSCSO – ENTREPOSAGE FIXE	7.2 m <sup>2</sup>	AS PER COMMENTS
GENERAL OFFICE	BUREAU GENERAL	8.1 m <sup>2</sup>	AS PER COMMENTS
ELECTRICAL ROOM	CHAMBRE ÉLECTRIQUE	4.2 m <sup>2</sup>	
CIRCULATION	COULOIRS	38.7 m <sup>2</sup>	
WALLS/CHASES	DES MURS/ TIMONS	50.3 m <sup>2</sup>	
<b>TOTAL : GROSS BUILDING AREA</b>	<b>TOTAL: PROGRAMME DE DDP + NOUVEAU PROGRAMME</b>		<b>421.3 m<sup>2</sup></b>



# Building Plan Evolution



LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	MULTI-PURPOSE ROOMS
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	SUPPORT / SERVICE SPACES
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	CIRCULATION

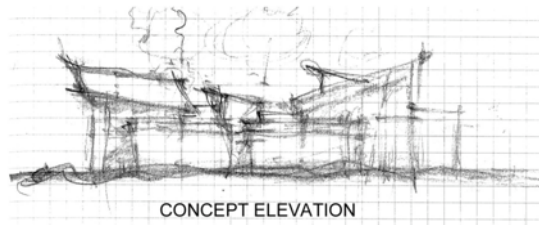
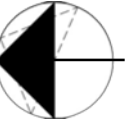







# Building Plan

## Final Evolution

North



LEGEND	
	MULTI-PURPOSE ROOMS
	SUPPORT / SERVICE SPACES
	CIRCULATION





# *Bird's Eye View*





# Building Elevations



SOUTH VIEW



SOUTH-WEST VIEW



NORTH-WEST VIEW



NORTH VIEW



## ***Environmental Risk Management Program***

- A site-wide environmental assessment completed in 2014-15 identified waste fill containing ash, cinders, glass, metal, brick and porcelain across the entire park.
- Samples from the playground sand and shallow soil in the north half of the site met provincial standards for parkland use; some shallow soil samples in southern portion of the site and all underlying waste fill exceeded for various metals and PAHs.
- 10 new methane probes installed in 2017; being monitored quarterly for two years. No notable methane concentrations detected to date.
- Plan is to isolate the underlying impacted fill across the park using an approach referred to as 'soil capping'. Involves placement of 0.5 m of clean imported soil placed over a geotextile fabric.



## ***Process***

## ***Schedule***

Site and building review + initial concept development

June 2018

1st Community consultation and review: Site & building programming requirements

July 2018

Site plan and building requirements review

August - October 2018

2<sup>nd</sup> Community consultation: Presentation of options and review of updated programming & design requirements

October 2018

Develop and refine park and building design

November 2018 - January 2019

Public Open House: Presentation of final park and building design

February - March 2019





**Contact information:**

**Louise Cerveny**

Planner

Parks and Facilities Planning | Recreation,  
Cultural and Facility Services

**City of Ottawa | Ville d'Ottawa**

613.580.2424 x27806 fax 613.580.2576

Email: [Louise.Cerveny@ottawa.ca](mailto:Louise.Cerveny@ottawa.ca)

**Question & Answer**