

Parc Laroche Park



COLIZZA BRUNI
architecture

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J2 Jp2g Consultants Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

wood.

Laroche Park

Mechanicsville Community
Ottawa

Park Renewal Project Presentation

July 25th, 2018

City of Ottawa

Recreation, Culture and Facilities Services

Parks and Facilities Planning

Welcome and introduction

Project team
Background
Opportunities

Environmental Risk Management Plan

Previous Investigations
Recent Investigations
Recommendations

Park Master Plan

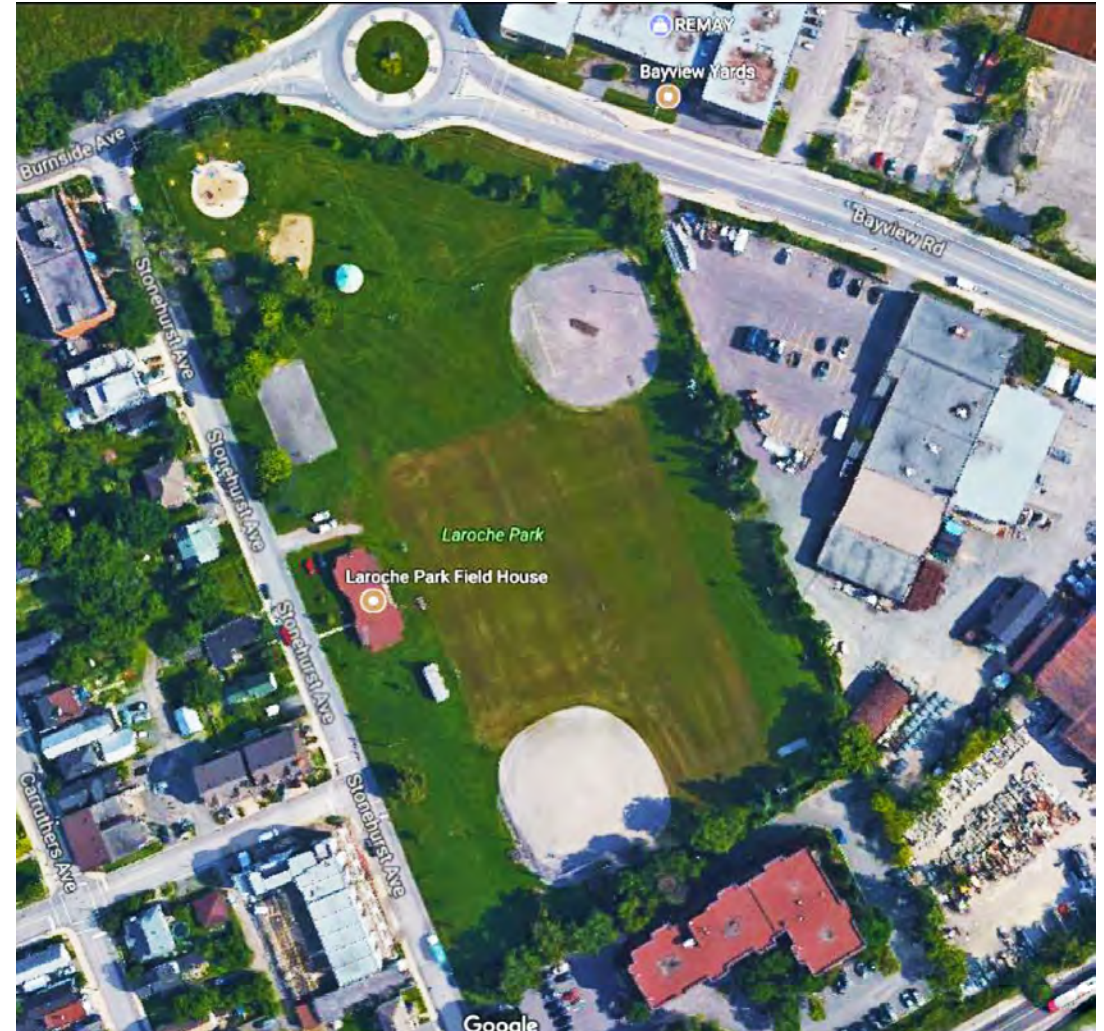
Contextual Plan
Existing Site
Existing Constraints
Park Amenities
Project scope and Design
Option 1/ Option 1 and existing
Option 2/ Option 2 and existing

Community Building Concepts

Program Breakdown
Option 1
Option 2

Process and 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 Ruhland Landscape Architecture and Associates, Colizza Bruni Architects, jp2g Engineering, Wood PLC (Environmental Remediation).



Background



1929



1965



1991



Laroche Park in 2018

Location: Ward 15

Address: 51 Stonehurst Avenue

Size: 2.5 Ha (6.3 acres)

Park amenities : Play ground, Splash pad, benches, gazebo, swings, sand play, trees

Recreation facilities: 2 Baseball diamonds (one in use, one to be decommissioned)

Basketball Court

Full boarded seasonal rink with lighting

Community building/field house

Storage Shed

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

***Environmental Risk
Management Plan for Park
Improvements***

Previous Investigations

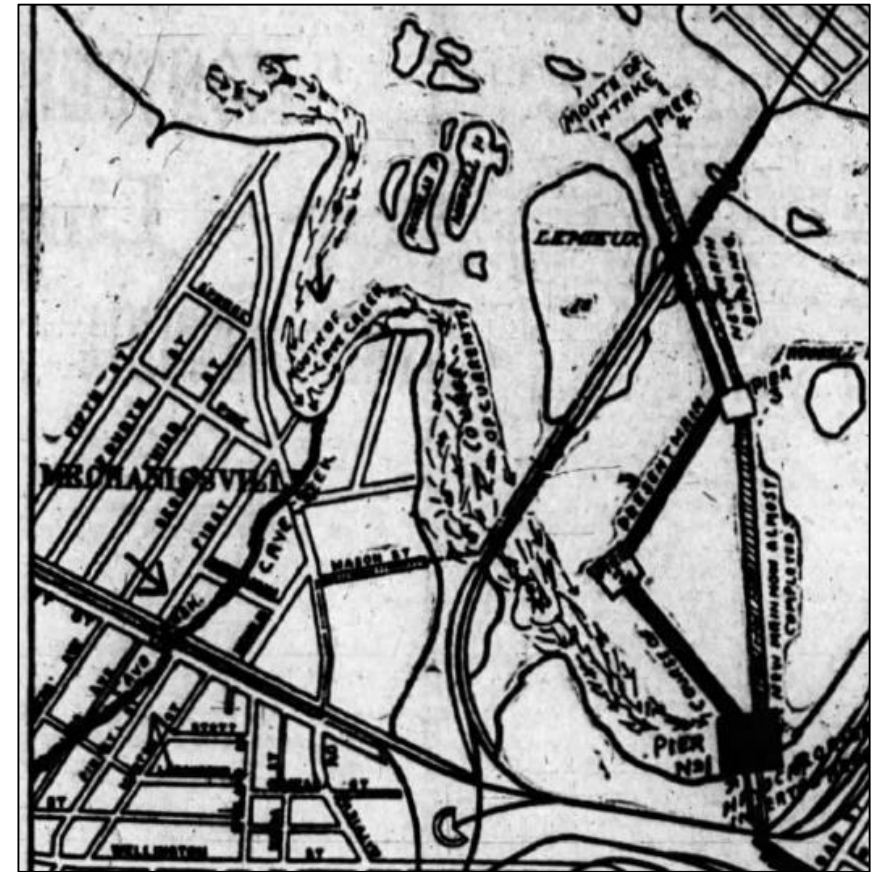
- The southeast portion of the park was identified as a historic landfill site in the 2004 Old Landfill Management Strategy report, Phase 1 – Identification of Sites
- Landfilling activities were reportedly limited to the location of the old septic tank which was infilled between 1928 and 1932
- An investigation completed in the southeast portion of the site in 2005 did not identify any immediate concerns related to the old landfill



Laroche Park - 1927

Recent Investigations

- To support potential redevelopment of the park, a site-wide environmental assessment was completed in 2014-15. The results indicated that waste fill was present across the entire park.
- Additional historical research indicated that the “Stonehurst Ave Dump” operated during the 1910s to 1923 and likely infilled the former Cave Creek
- Waste material contains ash, cinders, glass, metal, brick and porcelain.
- Samples from the playground sand and shallow soil in the north half of the site met provincial standards for parkland use; underlying waste fill exceeds for various metals and PAHs



The Scavenging Department sent in a report explaining the reason for their expenditures being higher to date than at the same time last year. It was partly due to the Stonehurst avenue dump having been closed by the Health Department, necessitating long hauls to the Bronson avenue dump and fewer trips. Deputy Engineer Askwith

Recommendations

- The City is planning to implement a risk management program to isolate the underlying impacted fill across the park
- Designed to prevent direct contact with the underlying fill using an approach referred to as 'soil capping'. Involves placement of 0.5 m of clean imported soil placed over a geotextile fabric.
- City will retain an environmental consultant to be on-site for the duration of the soil excavation and capping portion of the project.
- A dust control plan and traffic management plan will be developed.
- Site will be routinely inspected following completion to ensure integrity of soil cap.



Park Master Plan





CONTEXTUAL PLAN - PLAN CONTEXTUEL



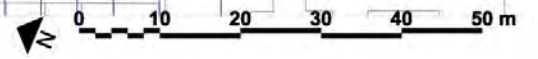
EXISTING SITE - SITE ACTUEL



**EXISTING CONSTRAINTS
CONTRAINTES ACTUELLES**

EXISTING VEGETATION - VÉGÉTATION ACTUELLE

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



Park Amenities



Laroche Park - Renewal Project - 25 July 2018

Parc Laroche - projet de renouvellement - 25 juillet 2018

Project scope and design – Renewal of Existing Park Amenities

Park Elements

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

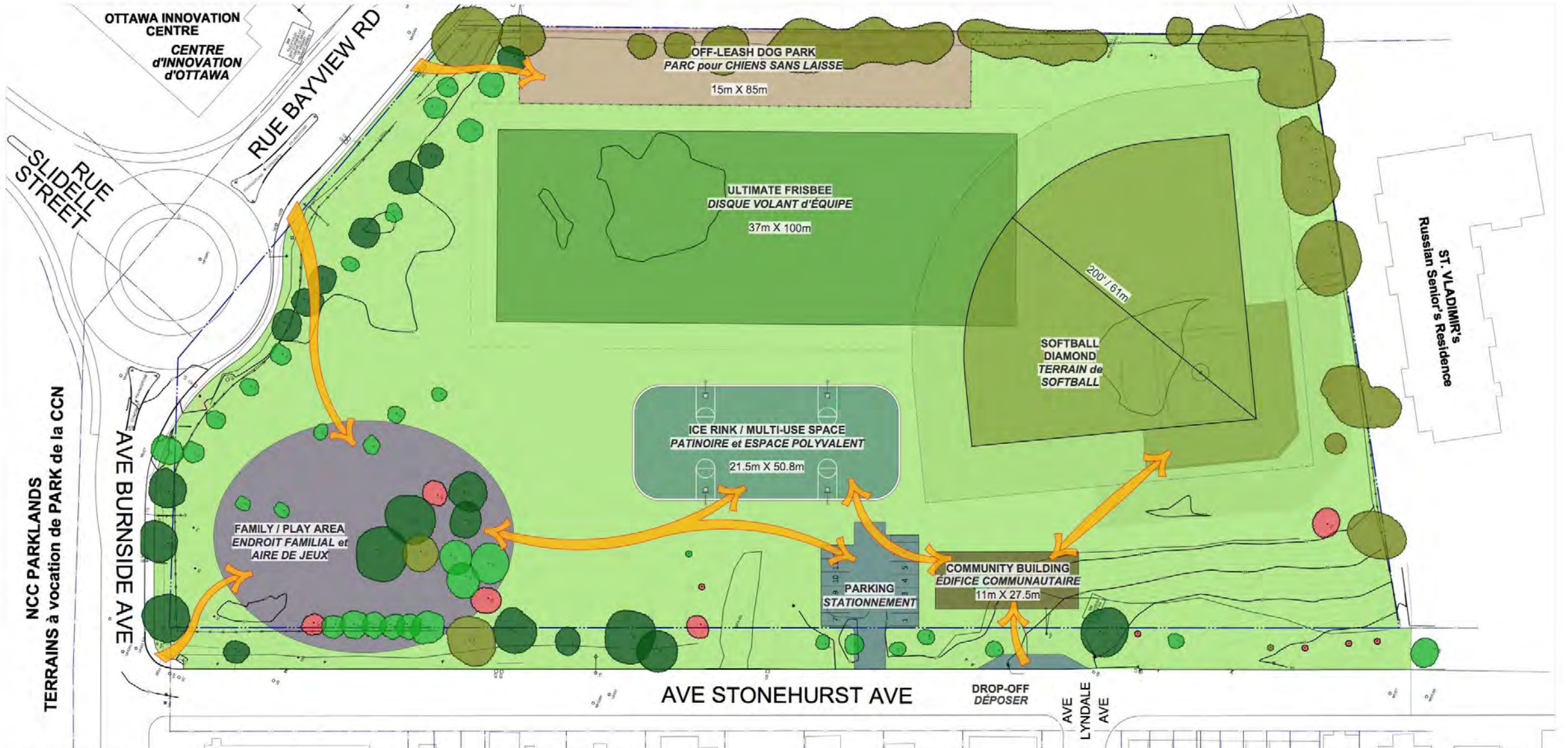
Accessible Play Elements

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

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





OPTION 1

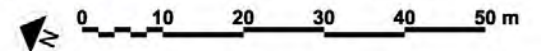


PROPOSED PATH CONNECTIONS
RACCORDEMENTS DE SENTIER PROPOSÉS

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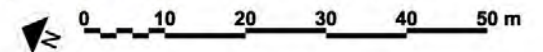


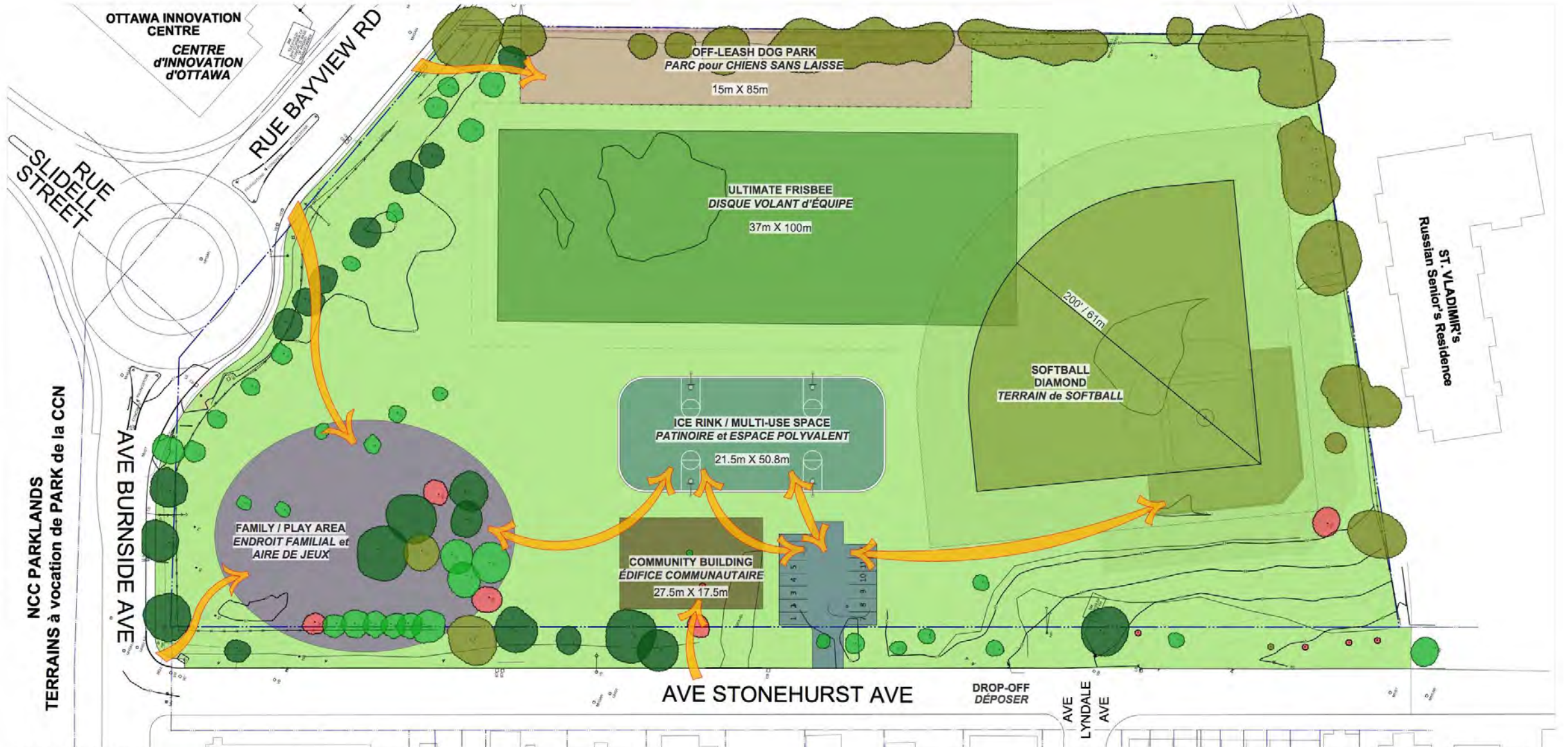
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OPTION 1 et ACTUEL**

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OPTION 2

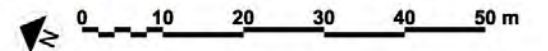


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**OPTION 2 and EXISTING
OPTION 2 et ACTUEL**

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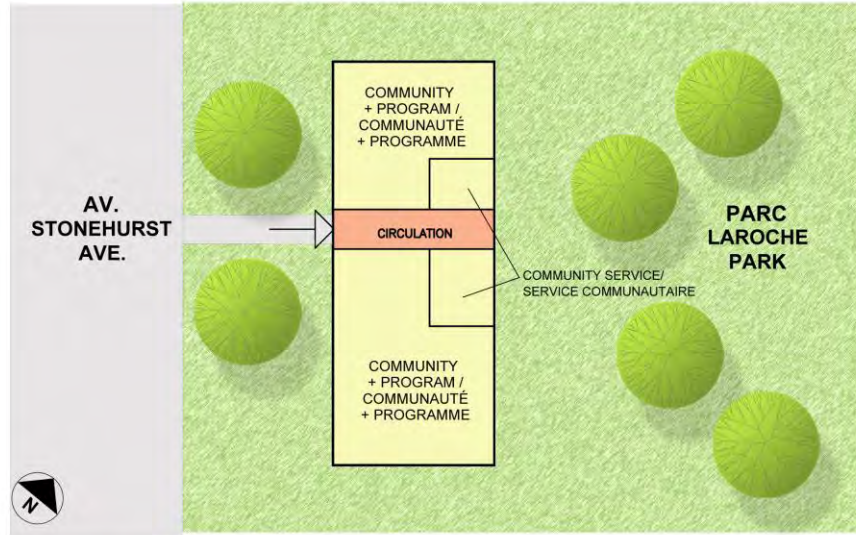
***Community Building
Concepts***

Program Breakdown

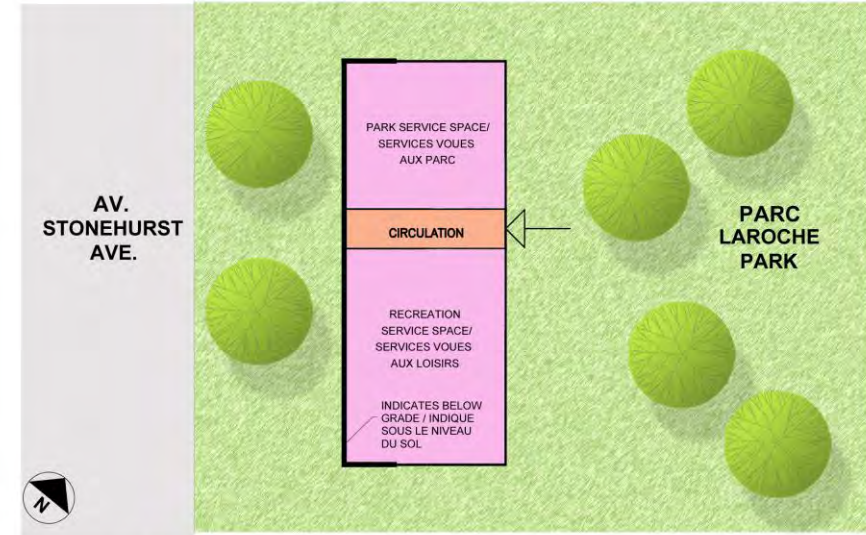
PARC LAROCHE PARK - COMMUNITY BUILDING / ÉDIFICE COMMUNAUTAIRE			
PROGRAM BREAKDOWN / DETAIL DU PROGRAMME			
SPACE	ESPACE	SIZE/ ESPACE	COMMENTS / COMMENTAIRES
MULTI-PURPOSE ROOM	SALLE POLYVALENTE	80 m ²	AS PER RFP
SECONDARY ROOM	SALLE SECONDAIRE	40 m ²	"
RINK CHANGE ROOM	VESTIAIRE (PATINOIRE)	20 m ²	"
RINK HOSE ROOM	SALLE DE BOYAU (PATINOIRE)	7 m ²	"
SERVERY KITCHEN	CUISINETTE	16 m ²	"
GENERAL STORAGE	SALLE D'ENTREPOSAGE	15 m ²	"
MECHANICAL ROOM	LOCAL TECHNIQUE	7 m ²	"
WOMEN'S WASHROOM	TOILETTES DES FEMMES	14 m ²	"
MEN'S WASHROOM	TOILETTES DES HOMMES	12 m ²	"
JANITOR'S ROOM	LOCAL D'ENTRETIEN	5 m ²	"
COAT/MUD ROOM	VESTIAIRE ET VESTIBULE	11 m ²	"
2 ENTRY-VESTIBULE AREAS WITH INTERCONNECTING LOBBY SPACE	2 ENTRÉES – VESTIBULES RACCORDÉS AU HALL	35.5 m ²	SIZE BASED ON NANAIMO
TOTAL : RFP PROGRAM	TOTAL : PROGRAMME DE DDP	262.5 m² + 15% (WALLS) = 302 m²	
SENS FOUNDATION - DEDICATED STORAGE FOR : -SKATES/HELMETS -HOCKEY EQUIPMENT -FUSAL EQUIPMENT -BALL HOCKEY EQUIPMENT -NETS ETC.	FONDATION DES SÉNATEURS – ENTREPOSAGE FIXE POUR: - PATINS ET CASQUES - ÉQUIPEMENT DE HOCKEY - ÉQUIPEMENT DE FUTSAL - ÉQUIPEMENT DE HOCKEY-BALLE - FILETS, ETC.	15 m ²	STAKEHOLDER MTG - JUNE 27/18
SWCHC - DEDICATED STORAGE	CSCSO – ENTREPOSAGE FIXE	10 m ²	"
SWCHC - DEDICATED OFFICE FOR SWCHC STAFF	CSCSO – BUREAU POUR LE PERSONNEL DU CSCSO	8 m ²	"
SWCHC - COMPUTER ROOM FOR 4 STATIONS	CSCO – SALLE D'ORDI POUR 4 STATIONS	8 m ²	"
TOTAL : RFP PROGRAM + NEW PROGRAM	TOTAL : PROGRAMME DE DDP + NOUVEAU PROGRAMME	303.5 m² + 45.5 m² (15% WALLS) = 349 m²	

PROGRAM AS DEFINED IN RFP / PROGRAMME DEFINI DANS DDP

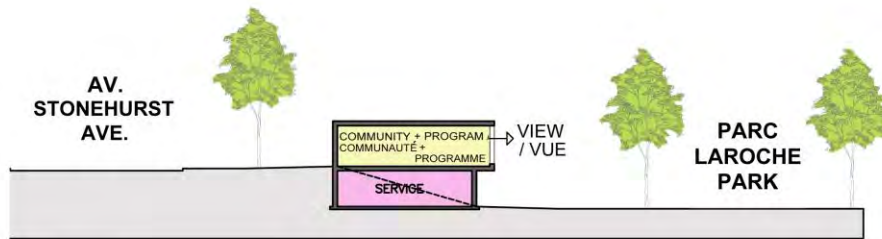
PROGRAM ADDITIONAL TO RFP / PROGRAMME ADDITIONNEL A LA DDP



MAIN FLOOR PLAN /
PLAN D'ÉTAGE DU REZ-DE-CHAUSSÉE



BASEMENT FLOOR PLAN (WITH PARK ACCESS) /
PLAN D'ÉTAGE DU SOUS-SOL



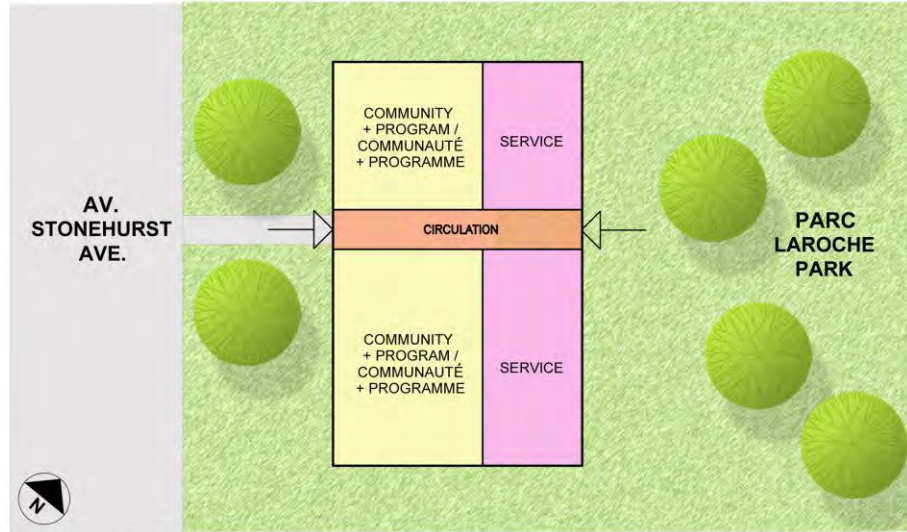
SECTION

LAROCHE PARK COMMUNITY BUILDING / ÉDIFICE COMMUNAUTAIRE
CONCEPT PLAN + SECTION / PLAN CONCEPTUEL ET SECTION

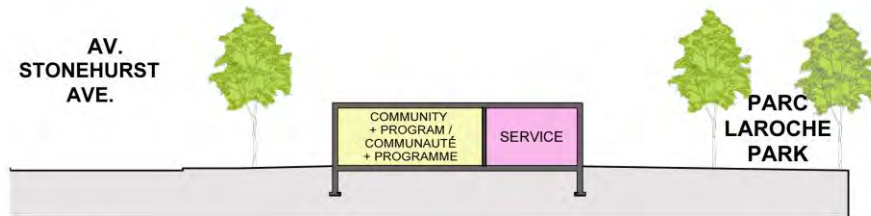
OPTION 1 - SINGLE STOREY + WALK OUT BASEMENT /
PLAN PIED AVEC SOUS SOL A ENTREE DIRECTE

- LEGEND
- COMMUNITY+PROGRAM SPACE / ESPACE COMMUNAUTÉ+PROGRAMME
 - ESPACE SERVICE SPACE
 - CIRCULATION SPACE / ENDROITS OU PEUVENT CIRCULER LES PERSONNES

OPTION 1



MAIN FLOOR PLAN /
PLAN D'ETAGE DU SOUS-SOL



SECTION

LAROCHE PARK COMMUNITY BUILDING / ÉDIFICE COMMUNAUTAIRE
CONCEPT PLAN + SECTION / PLAN CONCEPTUEL ET SECTION

OPTION 2 - SINGLE STOREY / PLAN PIED

- LEGEND
- COMMUNITY+PROGRAM SPACE / ESPACE COMMUNAUTÉ+PROGRAMME
 - ESPACE SERVICE SPACE
 - CIRCULATION SPACE / ENDROITS OU PEUVENT CIRCULER LES PERSONNES

OPTION 2

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

July /August 2018

2nd Community consultation: Presentation of options and review of updated programming & design requirements

September/October 2018

3rd Community consultation: Review park and building design

November/December 2018

Final Community consultation: Presentation of final park and building design and schedule.

December 2018-
January 2019

Community Consultation

Schedule

1 st Community consultation: Site & building programming requirements	July 2018
2 nd Community consultation: Presentation of options and review of updated programming & design requirements	September/October 2018
3 rd Community consultation: Review park and building design	November/December 2018
Final Community consultation: Presentation of final park and building design and schedule.	December 2018 - January 2019

Question & Answer

Contact information:

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