



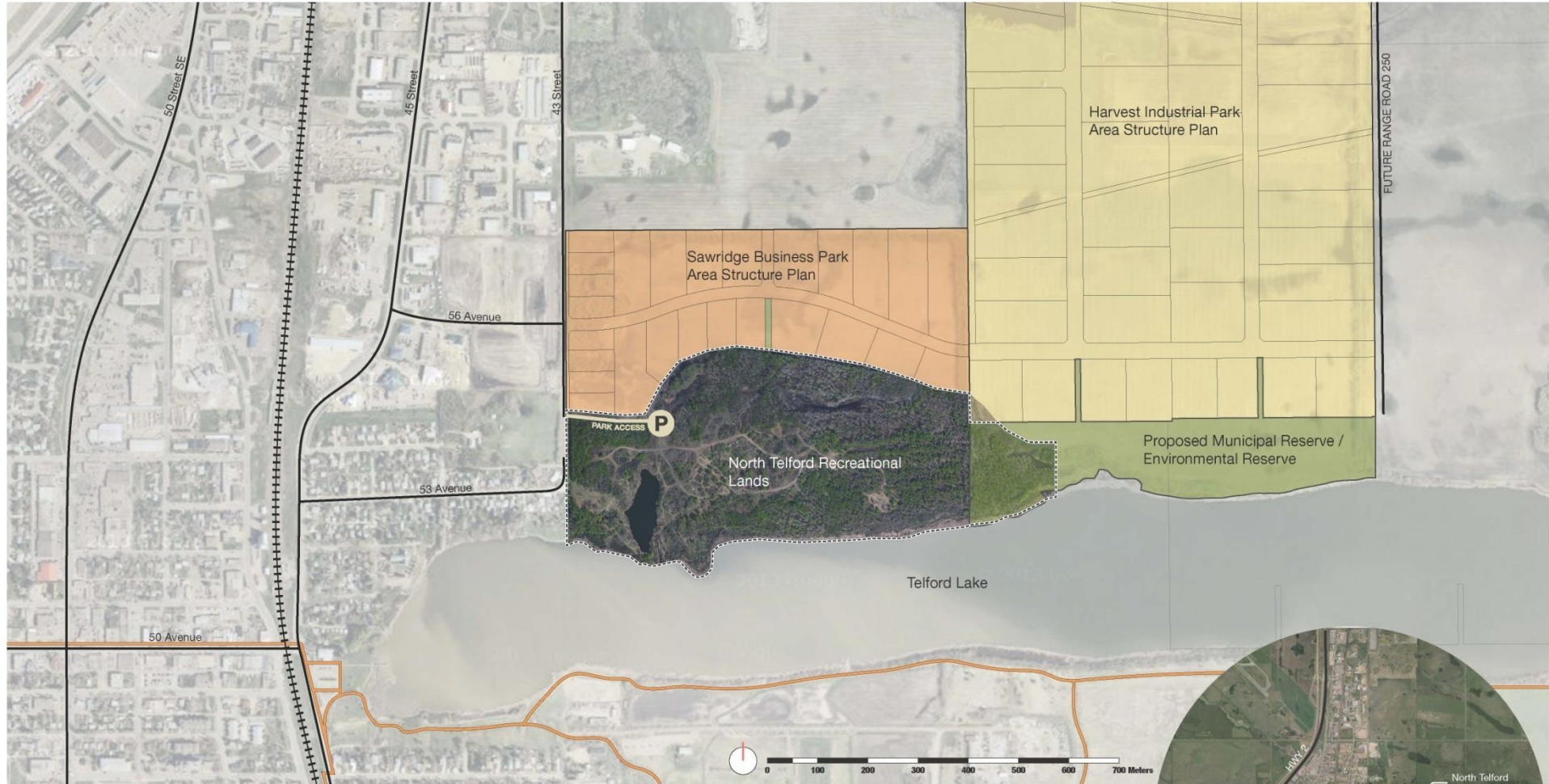
North Telford Recreational Lands

City of Leduc Council Meeting

2014.08.25



Project Context



North Telford Recreational Lands Development

EXISTING CONDITIONS Context



Legend

- Sawridge Business Park Boundary
- Harvest Industrial Park Boundary
- Proposed Municipal Reserve Boundary
- Existing Primary Multway
- Roadway
- Train Tracks
- P Proposed Parking Lot
- Project Boundary

NOTE: SUBDIVISION LOT LAYOUTS ARE CONCEPTUAL AND SHOWN FOR INFORMATION ONLY



Concept Design Process

PROJECT TIMELINE	
Project Start-Up	September, 2013
Site Inventory + Analysis	October, 2013
Context + Market Assessment	October, 2013
Public Engagement Phase 1	November, 2013
Council Presentation	December 6, 2013
Draft Conceptual Design	January, 2014
Public Engagement Phase 2	February, 2014
Concept Plan Refinement, Phasing + Costing	March – April, 2014
PRC Board Presentation	April 17, 2014
Concept Design Report	April – May, 2014
Council Presentation	August 25, 2014



Concept Design Process

STEERING COMMITTEE REPRESENTATION

- Recreation and Community Development
- Engineering
- Business and Project Development
- Planning
- Public Services, Parks Maintenance
- Fire Services
- Parks, Recreation & Culture Board
- Communities in Bloom
- Leduc Environmental Advisory Board

- City of Leduc Council
 - Councillor David MacKenzie
 - Councillor Bob Young
 - Councillor Dana Smith



Concept Design Plan

DESIGN OBJECTIVES

- The development of new trails and amenities within areas of **mature forest should be avoided**, and, if possible, all development should occur on existing trails/areas of disturbance.
- **Outdoor recreation** and **nature interpretation** should be the main activities in the park.
- The natural elements of the park should be preserved as much as possible, and **development should be minimized**.
- With the exception of some trails through the site and viewpoints, intensive **development should be limited to the northwest** portion of the site.
- Use of the park should be limited to **non-motorized activities**, except for emergency vehicle (fire, police, ambulance) access.



Concept Design Plan

DESIGN OBJECTIVES

- **Safety and security** of users and neighbours should be considered and addressed in the park design.
- **Traffic** flow to and from the park should be designed in such a way to **minimize disruption** and safety concerns of users and neighbouring residents. Adequate parking needs to be addressed.
- The design should consider and accommodate the impact of **light industrial development to the north** of the park.
- **Low-lying wet areas should be avoided in trail planning**, as the site hydrology and soil types are not conducive to sustainable trail development in these areas.



Concept Design Plan

PUBLIC FEEDBACK HIGHLIGHTS

- Concern about traffic on 53 Ave. related to park access. In the draft concept 53 Ave. was shown as open – in the final concept the road access from 53 Ave. to the park has been closed.
- 77% (of 45 responses) preferred cross country ski trails over snowshoe trails. Snowshoe trails were not pursued as an option in the final concept design.
- 86% (of 45 responses) overall support for the draft concept plan.



Concept Design Plan



North Telford Recreational Lands Development

CONCEPT DESIGN

CITY OF Leduc

O2

PLANNING + DESIGN

RC

Legend

- | | | | |
|--------------------------|-------------------------------|-------------------------------|--------------------------------------|
| Existing Trail Alignment | New Trail Alignment | Multway | PUL/Walkway (Sawridge Business Park) |
| Gravel Trail | Nature Trail | Gravel Trail | Existing Wetland |
| Proposed Silt Fence | Proposed Post and Cable Fence | Nature Trail | Stormwater Retention Facility |
| Fence by Developer | Project Boundary | Proposed Silt Fence | Engineered Wood Fibre Play Surface |
| | | Proposed Post and Cable Fence | Asphalt Paving |
| | | Fence by Developer | Gravel Pad |
| | | Project Boundary | Stairway |
| | | | Picnic Table |

Amenities

- | | | |
|---|--------------------------|--------------------|
| Trailhead Information / Interpretive Sign | Canoe / Kayak Launch Pad | Natural Playground |
| Parking Area | Lookout Point | Challenge Zone |
| Washroom Building | 1973 Plane Crash Site | Picnic Shelter |
| Rare Plant Species Location | Plane Spotting Platform | Picnic Area |

Concept Design Plan



Dedication of Municipal Reserve Lands tied to future development of Harvest Industrial Park

North Telford Recreational Lands Development
CONCEPT DESIGN

CITY OF **Leduc**
 O2 PLANNING + DESIGN

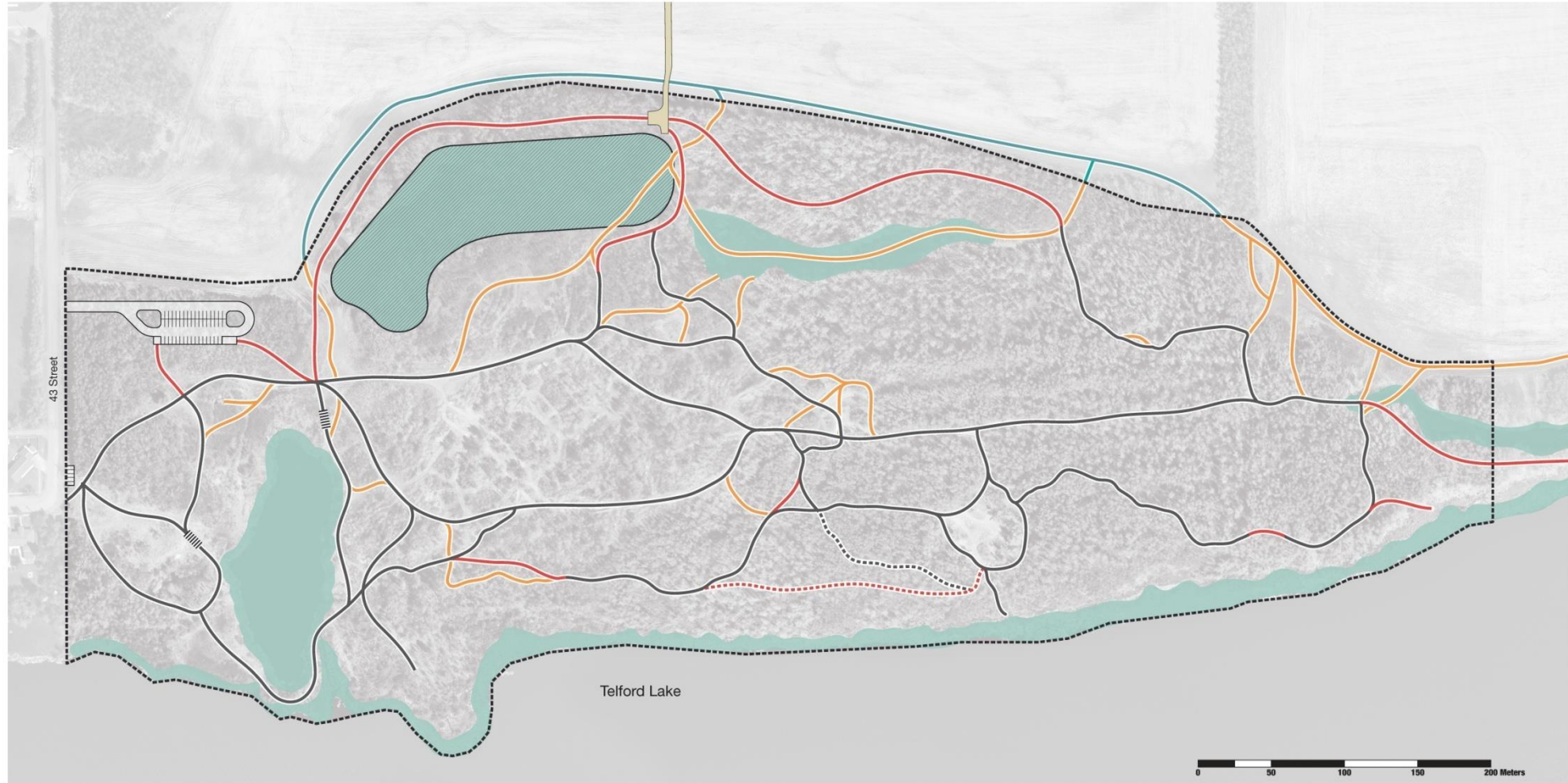
Legend

- | | | | |
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| | | | Engineered Wood Fibre Play Surface |
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| | | | Gravel Pad |
| | | | Stairway |
| | | | Picnic Table |

Amenities

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Trail Network



North Telford Recreational Lands Development

DRAFT CONCEPT DESIGN
Existing + Proposed Trails



Legend

- Existing Trail Alignment to Remain in Park (With Upgrades to Surfacing)
- Optional Trail Route Using Existing Alignment
- Existing Trail Alignment to be Removed and Reclaimed
- Proposed New Trail Construction
- Optional Trail Route Requiring New Trail Construction
- Existing Trail Alignment to be Abandoned
- Project Boundary
- PUL/Walkway (Sawridge Business Park)
- Existing Wetland
- Stormwater Retention Facility

Trail Considerations

The proposed trail network has been developed based on the following considerations:

- Slope and suitability for different uses. Very steeply sloped trails are suitable for hiking only.
- Drainage. Trails that are mostly located in low-lying wet areas are recommended for closure and reclamation.
- Duplication of routes. Where many trails serve the same general area, one route has been selected to remain.
- Ability to complete a loop around the park. An overall loop around the park perimeter has been considered, as well as smaller loops within the park to increase variation of routes for regular park visitors.
- Access to key features and areas of the park.
- Accessibility. A wheelchair accessible route has been provided to many of the key amenities in the park.

Trail Network



North Telford Recreational Lands Development

DRAFT CONCEPT DESIGN
Proposed Trail Network



Legend

- Telford Lake Trail (3m wide asphalt multi-way)
- Gravel Trail (2 m wide)
- Natural Trail (1 m wide bark mulch)
- Optional Natural Trail
- New Trail Construction Required
- Stairway
- Project Boundary
- PUL/Walkway (Sawridge Business Park)
- Existing Wetland
- Stormwater Retention Facility
- P Parking Area

NOTE: TRAIL NETWORK UTILIZES EXISTING TRAIL RIGHT-OF-WAY UNLESS INDICATED

Optional Routes

A1 / A2. A nature trail link closer to the lake may be provided. Route A1 is closer to the lake but requires construction of a new trail. Route A2 uses an existing trail alignment, but is not as close to the lake.

Trail Types



MULTI-WAY + SKI TRAIL

- 3m wide paved trail
- 2m wide mowed grass for cross country running / skiing
- 1m each snow clearing zone and vegetation clear zone (x2)
- Total clearing width 8m



GRAVEL TRAIL

- 2m wide gravel trail
- 1m vegetation clear zone (x2)
- Total clearing width 4m



MULTI-WAY

- 3m wide paved trail
- 1m wide bark mulch trail
- 1m vegetation clear zone (x2)
- Total clearing width 5m



NATURE TRAIL

- 1m wide bark mulch trail
- 1m vegetation clear zone (x2)
- Total clearing width 3m
- Pedestrian-only

Park Amenity Zone



KEY AMENITIES

- ① Mountain Bike Terrain Park
- ② Washroom Building
- ③ Children's Play Area
- ④ Picnic Area + Shelter
- ⑤ Rustic Picnic Sites
- P** Parking

North Telford Recreational Lands Development
CONCEPT DESIGN

CITY OF Leduc
O2

RC
RECREATION CONSULTANTS

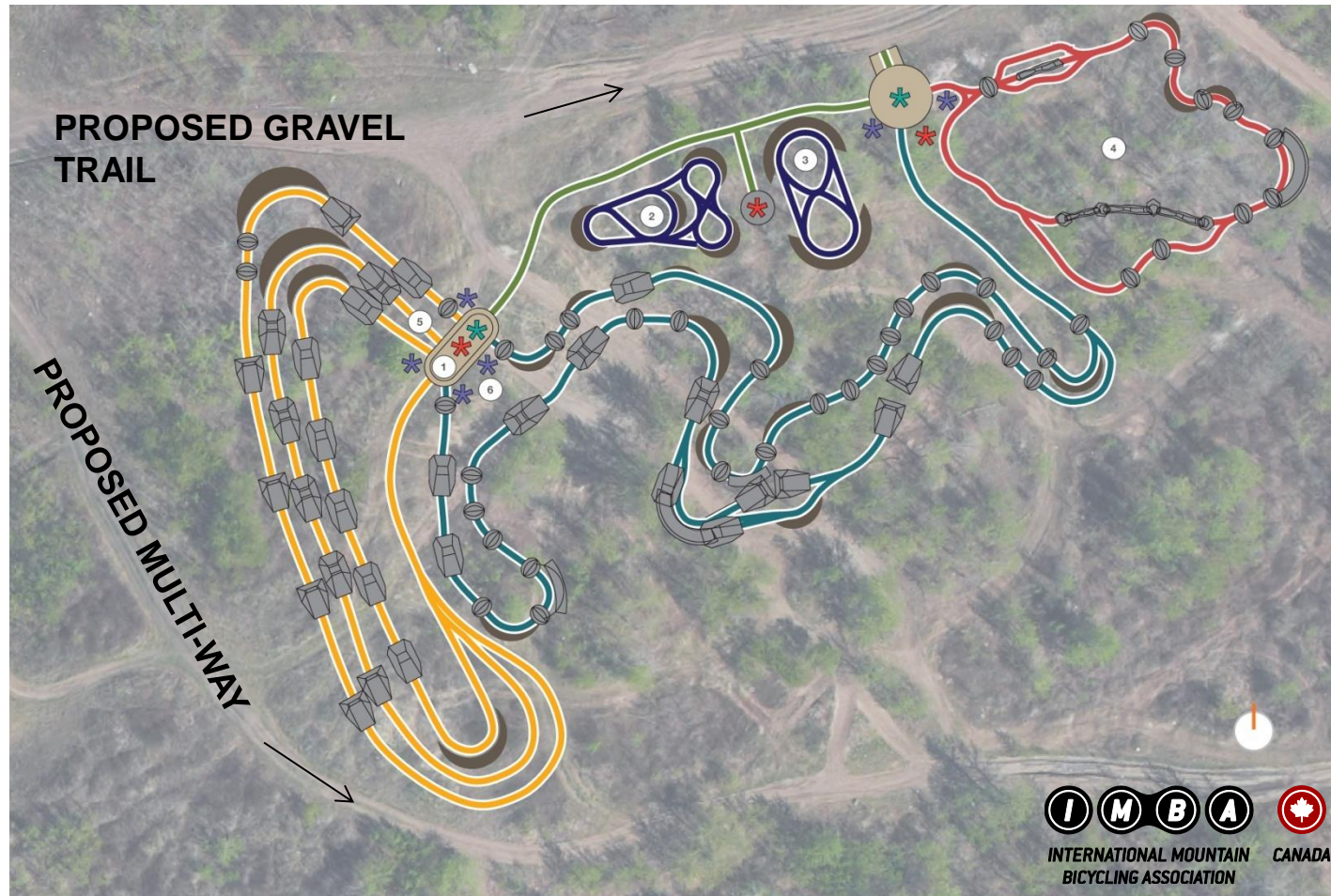
Legend

- | | | | |
|--------------------------|-------------------------------|------------------------------------|--------------------------------------|
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| Gravel Trail | Nature Trail | Existing Wetland | Stormwater Retention Facility |
| Proposed Silt Fence | Proposed Post and Cable Fence | Engineered Wood Fibre Play Surface | Asphalt Paving |
| Fence by Developer | Project Boundary | Gravel Pad | Stairway |
| | | Picnic Table | |

Amenities

- | | | |
|---|--------------------------|--------------------|
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| Parking Area | Lookout Point | Challenge Zone |
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Mountain Bike Terrain Park



Dirt Jump Features



Flow Trails



Pump Track



Skills + Trials Area

Proposed Park Amenities

Self Cleaning Washroom



Natural Children's Play Area

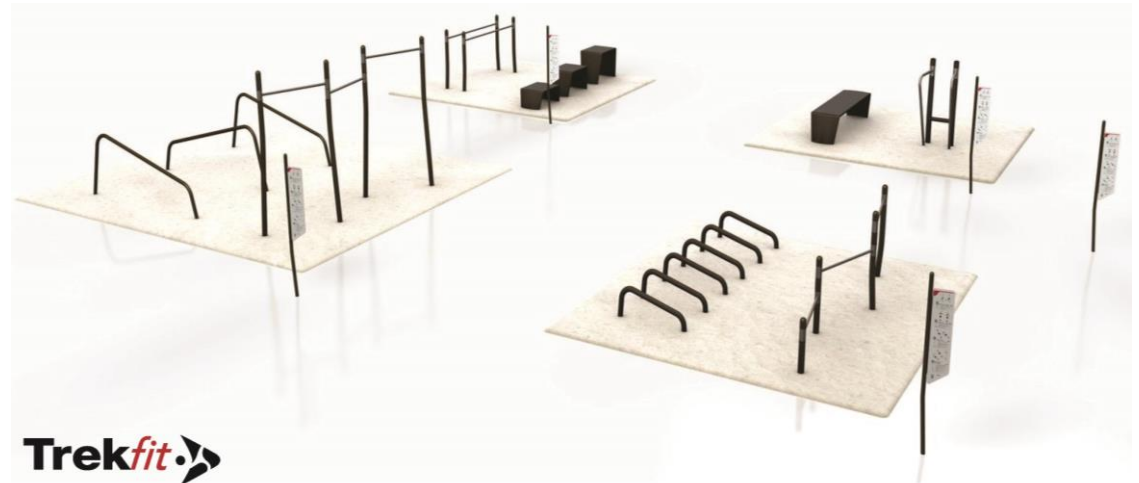


Proposed Park Amenities

Picnic Shelter

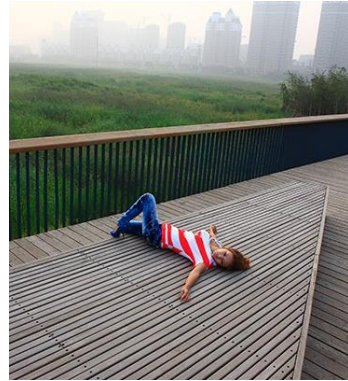


Challenge Zones

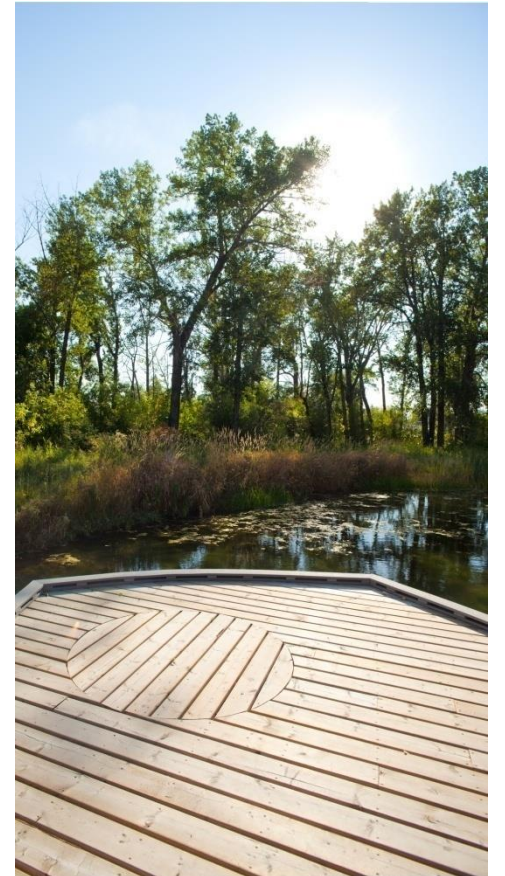


Proposed Park Amenities

Plane Spotting Platform



Lookout Points / Interpretive



Conceptual Planting Plan



**North Telford Recreational
Lands Development**

CONCEPTUAL PLANTING PLAN

CITY OF Leduc

O2 PLANNING + DESIGN

RC recreational

Legend

- Existing Trail to be Reclaimed
- Proposed Trail Alignment
- Existing Trail Alignment
- Project Boundary
- Restoration Planting Area
- Proposed Tree
- Stairway
- Picnic Table
- PUL/Walkway (Sawridge Business Park)
- Existing Wetland
- Stormwater Retention Facility
- Engineered Wood Fibre Play Surface
- Asphalt Paving
- Gravel Pad
- 1 Landscape screening to provide buffer from adjacent developments.

Phasing + Implementation

PRIORITIZATION PROCESS

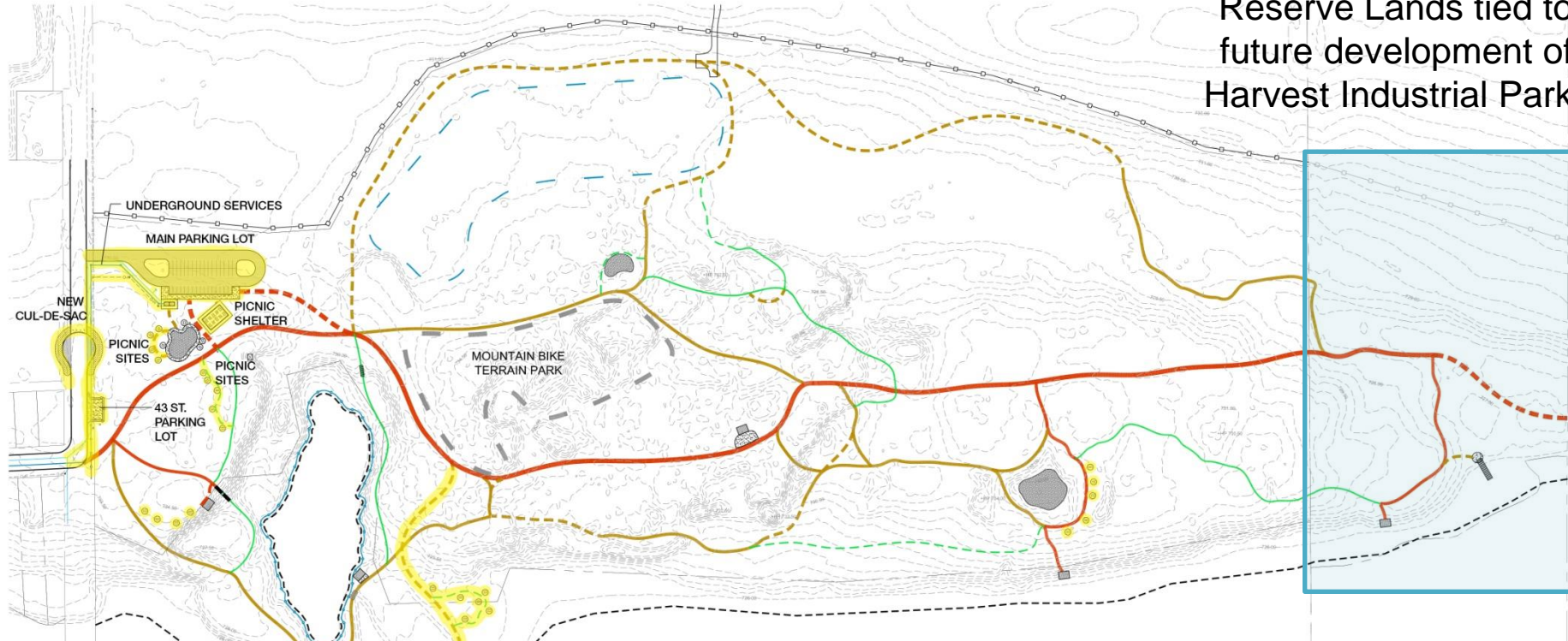
- Design initially broken into 19 phases, as determined by NTRL Steering Committee. A separate cost estimate was prepared for each phase.
- NTRL Steering Committee members voted on highest priority phases.
- Prioritized phasing was presented to PRC Board. Based on feedback from PRC, final phasing was grouped into 3 stages.



Phasing + Implementation

STAGE 1

Dedication of Municipal Reserve Lands tied to future development of Harvest Industrial Park



STAGE 1 Est. \$1.69 million

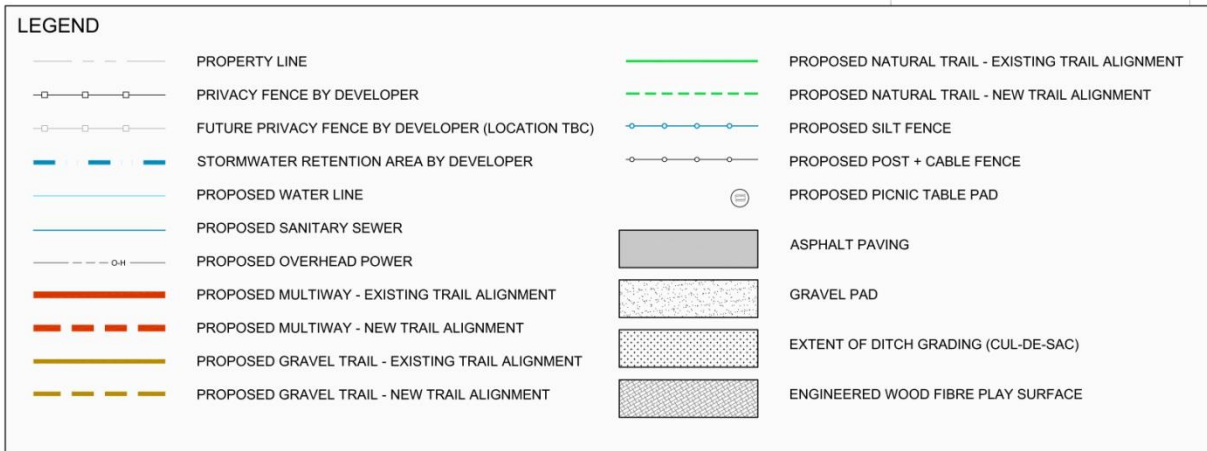
Site Clean-Up (Not Shown)

43 St. Road Closure and Parking Lot

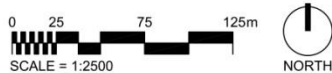
Washroom Building

Picnic Area and Shelter

Rustic Picnic Areas and Site Furnishings



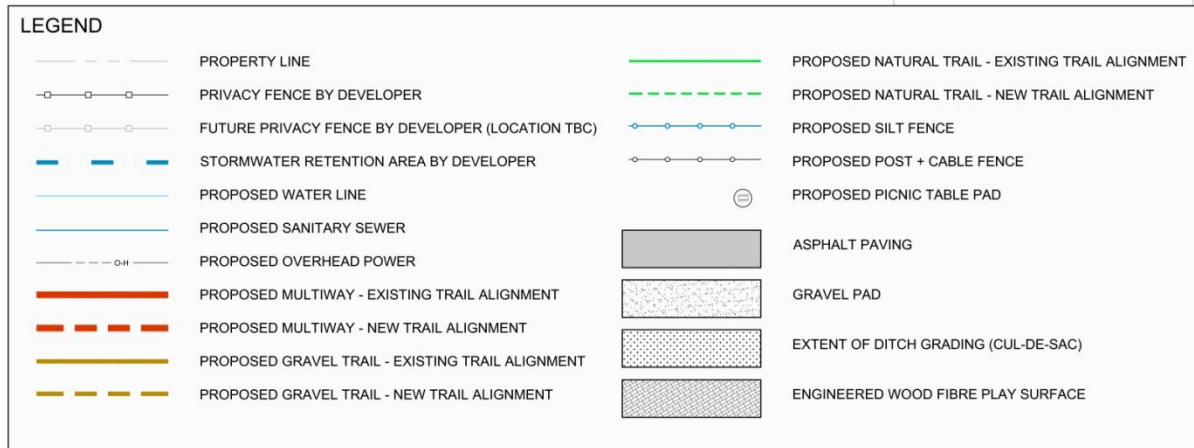
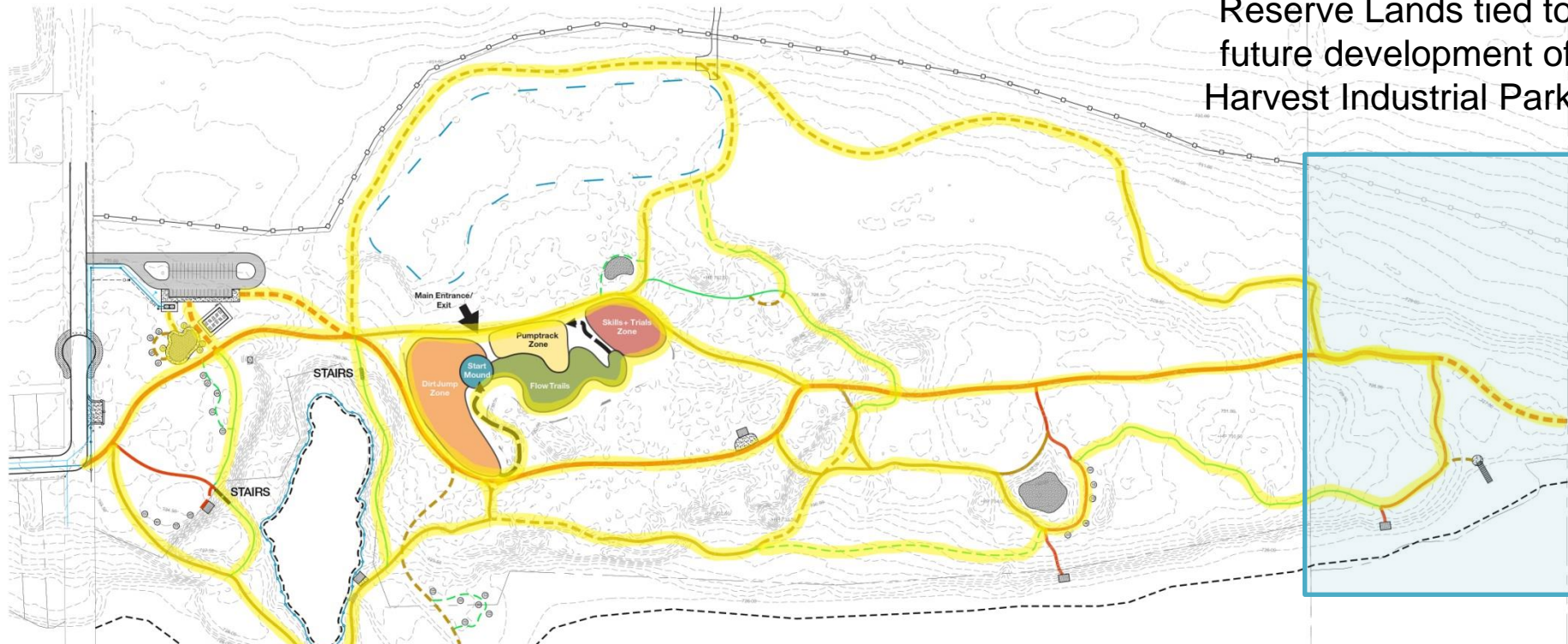
STAGE 1 IMPLEMENTATION



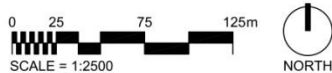
Phasing + Implementation

STAGE 2

Dedication of Municipal Reserve Lands tied to future development of Harvest Industrial Park



STAGE 2 IMPLEMENTATION

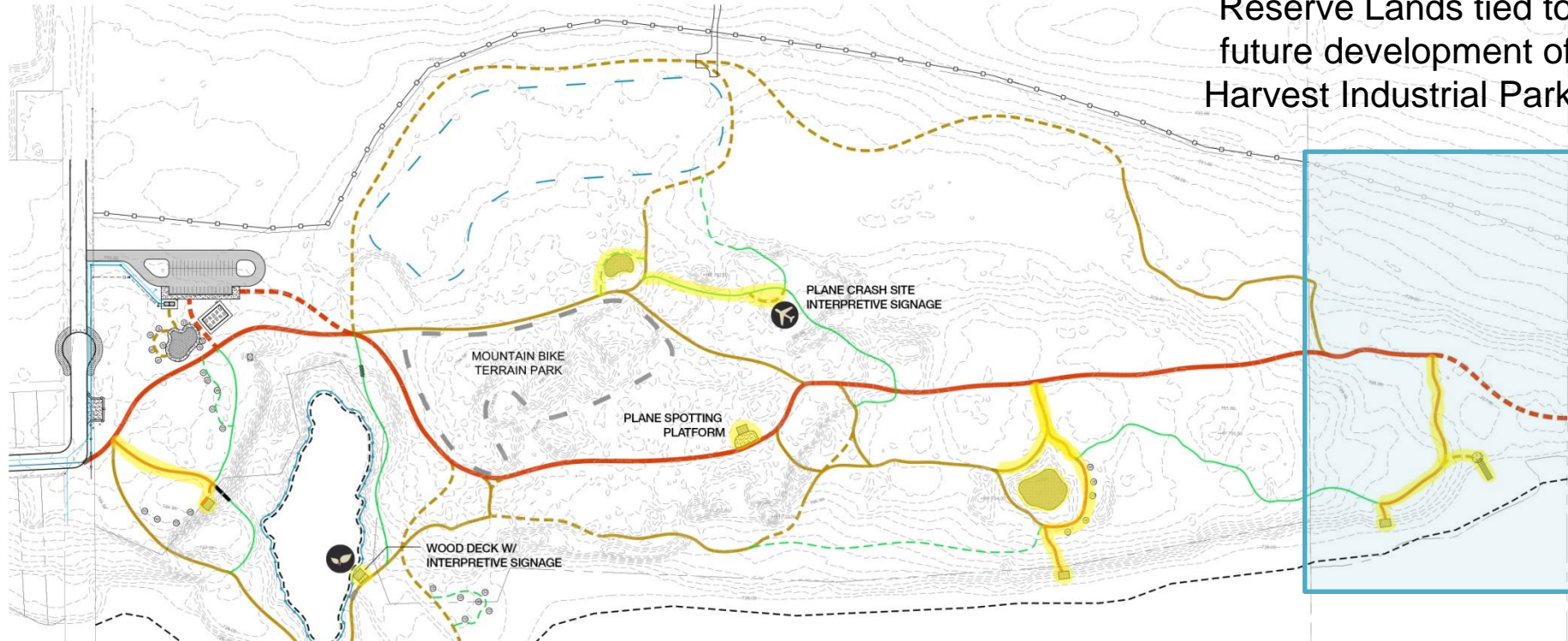


STAGE	Est. \$2.10 million
2	
Multi-Way to Mountain Bike Terrain Park	
Perimeter Loop Trail and Inside Loop	
Remaining Multi-Way Segments	
Children's Play Area	
Mountain Bike Terrain Park	
Natural Trails and Stairs	

Phasing + Implementation

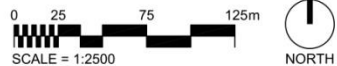
STAGE 3

Dedication of Municipal Reserve Lands tied to future development of Harvest Industrial Park



STAGE	Est.
3	\$753,000
Challenge Zones	
Rare Plant Species	
Reclamation and Restoration (Not Shown)	
Canoe Landings	
Lookouts	
Plane Spotting / Crash Viewing Area	

STAGE 3 IMPLEMENTATION



LEGEND	
	PROPERTY LINE
	PRIVACY FENCE BY DEVELOPER
	FUTURE PRIVACY FENCE BY DEVELOPER (LOCATION TBC)
	STORMWATER RETENTION AREA BY DEVELOPER
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED OVERHEAD POWER
	PROPOSED MULTIWAY - EXISTING TRAIL ALIGNMENT
	PROPOSED MULTIWAY - NEW TRAIL ALIGNMENT
	PROPOSED GRAVEL TRAIL - EXISTING TRAIL ALIGNMENT
	PROPOSED GRAVEL TRAIL - NEW TRAIL ALIGNMENT
	PROPOSED NATURAL TRAIL - EXISTING TRAIL ALIGNMENT
	PROPOSED NATURAL TRAIL - NEW TRAIL ALIGNMENT
	PROPOSED SILT FENCE
	PROPOSED POST + CABLE FENCE
	PROPOSED PICNIC TABLE PAD
	ASPHALT PAVING
	GRAVEL PAD
	EXTENT OF DITCH GRADING (CUL-DE-SAC)
	ENGINEERED WOOD FIBRE PLAY SURFACE

Conclusion

NEXT STEPS

- Budget allocation for construction
- Detailed design for selected elements
- Dedication of Municipal Reserve Lands at east side of park
- Connections to multi-way (east and west)

QUESTIONS?

