



Township of Cavan Monaghan

Downtown Park and the Remaining Lands at the Cavan Monaghan Community Centre

Council Presentation

TOWNSHIP OF
CAVAN MONAGHAN

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 landscape planning
LANDSCAPE ARCHITECTS

Agenda



Land Acknowledgement



We respectfully acknowledge that the Township of Cavan Monaghan is located on the Treaty 20 Michi Saagiig territory, in the traditional territory of the Michi Saagiig Anishnaabeg.

We offer our gratitude to First Nations for their care for and teachings about these lands. May we honour these teachings.



Project Objectives

Request for Proposal (PF-02-2024): Supporting Vision 2035 - Parks and Recreation Strategic Plan, Landscape Planning Ltd. was retained to create two separate concept designs and site plans for the Downtown Park and the Remaining Lands at the Cavan Monaghan Community Centre (CMCC). This direction was the next steps that were highlighted in the Section 6.4 and 6.5 of the plan adopted by Council in December 2023. The RFP included the following:

- Analysis of existing conditions of both sites.
- Analysis of existing locations to identify constraints and opportunities.
- Review and gather feedback from the public, Township staff, and Council
- Consultation with stakeholders including agencies such as ORCA
- Estimated full build out costs
- Presentation of conceptual plans to Council
- Preparation of refined conceptual plans, including final estimated capital costs, phasing, and implementation recommendations.



Purpose of Meeting

This session aims to provide the Township of Cavan Monaghan Council with a summary of the feedback received for the Downtown Park and Remaining Lands at the Cavan Monaghan Community Centre projects, as part of the public engagement process and present the preferred site plans for each site prepared in response to the feedback to date, phasing and implementation recommendations.

The Process to Date



Prior Documents & Consultation

Reference Documents:

- 1) Vision 2035, Parks and Recreation Strategic Plan (2023)
- 2) Millbrook Arena Emanating from the Parks and Recreation Plan (2023)
- 3) Downtown Millbrook Revitalization Strategy (2013)

Online Survey

An online survey "Downtown Park Survey" was made available to community members to assist with community engagement.

The survey was conducted from July 25, 2024 – August 30, 2024, and received a total of 523 complete responses.

The results of the survey were presented in the Downtown Park Survey Summary Report and presented to Council at a Special Council Meeting on September 16, 2024.

Stakeholder Consultation

Targeted stakeholder consultation meetings have been conducted with the following groups:

- Otonabee Regional Conservation Authority (ORCA)
- Baxter Creek Watershed Alliance
- Millbrook and Cavan Historical Society

Targeted right-holder consultation meetings have been conducted with the following group:

- Hiawatha First Nation

Township Council

On September 16, 2024, Township Council hears report from Landscape Planning summarizing the public survey results. The results from the public survey were used to determine what amenities should be considered for the Downtown Park Conceptual Plans.

After Council input, Landscape started preparing conceptual designs.

The Process to Date



Concept Design

Landscape Planning developed several conceptual designs along with associated cost estimates. These designs incorporated the original Strategic Direction as laid out in section 6.4 and 6.5 in Vision 2035, Parks and Recreation Strategic Plan, the Township staff and Council's objectives and the public's vision, as expressed in the online survey.

Open House

On November 19, 2024, from 4:00 pm to 7:00 pm, Landscape Planning and the Township of Cavan Monaghan hosted a public open house to present and discuss preliminary park designs, answer questions, and gather feedback to refine the designs for each park. Mayor Matthew Graham, Deputy Mayor Ryan Huntley, councillors, and Township staff were in attendance.

Participants submitted paper comment forms, affixed stickers to their preferred amenities on printed copies of the conceptual plans or provide online comments until December 3, 2024.

Concept Updates

Based on the priority ranking of amenities from the Public Survey, the summary feedback received at the Open House, the online voting and paper comments and taking into consideration the conservation restrictions, a preferred concept emerged.

Landscape Planning refined the preferred concept and developed additional supporting graphics for each site plan.

Further refinements were made to address phasing, budgeting, and conservation limits.

Report Back to Council

On March 17th, 2025, Landscape Planning will present the preferred site plans for each park, with estimated costs, phasing and implementation recommendations.

Downtown Park – Concept 3



Concept 3

Program Elements:

- Parking Lot (33 Parking Spaces)
- Park Pathways
- Picnic Area
- Great Lawn / Event Space
- Washroom Building (2 Universal)
- Civic Plaza
- Shade Structures (2)
- Playground
- Relocated Bell
- Opportunities For Public Art
- Bridge Crossings
- Pedestrian Connections

Estimated Project Cost:

\$ 4,600,000.00

Downtown Park – General Feedback

1. Many respondents expressed excitement about the park development for day-to-day gatherings and special events.
2. Stronger connections (main gateway) to King Street East.
3. The width of interior pathways should be increased to accommodate outdoor markets and maintenance vehicles.
4. Provide a turnaround at the end of Distillery Street and limit parking that may disturb adjacent residents.
5. A larger plaza area in front of Needler's Mill, as it is the focal point, should be considered.
6. More facilities geared towards accessibility should be included to accommodate the aging population of Millbrook.
7. The idea of a large shade shelter for protection against weather (rain and sun) and for community events was well-received.
8. Impervious paving should be considered, especially due to the floodplain.
9. Washroom facilities are greatly needed, especially with the addition of outdoor event space in the Downtown core.
10. Some respondents questioned the logic of investing \$4.6 million in the park and requested a cost-benefit analysis.

Downtown Park – Preferred Site Plan

Key Revisions:

- Reconfigured plaza layout and location
- Increased passive open space
- Reduced size of the playground
- Removed parking stalls at the end of Distillery St.
- Reduced the amount of hardscaping
- Modified bridge alignments over Little Creek
- Created a focal seating plaza in front of Needler's Mill
- Utilizes existing alignment of road for emergency access
- Achieved overall cost reduction





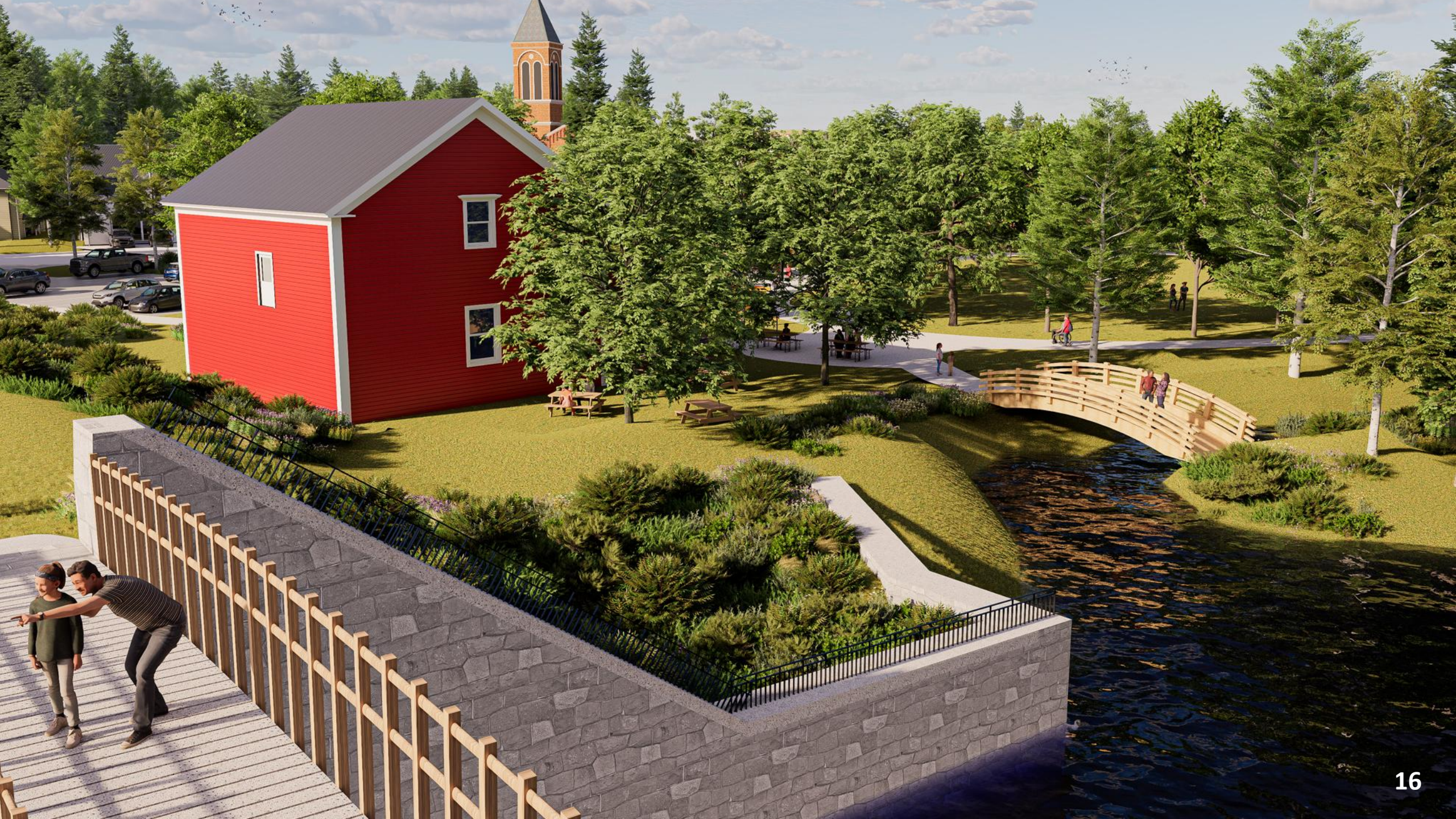






'NEEDLER'S MUSEUM'





Downtown Park – Phase 1

Section Elements	Section Total
General Construction requirements (mobilization, construction fencing, sediment controls, demolitions)	\$212,000.00
Site Servicing and Grading (site preparation, storm and water connections)	\$286,000.00
Site Electrical (general requirements, washroom building)	\$30,000.00
Hardscape (primary walkways, parking lot, curbs)	\$343,000.00
Furnishings (benches, wood privacy fence)	\$68,000.00
Washroom Building (2 universal washrooms)	\$425,000.00
Softscape (sod)	\$115,000.00
Soft Costs (consulting fees, contingency, permits)	\$339,830.40
Estimated Phase 1 Cost: \$1,818,830.40	



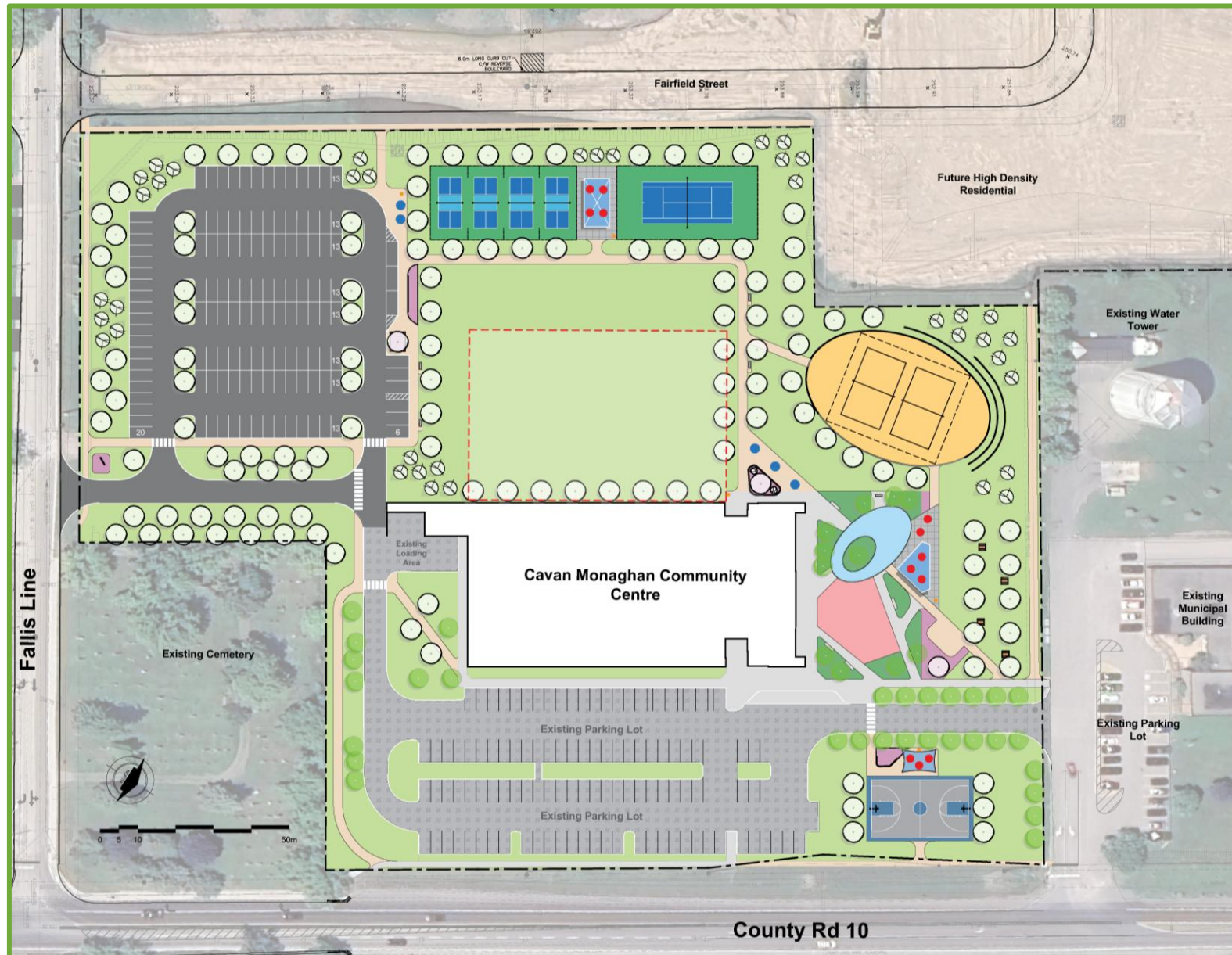
 = Provisional (not included in estimated Phase 1 cost)

Downtown Park – Phase 2

Section Elements	Section Total
General Construction requirements (mobilization, construction fencing, sediment controls, demolitions, remedial work)	\$223,000.00
Site Servicing and Grading (site preparation, oil grit separator)	\$48,500.00
Site Electrical (parking lot, shade structure, and pathway lighting)	\$204,000.00
Hardscape (plaza concrete, seatwalls /planter curbs)	\$143,475.00
Playground (playground surfacing, play curb, equipment, playground subdrain)	\$204,850.00
Furnishings (shade structures, signage, bike parking, benches, gathering tables, litter receptacle, decorative elements, stage, pedestrian bridges)	\$1,008,650.00
Softscape (sod, trees, shrubs, naturalization)	\$138,280.00
Distillery Street Remedial Works (line painting, signage, plantings, curbs)	\$298,545.00
Soft Costs (consulting fees, contingency, permits)	\$580,398.75
Estimated Phase 2 Cost: \$2,849,148.75	



CMCC – Concept 1



Concept 1

Program Elements:

- Parking Lot (130 Parking Spaces)
- Park Pathways
- Picnic Area
- Multi-Use Court
- Pedestrian Plaza
- Shade Structures (2)
- Shade Sail
- Beach Volleyball Courts (2)
- Pickleball Courts (4)
- Tennis Court (1)

Estimated Project Cost:

\$ 5,700,000.00

CMCC – General Feedback

1. Concept 1 allows for potential building expansion.
2. The beach volleyball area may be underutilized, requiring significant maintenance and potentially attracting issues like dog messes.
3. Tennis facilities might not see high usage like pickleball.
4. Due to the proximity of County Road 10 and the separation caused by the parking area, there should be no programmed features at the entrance corner as shown. This area should be reserved for additional parking and stormwater management features.
5. More open space should be preserved.

CMCC – Preferred Site Plan

Key Revisions:

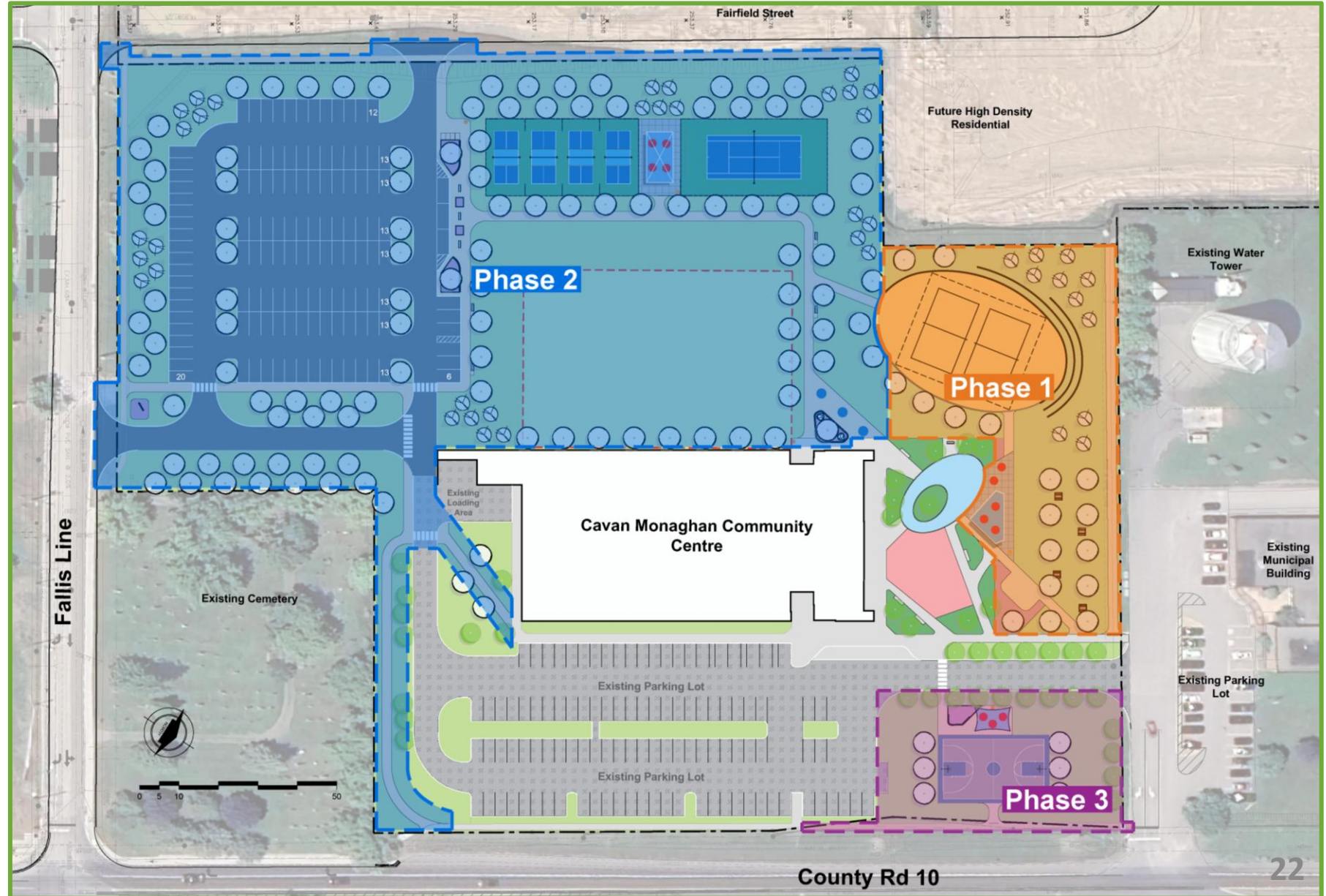
- Added a parking lot entrance along Fairfield St.
- Reconfigured the plaza layout at the vehicular drop off area.
- Shifted the pickleball/tennis hub northeast, away from the future residential area on Fairfield St.



CMCC – Phasing

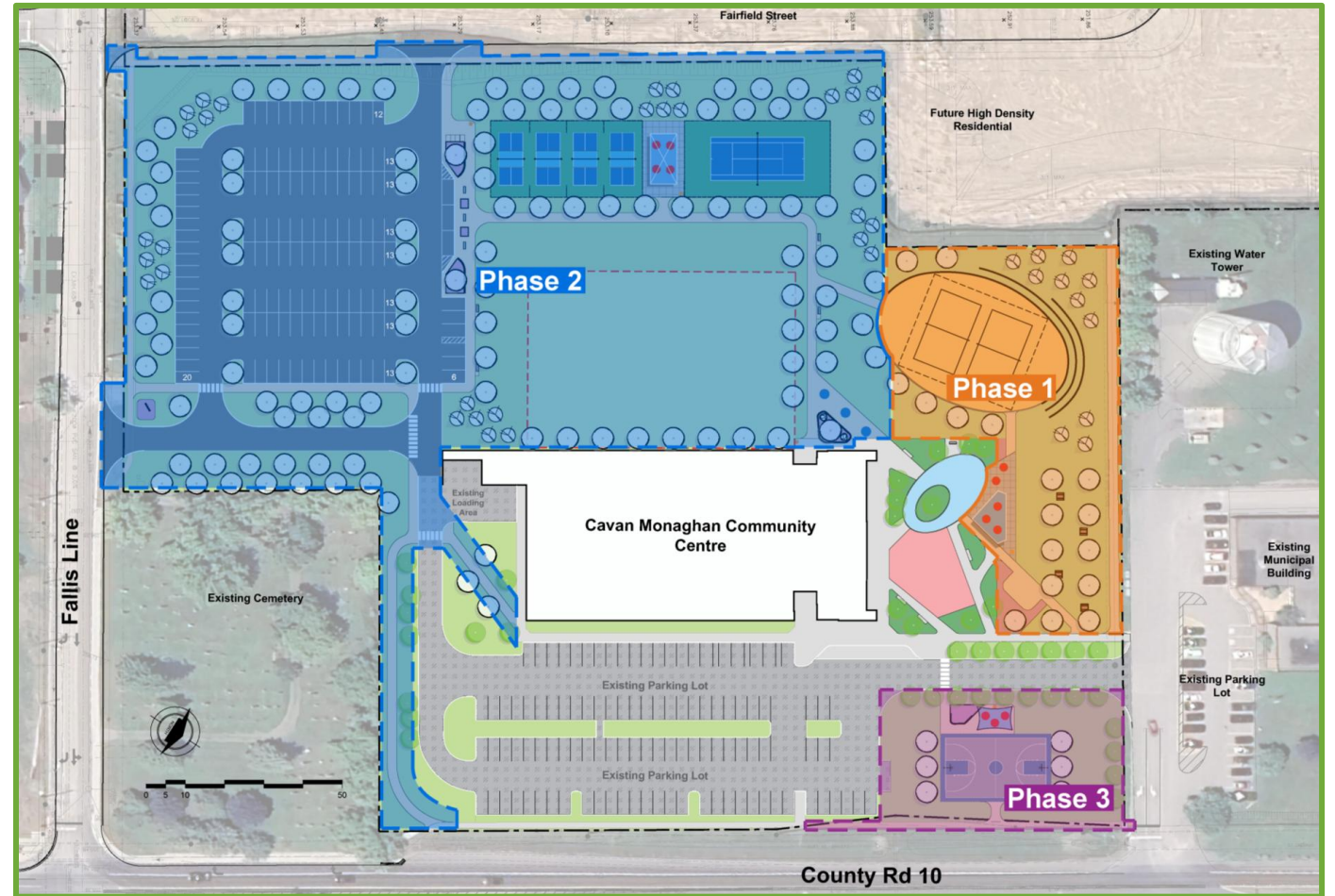
Phasing

- Phase 1**
Estimated Project Cost: \$1,530,000.00
- Phase 2**
Estimated Project Cost: \$3,545,000.00
- Phase 3**
Estimated Project Cost: \$855,000.00



CMCC – Phase 1

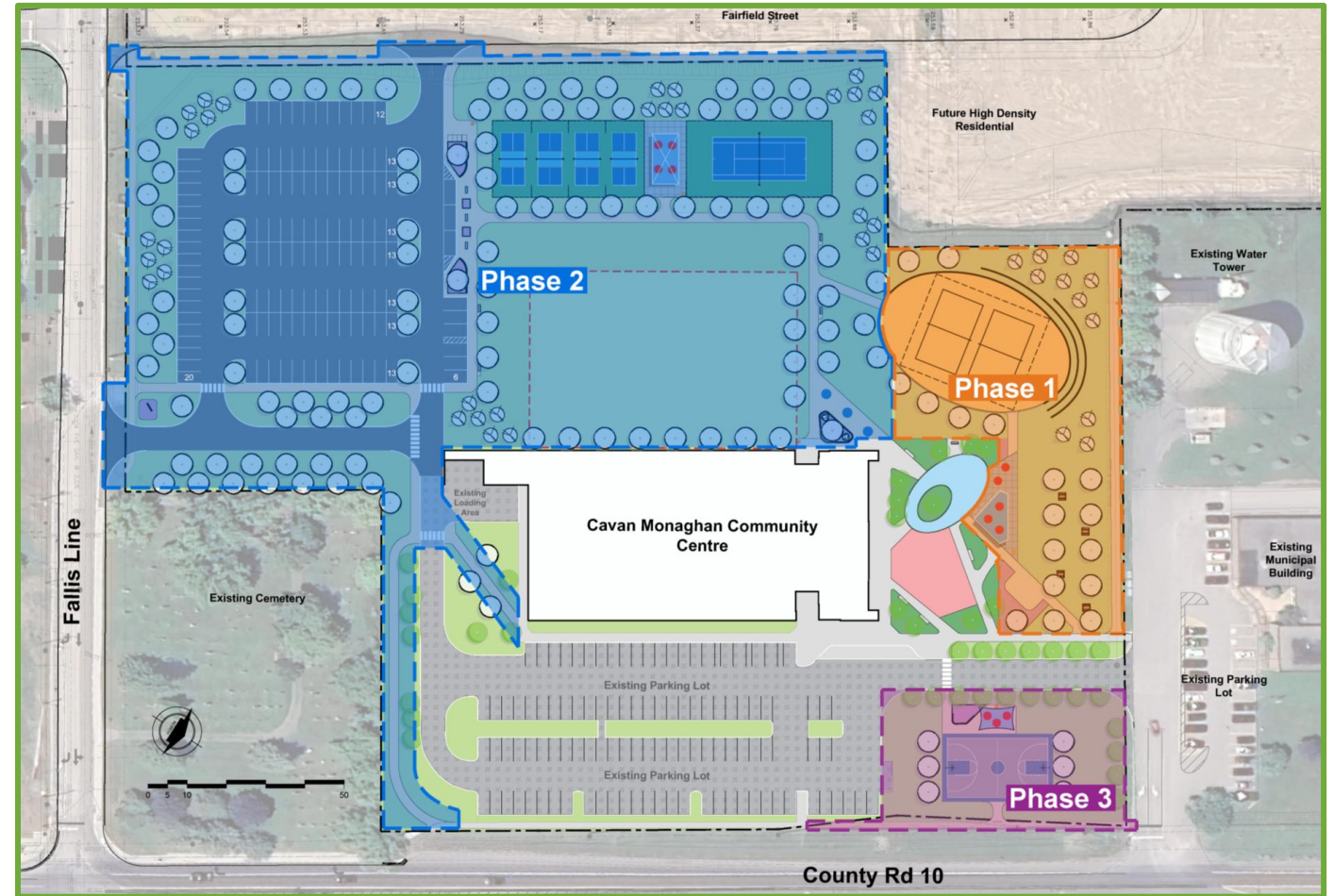
Section Elements	Section Total
General Construction requirements (mobilization, construction fencing, sediment controls)	\$75,000.00
Site Servicing and Grading (site preparation, storm and water connections)	\$265,000.00
Site Electrical (general requirements, volleyball and pathway lighting)	\$196,000.00
Hardscape (primary walkways, retaining walls)	\$260,750.00
Beach Volleyball – 2 Courts (sand, nets, curb)	\$175,000.00
Furnishings (benches, gathering tables, shade structure, litter receptacles, fitness equipment relocation)	\$203,950.00
Softscape (sod, trees, shrubs)	\$56,200.00
Soft Costs (consulting fees, contingency, permits)	\$298,100.00
Estimated Phase 1 Cost: \$ 1,530,000.00	



CMCC – Phase 2

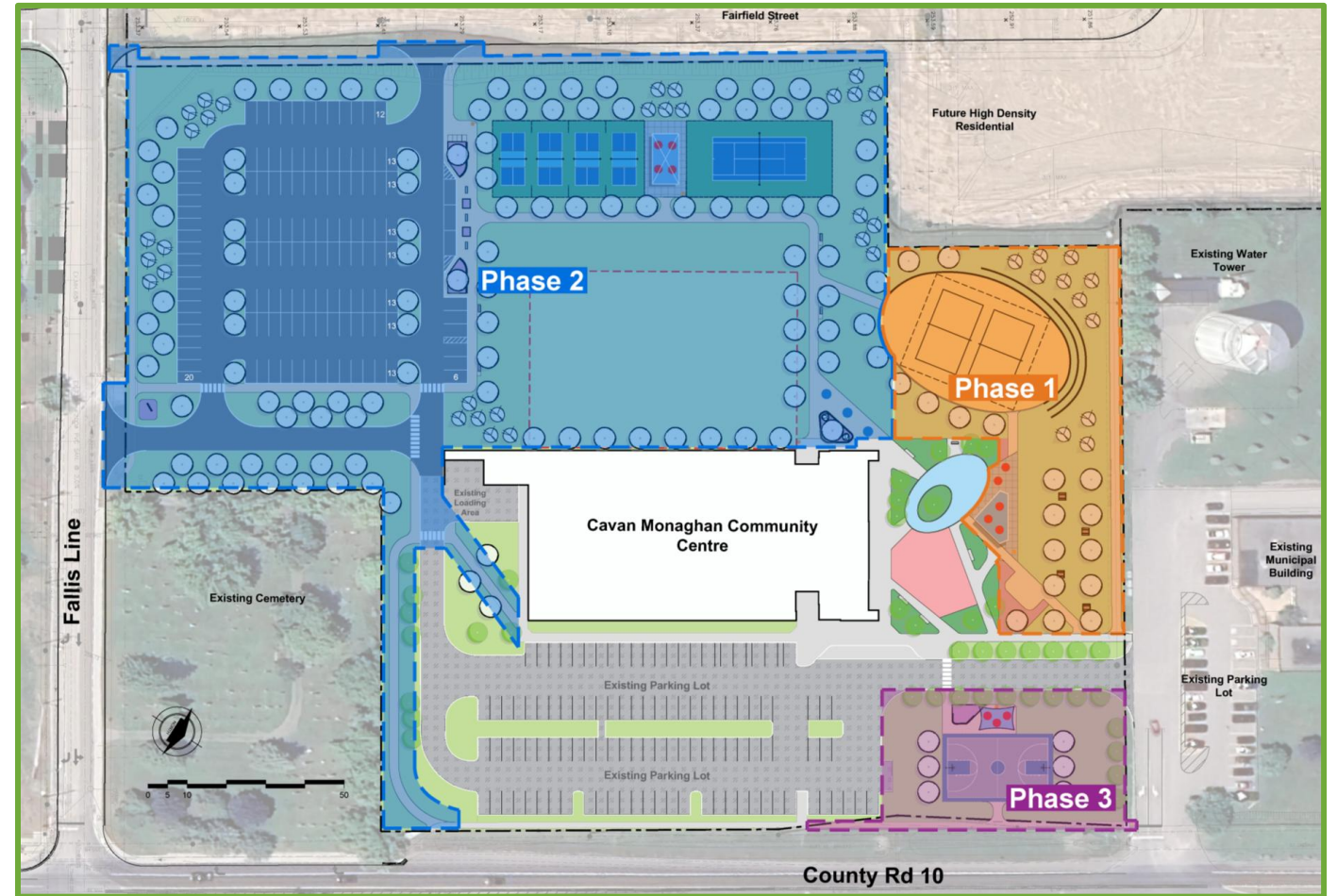
Section Elements	Section Total
General Construction requirements (mobilization, construction fencing, sediment controls)	\$75,000.00
Site Servicing and Grading (site preparation, storm and water connections)	\$300,000.00
Site Electrical (general requirements, parking lot, pickleball/tennis and pathway lighting)	\$416,000.00
Hardscape (primary walkways, line paint, parking lot/ curb, planter curbs, seatwalls)	\$1,091,575.00
Pickleball Courts (4) Tennis Courts (2) – (acrylic surface, benches, fencing, nets, signage)	\$325,000.00
Furnishings (benches, gathering tables, shade structure, litter receptacles, signage)	\$410,250.00
Softscape (sod, trees, shrubs)	\$267,450.00
Soft Costs (consulting fees, contingency, permits)	\$659,725.00

Estimated Phase 2 Cost: \$ 3,545,000.00



CMCC – Phase 3

Section Elements	Section Total
General Construction requirements (mobilization, construction fencing, sediment controls)	\$75,000.00
Site Servicing and Grading (site preparation, storm and water connections)	\$110,000.00
Site Electrical (general requirements, multi-use court and pathway lighting)	\$177,000.00
Hardscape (primary walkways, planter curbs, seatwalls)	\$55,000.00
Multi-use Court (asphalt/ acrylic surface, goal nets, line paint, curb)	\$136,000.00
Furnishings (benches, gathering tables, shade sail, litter receptacles)	\$96,400.00
Softscape (sod, trees, shrubs)	\$26,000.00
Soft Costs (consulting fees, contingency, permits)	\$179,600.00
Estimated Phase 3 Cost: \$855,000.00	





Next Steps / Discussion

1. For Council to receive the two Preferred Site Plans for the Downtown Park and Remaining Lands at the Cavan Monaghan Community Centre
2. For Council to consider establishing a Downtown Park and Remaining CMCC Lands Task Force that will work with the Preferred Site Plans and prioritize the phases and funding opportunities for Council consideration.

The intent is that these concept designs will work as a tool to guide and prioritize future recreational needs in Cavan Monaghan.

[Link to the Parks & Recreation Strategic Plan – Vision 2030](#)



Thank You

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