

02 JULY 2014

# KINOSOO BEACH ENHANCEMENT PROJECT MASTER PLAN REPORT

SUBMITTED BY:



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## EXECUTIVE SUMMARY

Cold Lake was first recorded on a 1790 map, by the name of Coldwater Lake. The city is located in Alberta's Lakeland district, 300 km northeast of Edmonton, near the Alberta-Saskatchewan provincial border. The area surrounding the city is sparsely populated, and consists mostly of farmland. The Cold Lake Air Weapons Range is located to the north of the city.

Cold Lake is situated near a large number of provincial parks. Cold Lake Provincial Park has a large number of sites and is more isolated than the M.D. site (which is surrounded by development). The Provincial campground has a wilderness trail system, beach, boat-launch and a powered section. Nearby Meadow Lake Provincial Park to the east, across the border in Saskatchewan, has facilities similar to Cold Lake Provincial Park. Kinosoo Beach is a favorite destination during the hot summer months between June and August.

Kinosoo Beach Enhancement Project was established to create a master plan to facilitate and direct a future vision for Kinosoo Beach that will help it become a vibrant destination for the City. The project engaged citizens of all ages in the enhancement of one of Cold Lake's best destinations. The Planning Approach focused on the creation of a unique sense of place, integration of various activities for people of different age groups, and continuous uninterrupted sandy beach area along the waterfront wherever possible.

A comprehensive site analysis and requirements assessment took place during the initial design process and is the basis for all recommendations within the Master Plan. The analysis included a site survey of existing conditions/features, a public survey and a comprehensive public consultation. The main intent of the consultation was to gather public input into the potential improvements for Kinosoo Beach that could be used by the professional design team to prepare a master plan for Kinosoo Beach.

Major goals achieved within the Master Plan include:

- a. To design a world-class park for the growing community of Cold Lake, Alberta that honours its roots in the past, celebrates present-day achievements, and creates a meaningful space that will continue to be a vibrant part of the life of the city in the future.
- b. For Kinosoo Park to be nurturing seed from which branches can grow into a City-wide open-space system that connects the neighborhoods to each other, to the lake and to a larger regional green-space system for the health and welfare of the residents and the natural systems that sustain us.



EXISTING CONDITIONS

## 1.0 INTRODUCTION

Kinosoo Beach Enhancement Project was established to create a conceptual design to facilitate and direct a future vision for Kinosoo Beach that will help it become a vibrant destination for the City. The project is an exciting opportunity to engage citizens of all ages in the enhancement of one of Cold Lake's best destinations.

### 1.1 GOALS

- To design a world-class park for the growing community of Cold Lake, Alberta, that honours its roots in the past, celebrates present-day achievements, and creates a meaningful space that will continue to be a vibrant part of the life of the city in the future.
- For Kinosoo Beach Park to be a nurturing seed from which branches can grow into a city wide open space system that connects the neighborhoods to each other and to the lake and to a larger regional green-space system for the health and welfare of the residents and the natural systems that sustain us.

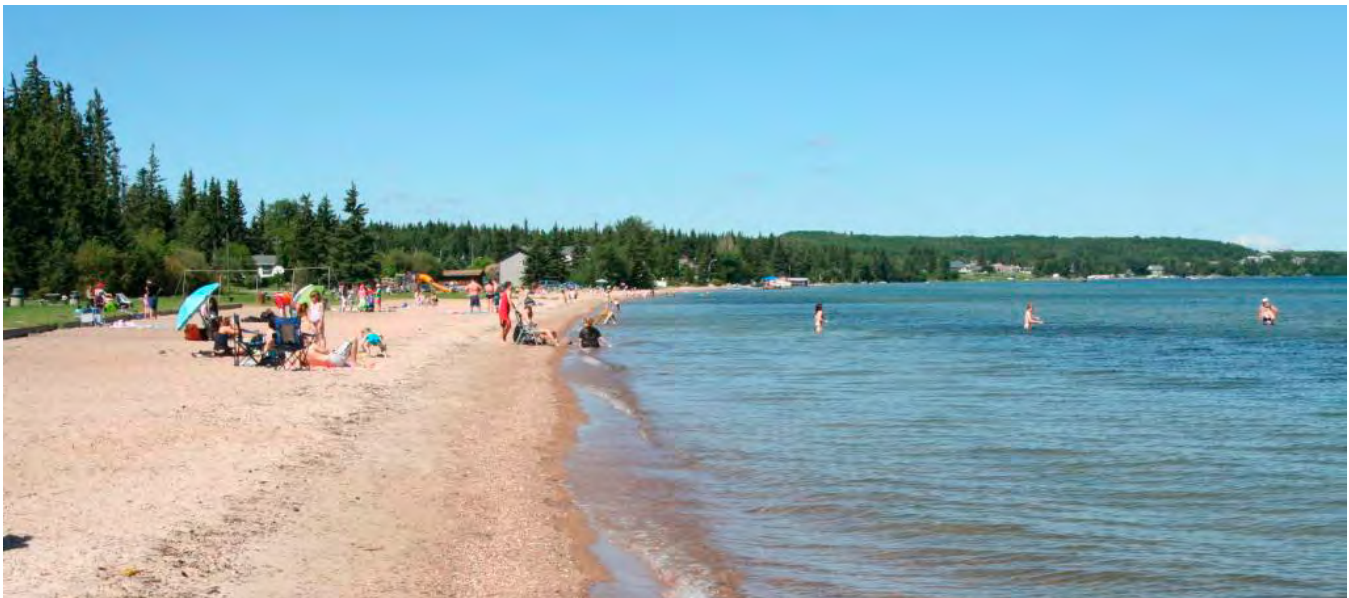
### 1.2 OBJECTIVES

- Keep same amount or increase beach area
- Incorporate the wish lists of community and council
- Find appropriate response to parking issues

- Deal with stormwater collection: Collect, filter, and utilize rain water and run-off before it enters the lake.
- Maximize Choice: Create various edge transitions between water, sand, lawn, forest, and town that offer a wide variety of ways for people to sit, move, rest, experience and enjoy the park.
- Maximize the potential of multiple experiential qualities that make the most of the rich diversity of environments available on the site, including; vast open water to sunny waterfront beaches, active recreation facilities, and tree-sheltered picnic areas.
- Planting: Native plants are to be used throughout the site in order to enhance the sense of place, provide food and habitat for migrating birds, and reduce maintenance requirements. Trees will be strategically located to provide pockets of shade, comfortable human-scaled microclimates, enhance views, and protect views and vistas to the lake.

### 1.3 PLANNING APPROACH

- The Master Plan is a blueprint for how and where various features will occur on the site. It clearly outlines the physical location for potential features, structures, parking, circulation and open space in order to best achieve the long term vision for the Kinosoo Beach Park. The Master Plan is flexible enough to allow for a variety of amenity spaces, yet concrete enough to provide a clear vision for the future physical development of the site. Phasing



of developments and improvements is encouraged and provided for within the Master Plan.

The Master Plan also provides guidelines for landscape architectural features/ materials on the site to enable future construction to compliment not only existing features, but also the surrounding communities.

## 1.4 METHODOLOGY

### SITE ANALYSIS

#### Public Survey and Public Consultation

Kinosoo Beach enhancement project was initiated to improve the experience and use of the beach park. It started with a discussion by sending a survey comprising of questions to public and the stakeholder groups. The survey created an opportunity for the residents and the stakeholder's to actively participate in envisioning the future of the beach park. People from different backgrounds and age groups actively participated and provided feedback on their likes and dislikes about the existing conditions and features. The survey was a great success with 803 respondents (695 online, 108 paper) spanning a broad range of ages and locations within the City. The consultant team carefully reviewed each response and presented the information to public/ stakeholders and the city staff during the 3 days design workshop.

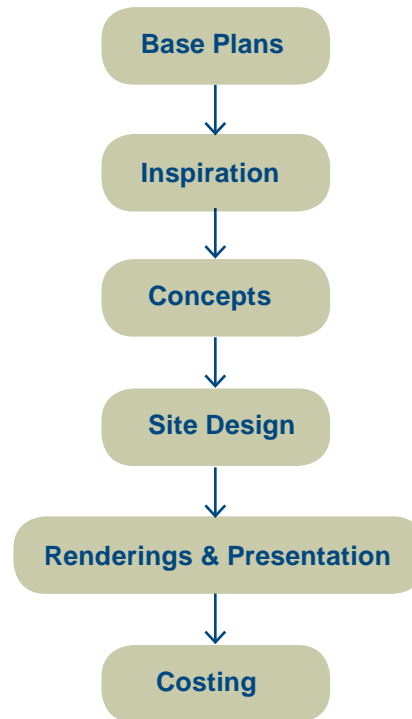
Following the survey a design workshop was conducted. The intent of the interactive design workshop was to gather public input into the potential improvements for Kinosoo Beach that could be used by the professional design team to prepare a master plan for the Kinosoo Beach. From February 24th to 26th residents and stakeholders were engaged in interactive workshops so the design team could understand their ideas, values and vision for improvement of the beach. Major themes and values heard during the public engagement included:

- 1) Creating a year-round destination for everyone
- 2) Enhancing the quality, safety and the overall experience of the beach
- 3) Creating sustainable development
- 4) Preservation of natural features
- 5) Connecting the beach area with the surrounding areas

Following the interactive design workshop, the consultant team presented the workshop findings to the council.

### Concept Development and Preparation of Detailed Master Plan

The following diagram gives an overview of the process developed by consultant team in preparation of the detailed Master Plan





## 2.0 INVENTORY AND ANALYSIS

### 2.1 SITE LOCATION AND ANALYSIS

The Kinosoo Beach study area is an important public space for the City of Cold Lake. Major events such as Canada Day and Aqua Days are held at Kinosoo Beach drawing thousands of citizens and tourists.

The study area is bounded by 1st Avenue to the south and Tamarak Street to the west. The beach area includes several existing features such as kids play area, parking lot, treed area, gazebo, beach volleyball, snack shop and a utility building.

The primary approach to the site is from 1st Avenue, 16th street and 10th street. There is an opportunity for potential gateways at the intersection of Tamarak Street & 1st Avenue and also at the intersection of 10th street, 16th street & 1st Avenue.

A proposed pedestrian trail along Kinosoo Beach will eventually connect to the existing heritage trail, creating an opportunity for pedestrians to connect with the city wide trail system.

A series of site analysis drawings were created to communicate the site characteristics to the people attending the workshop. The analysis is also used by the professional design team.

### 2.2 EXISTING SITE FEATURES

The following features that currently exist on site are:

- Beach Area
- Beach Volleyball Court
- Kids Play Area
- Gazebo
- Concession
- Forest
- Utility building and
- Parking
- Storm Outfalls



SITE APPROACH FROM AVENUE 1

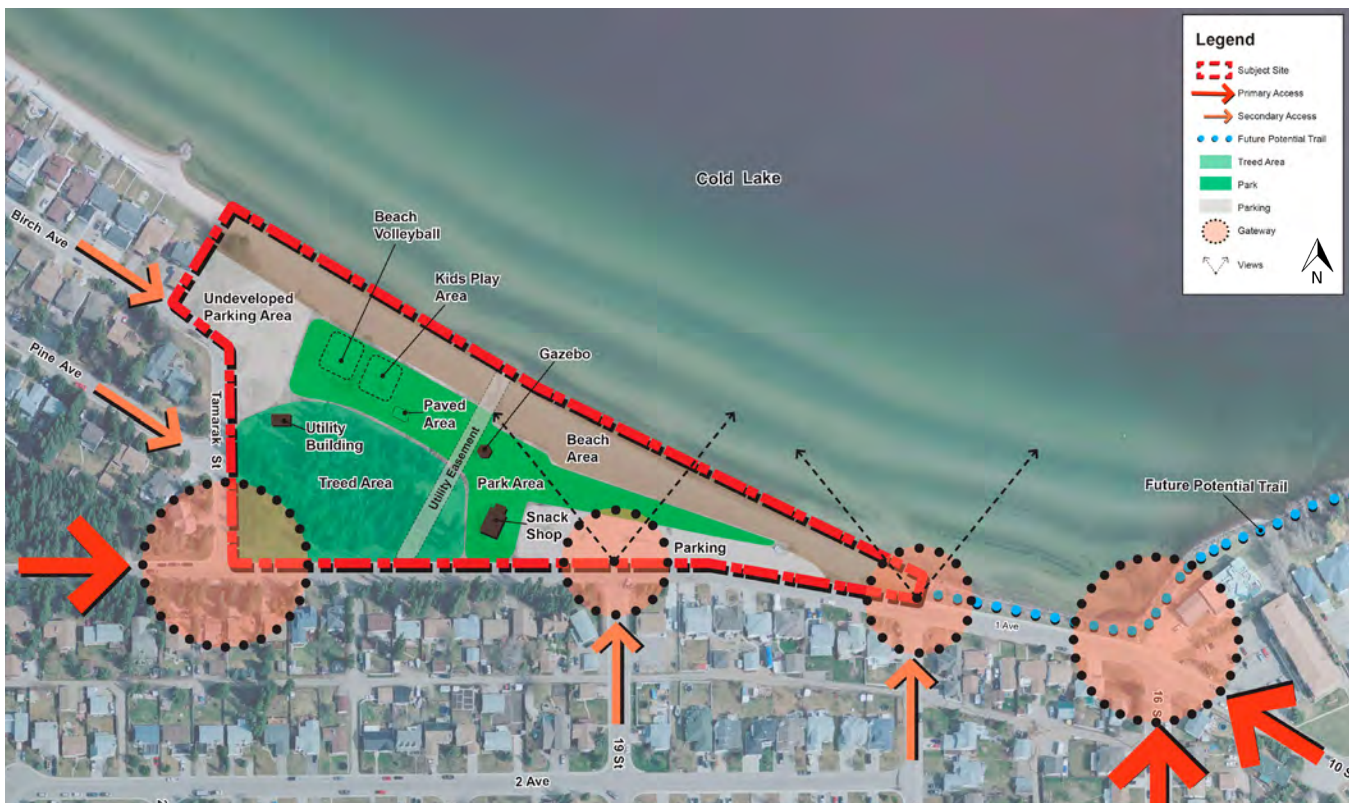


SITE APPROACH FROM AVENUE 1





CONTEXTUAL SITE ANALYSIS



EXISTING SITE CONDITIONS

## 3.0 PUBLIC CONSULTATION

Kinosoo Beach Enhancement Project was established to create a conceptual design to facilitate and direct a future vision for Kinosoo Beach that will help it become a vibrant destination for the City. The project is an exciting opportunity to engage citizens of all ages in the enhancement of one of Cold Lake's best destinations.

### 3.1 PURPOSE

To gather public input into the potential improvements for Kinosoo Beach that could be used by the professional design team to prepare a design for the Kinosoo Beach.

Beginning in January 2014 an extensive public engagement was launched with the initiation of a public survey on the current condition and future needs of Kinosoo Beach. Over 800 responses were received from both online and hard copy surveys.

From February 24-26 citizens and stakeholders were engaged in interactive workshops so the design team could understand their ideas, values and vision for enhancement of the beach.

Major themes and values heard during the public engagement included 1) creating a year-round destination for everyone 2) enhancing the quality, safety and the overall experience of the beach 3) creating sustainable development 4) preservation of natural features 5) connecting the beach area with the surrounding areas.

The Kinosoo Beach public survey was conducted to understand the ideas of the public. The survey was a great success with 803 respondents (695 online, 108 paper) spanning a broad range of ages and locations within the City. The survey focused on two main topics: current conditions and future needs for Kinosoo Beach. In general the respondents mentioned what they "like" or "do not like" and what new features they would like to see on the Kinosoo Beach.

Some of the survey results are discussed as follows:

#### Like

- Sand, Lake, beach and grassy area
- Location, accessibility, walking trail and path
- Facilities: benches, tables, washrooms and playgrounds
- Trees, urban forest, natural beauty and the view

- Great area for kids and families

#### Not Like

- Sand is rough, dirty, ungroomed, uncleaned with presence of garbage, glass etc.
- Not enough parking, lack of snow removal in winter
- Washrooms: unclean, need upgrades, not always open
- Playgrounds: need upgrades, more for younger kids
- Lack of activities and facilities (benches, tables, etc.)

When asked what new features they want to see at Kinosoo Beach, they responded: Splash Park, more picnic tables and walking paths. These were some of the top features that respondents want to see at the Kinosoo Beach.

Following the survey the consultant team along with the city staff organized a 3 day interactive design workshop to engage the residents and stakeholder group. The main focus of the public engagement was to introduce the public to the site/surrounding areas, provide them with the survey results and engage them into an interactive design workshop to understand their ideas/ themes/ vision for the Kinosoo Beach.

During the workshops the consultant team carefully recorded all the information presented by the public and then developed 4 concepts.



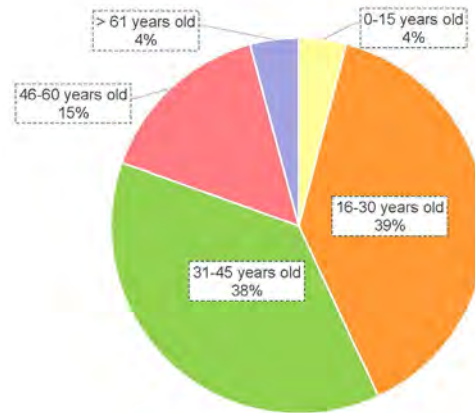


INTERACTIVE DESIGN WORKSHOP

### 3.2 PUBLIC SURVEY SUMMARY

The Kinosoo Beach public survey was a tremendous success with 803 respondents (695 online, 108 paper) spanning a broad range of ages and locations in the City. The survey focused on two main topics: current conditions and future needs for Kinosoo Beach.

The majority of respondents were less than 45 years old with a significant percentage under the age of 30 years old.



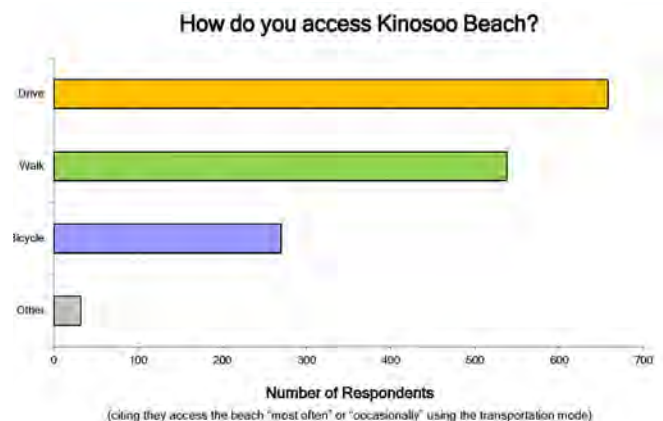
### What do you like or not like about the beach?

Respondents were asked what they like and do not like about Kinosoo Beach. Respondents generally like: sand, beach and grassy area; location of the site; walking paths; facilities; and treed area. Respondents did not like garbage and glass in the sand; lack of parking; unclean washrooms; lack of activities; and age and condition of the playground.

- 1 Sand, lake, beach, grassy area
  - 2 Location, accessibility, walking trail, paths
  - 3 Facilities – benches, tables, washrooms, playground
  - 4 Trees, urban forest, natural beauty, view
  - 5 Great area for kids and families
- 
- 1 Sand is rough, dirty, ungroomed, glass, garbage, uncleaned, overflowing garbage cans, etc.
  - 2 Not enough parking, lack of snow removal in winter
  - 3 Washrooms: unclean, need upgrades, not always open
  - 4 Playgrounds: need upgrades, more for younger kids
  - 5 Lack of activities and facilities (benches, tables, etc.)

### How do you access the beach?

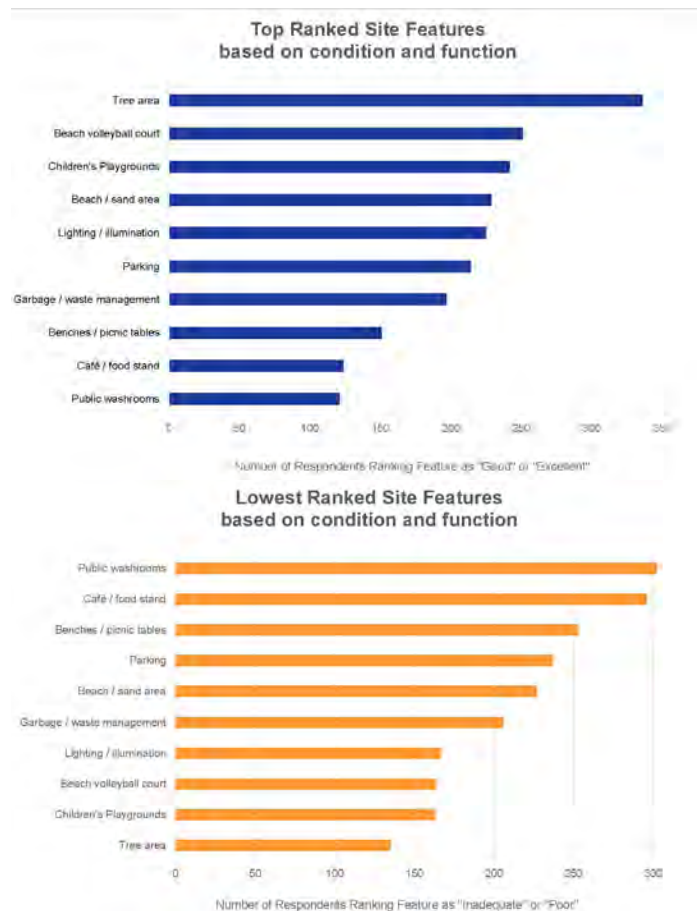
The majority of respondents stated they access the beach most often by walking or bicycle. Driving was the other main method of reaching the beach. A small number of respondents mentioned they reach the beach by boat, either non-motorized or motorized.





## What are the current condition and function of Kinosoo Beach?

Respondents were then asked about the current condition and function of various features at Kinosoo Beach. The top ranked features included: treed area; beach volleyball court; children's playgrounds; beach / sand area; lighting/illumination; and parking. The lowest ranked features were public washrooms; café/food stand; benches/picnic tables; parking; and beach/sand area.



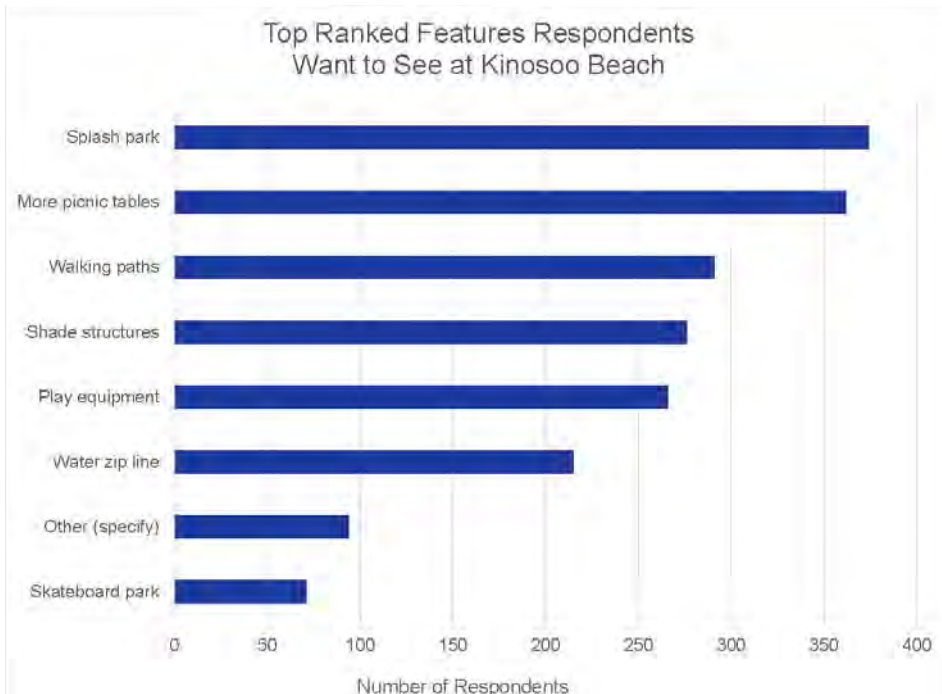
## How do you think Kinosoo beach could be improved?

The survey asked an open-ended question about how respondents felt Kinosoo Beach could be improved. The most frequent topic of response was regarding more maintenance and cleaning at the beach, including recommendations to clean and rake the sand; and remove rocks, seaweed and gravel. The second most common suggestion for improvement was the need for more activities at the beach, such as a zip line, a splash park, improved playground and/or kid-friendly features, or boat rental kiosk. Issues around parking, either more parking or paving the informal parking lot was the third most common theme for improvement.

- 1 More cleaning, maintenance
- 2 More activities (zip line, splash park, playground, rentals)
- 3 Raking, cleaning sand; remove rocks, seaweed, gravel
- 4 More parking, pave lot, grading of gravel lot
- 5 More kid-friendly activities, better playground / park

## What new features do you want to see at Kinosoo beach?

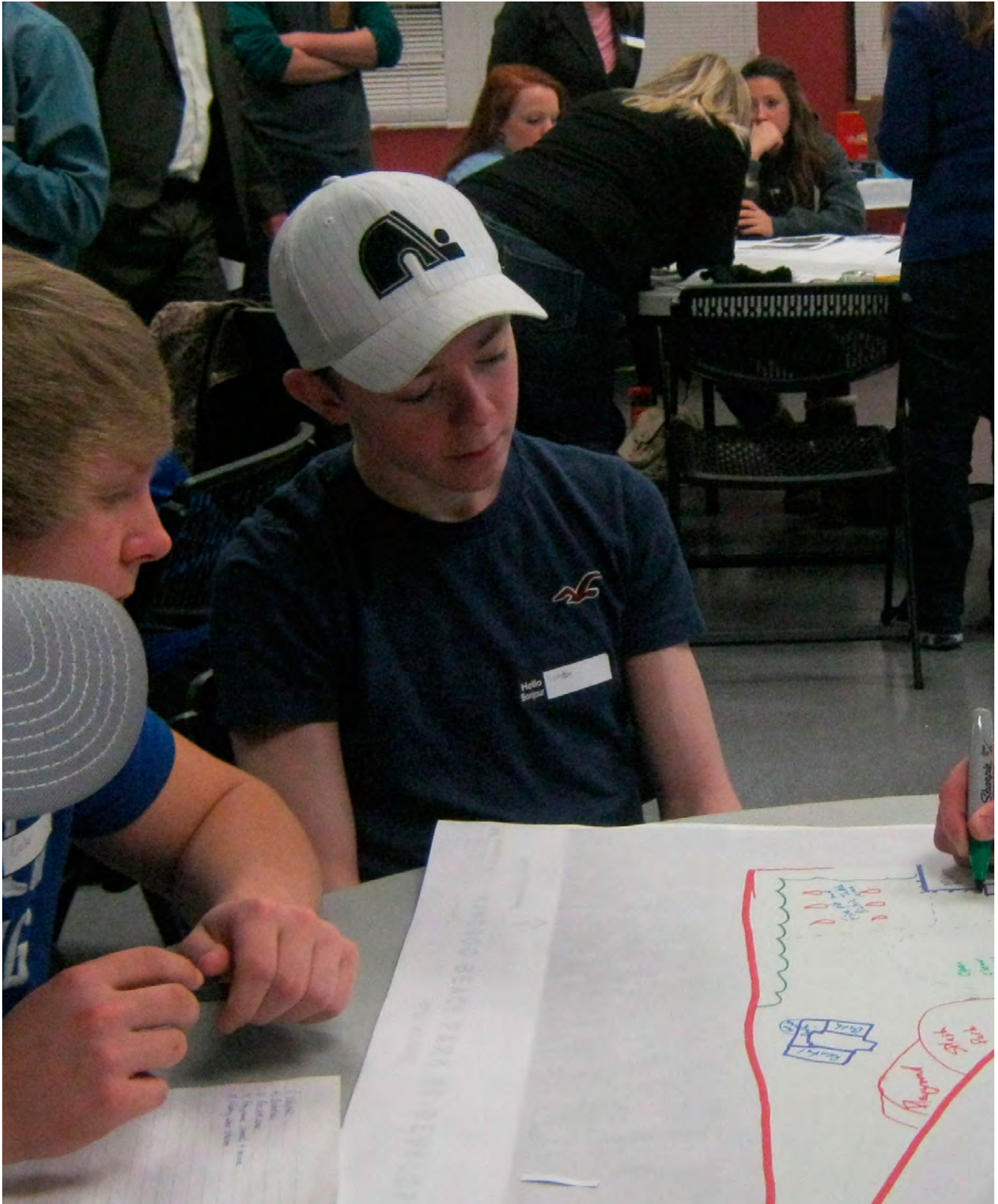
A splash park, more picnic tables and walking paths were the top 3 features respondents wanted to see at Kinosoo Beach. Other highly wanted new features included: shade structures, play equipment, water zip line, floating docks, Skate Park, and boat rental.



### Other new features suggested:

- Boat launch
- Shade trees / more trees
- Washing taps
- Floating dock
- Accessible trails
- Path to marina
- BBQs/grills
- Concert stage
- Security features
- Water slide
- Rental store (boats, canoes, etc.)
- Change rooms





STUDENTS PARTICIPATING IN DESIGN WORKSHOP

### 3.3 PUBLIC WORKSHOP SUMMARY

An interactive design workshop held over three days was facilitated by McElhanney Consulting Services Ltd. and the City of Cold Lake.

Day 1 of the workshop was organized for Cold Lake residents and was held at the Lakeland Inn, on February 24, 2014. There were approximately 30 attendees from the community. The vision for the workshop was to engage residents in an interactive beach design exercise to generate discussion on the enhancement of Kinosoo Beach.

The consulting team presented a digital presentation comprised of the project process, survey results, site analysis and a precedent study. Following the presentations the residents were divided into three table groups.

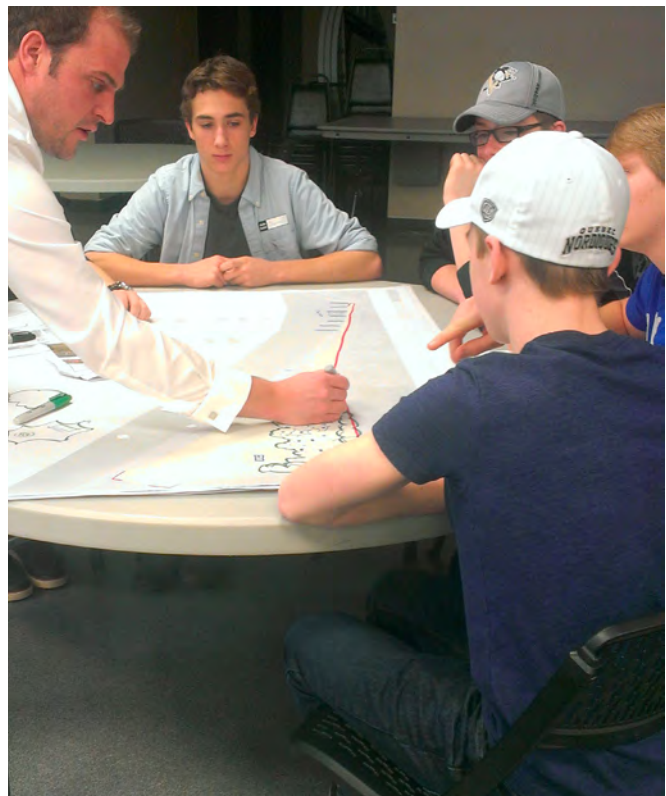
Residents had an opportunity to discuss the community values, priorities, design, and vision of Kinosoo Beach. Each table was provided with a base map of Kinosoo Beach and markers, sticky notes and other tools to write down and visualize their ideas. The groups were asked to select a chairperson, recorder and a presenter. Each group was provided with the following questions (groups could spend approximately 15 minutes on each question):

1. As a group, make a top 10 list of (1) features currently on Kinosoo Beach and/or (2) features you would like to see at Kinosoo Beach.
2. (a) What qualities will help Kinosoo Beach become a great destination for the City of Cold Lake?  
(b) What are the most important VALUES to consider for the Kinosoo Beach redevelopment?
3. Using the ranking list from Question 1, please locate on the map where your group would place your priority features.

After the group discussions all the groups were asked to present their ideas, themes and their initial vision for Kinosoo Beach in front of others. The consultant team carefully recorded all the information and ideas the groups presented. Questions were asked about each of the concepts. Facilitators asked each group to reflect on two questions: "What was the topic or beach feature with the most debate in your group?" and "What idea on your map is your group most excited about?" Many of the



PUBLIC PARTICIPATION : DESIGN WORKSHOP



STUDENT'S PARTICIPATION : DESIGN WORKSHOP



groups commented that parking (amount and location) and the treed area were the focus of most of the debate in the group. Many groups were excited about their ideas for play features in the water (swim rafts, etc.) and the creation of a boardwalk or promenade connecting the whole site. The groups were then advised to attend the concluding presentation scheduled for February 26, 2014.

The Day 2 workshop was organized for youth, seniors and stakeholders and was held at the Energy Center, Cold Lake on February 25, 2014. The agenda was similar to the day 1 workshop and there were approximately 25 in total. A number of the attendees were high school students and it was great to see some fresh ideas presented by the young attendees. The day 2 groups also presented many excellent and valuable ideas. In general, the three groups during day 2 had a greater focus on providing activities and play structures at the beach and less of an emphasis on parking or the treed area. Day 2 groups especially saw the potential for new features at the underutilized east-end of the beach, such as a small marina or canoe/kayak rental. Upon conclusion groups were advised to attend the concluding presentation scheduled for February 26, 2014.

Following the two interactive design workshops the consultant team from McElhanney took the six maps / sketches and visions from the workshops and compiled the common themes, features and ideas. Based on this analysis of the workshop results the consultant team felt there was generally four major beach themes that could represent all six groups. The consultant team translated these themes into a four 3D digital beach designs to be presented at the day 3 final presentation.

The day 3 concluding presentation was held at the Lakeland Inn. There were approximately 40 attendees from the community, including the local media.

The consultant team prepared 4 options based on the outcomes of the prior workshops. The presentation encompassed of the following:

- i) Presentation of workshop feedback | “What We Heard”
- ii) Presentation of Workshop design concepts and vision
- iii) Questions/ Comments
- iv) Next Steps



INDIVIDUAL FROM PUBLIC PRESENTING THEIR TEAM IDEAS



DESIGN WORKSHOP PRESENTATION

### 3.3.1 Presentation of workshop feedback | “What We Heard”

#### Question 1: Most important features on the site or desired new features

##### Existing

- Playground / children’s area (upgraded or new)
- Washrooms / change rooms / fountains (upgraded)
- Existing Tree Area
- Picnic tables / benches (more needed)
- Parking / access / bicycle parking
- Concessions (upgraded)

##### New

- Boardwalk / promenade
- Water play structures (zip line, floating dock, etc.)
- Shade structures (e.g. sail design)
- Splash park
- Fire pits
- Rental facility
- Walking trails (illuminated)
- Volleyball / basketball / hockey areas
- Skateboard park
- Interpretive / historic features
- All season buildings / facilities

#### Question 2: Values / Qualities of the Site to consider

- Unity – bring people together
- All season place
- Maintain natural beauty of the beach
- All ages place
- Sustainability
- Balance between amenities and natural features
- “Make it a lively space”
- “Sense of pride”
- “Civic ownership of beach”
- Reflect local history (Kinosoo & Aboriginal)

#### Question 3: Locate important features on the map

##### a) Treed Area

- Maintain and preserve the natural treed area
- For security reasons remove/ thinning of some trees

- Introduce a trail through the forest area (with lighting, pavement etc.)
- Opportunity to park along the NW treed area
- Incorporate parking area within the treed area but keep the trees along the street edge
- The treed area could have a feature that would reflect the First Nation’s history
- Eugene Dery Park should be enhanced as a natural area park (not Kinosoo Beach)

##### b) Parking Areas

- Provide for less parking as park space is more important
- There is enough parking on site if existing parking lot is maintained or undeveloped parking area is formalized
- More parking should be provided by keeping existing parking lot and formalizing undeveloped parking area or parking along Tamarak street
- Relocate parking to treed area to maintain park along the beach
- Parking shortage only during the long weekends and festivals
- 18th Street & 5th Ave site has extra parking

##### c) Play Areas

- Kids play areas are essential and should be upgraded and enhanced
- Provide skating rink on the lake or a skating trail from the Marina
- Existing play areas / beach volley ball are well used
- “Absolutely” no skate board park on the beach area
- Skateboard park maybe in the parking lot or close to the street for crime prevention

- No water slides or any Disneyland features on the beach
- Splash park could become the central feature
- Provide bleachers at sport courts (for potential tournaments)
- Have permanent structures with beach volley ball, basketball court etc. along the rocky shoreline on the east end of the site
- Other water activity features such as: diving platforms, swim platforms, zip line and seasonal floating structures should be provided

#### **d) Promenade / Boardwalk**

- Create Promenade along the entire beach
- People should be encouraged to walk therefore the pedestrian walk should be connected to the Marina
- Have a nice boardwalk with benches, lighting trees, flowers, benches, exercise equipment etc. and opportunities for food vendors would be ideal
- Promenade with a low wall to sit with lighting fixtures

#### **e) Other Features**

- Drinking water and washroom facilities should be provided
- Bicycle racks along the entrances would be ideal
- More picnic tables, benches and fire pits
- Have sail structures for shade along the beach
- Reference to First Nations history could be celebrated more at the park
- First avenue upgrades look good

### **3.3.2. Common Ideas that we heard**

- Add promenade / boardwalk
- Reduce on-site parking
- Add water features (play structures, floating dock, platforms, etc.)
- Improve lighting
- Add shade structures
- Add walking paths and lighting to the treed area
- Add rental facility
- Create different activity zones (family area, teenage/ adult play area)
- Add more picnic tables, benches, garbage cans
- Add seating / bleachers for volleyball / basketball
- Provide year-round activities / facilities
- Add historic / interpretive features
- Provide features for all ages



### 3.4 CONCEPTUAL OPTIONS BASED ON THE OUTCOMES OF THE WORKSHOPS

#### Concept 1: Natural Beach

##### Key Features

- Emphasis on preserving the existing tree area
- Providing sufficient parking
- Keeping it natural (no formal pathways, no Disneyland features)
- Keeping the trail through the tree area natural
- Addition of Picnic tables outside of the tree area
- Boat rental area (non-motorized)
- More activities in the water rather than on the beach/ park
- Play areas are important therefore should be located strategically on the site

Concept Design 1 - Natural Beach



POSSIBLE EXAMPLE FEATURES



Boardwalk through forest



Forest trail



Swim raft



Picnic tables in newly treed area



Multi-use sport courts



Playground



Boat rental



## Concept 2: Boardwalk Beach

### Key Features

- Slight Emphasis on preserving the trees
- Parking incorporated within the treed area along the Tamarak street, and more parking provided along 1st avenue
- Treed area has safety issues therefore incorporating a trail with lighting would control crime prevention
- More picnic tables provided in the treed area along the new trail
- Create opportunities for water sports (swim rafts, boat rentals etc.)
- Introduce a boardwalk with landscaping along the edge, provide for benches and lighting fixtures
- A centralized Kids play areas should be provided (splash park, skateboard park etc.)

Concept Design 2 - Boardwalk Beach



POSSIBLE EXAMPLE FEATURES



Skateboard park



Splash park



Boardwalk (illuminated)



Parking



Forest trail (illuminated)



Swim raft



Boat rental

### Concept 3: City of Sails – The Romantic Landscape

#### Key Features

- No emphasis given on preserving the trees
- Parking proposed within the treed area but some trees preserved to screen the proposed parking lot
- A projected platform Provides for water craft and zip-line
- Create more open space with trees
- Kids play areas are essential
- Promenade along the park end with trees and benches
- Provision for skating rink
- Beach area with rocks (along 1st Avenue) has a potential to become an active zone (beach volleyball, basketball etc.)
- Provide sail structures for shade

Concept Design 3 - City of Sails - The Romantic Landscape



POSSIBLE EXAMPLE FEATURES



Parking with screening



Open lawns with shade trees



Central area with concession / splash park



Playground



Promenade (illuminated) and sail shade structures



Active Zone



Hockey





## Concept 4: Action Park

### Key Features

- Kids play area and splash park are the central features
- More open space proposed (some trees removed)
- Parking provided along the Tamarak street with some on-site parking
- Active zone projected into the beach with volleyball courts
- Zip line highly desirable
- Diving platform, swim rafts etc. have been provided
- Group fire pits have been provided within the open space
- Picnic and shade areas incorporated within the treed areas

Concept Design 4 - Action Park



POSSIBLE EXAMPLE FEATURES



Multi-use sport courts



Diving platform



Swim raft



Picnic and shade area



Playground



Zip Line



Splash park



Group fire pits

## 4.0 MASTER PLAN

### 4.1 CONCEPT DEVELOPMENT

#### Ts'ii Dei

There is an Old Story called 'Where our World Came From', told by Sara Peters in 'A Dene Way of Life'. This story, told by the site, guides the Master Plan design of Kinosoo Beach Park.

*"A long time ago, when animals could speak like we do, the earth was all covered with water. There were no hills, no riverbanks, no forests, no fields, only water and sky. All the animals lived on a large raft, including Raven. It wasn't long before Raven was feeling a little crowded on the raft. He longed to stretch out his legs on dry ground.*

*Now Raven liked to be comfortable and well fed at all times. Raven, you know, was a very wise bird and if he didn't like something he would think of a way to make things better for himself. "If I had any earth, even a little bit, I would make it grow large enough for all the animals to live on," Raven told everyone. Of course, all the animals were excited because they missed their old homes in the woods, in holes, or river banks or in trees. They missed running and playing and stretching their limbs. But who would be brave enough to find some earth for Raven? They all know that deep in the water they could find it – far beneath their safe raft. Some animals peered over the edge of the raft but no earth could be seen.*

*Finally Muskrat volunteered to search for a piece of earth. Muskrat remembered his cozy home in the river and thought to himself, "It is true that this is not a river and that I have never seen so much water before but it is water all the same." Down he dove, and the water closed over him.*

*After a very long time, Muskrat's good friend Otter said, "I think something's happened. I can dive very well. Let me try." And down he dove into the dark water. But like muskrat, Otter never returned.*

*"Let me try," offered Loon. "I can stay under water a very long time and travel quickly over a long distance under water. I should be able to find some earth." But like Muskrat and Otter, Loon never returned either. You would think that the other animals would be afraid to follow Muskrat, Otter and Loon, but they were concerned about what had happened to their friends. And so all the good divers and swimmers – the Loon, the Oldsquaw Duck, the Harlequin Duck, the White Wing Scoter, the Goldeye Duck, the Grebe and the Mink went down under and tried to bring back some earth but none of them returned. The other friends feared their brave friends had drowned. "It's no use," they all agreed, hanging their heads.*

*But Beaver made the last try. Beaver not only was a good swimmer, but he was a hard worker and a clever builder. Now he made sure that he tied a line around his body first so that he could be pulled up out of the water. He dove so deep into the water, he almost drowned when he reached the bottom. As he struggled in the water, he clutched some mud in his paws. Beaver knew that when his friends pulled him up, they*

#### *The Site as ts'ii dei* - Old Story' in Dene language

- As development approached the edges of Cold Lake, Kinosoo Beach remained, speaking of our connection to an older time, of water and sand, grass and trees, birds and animals.

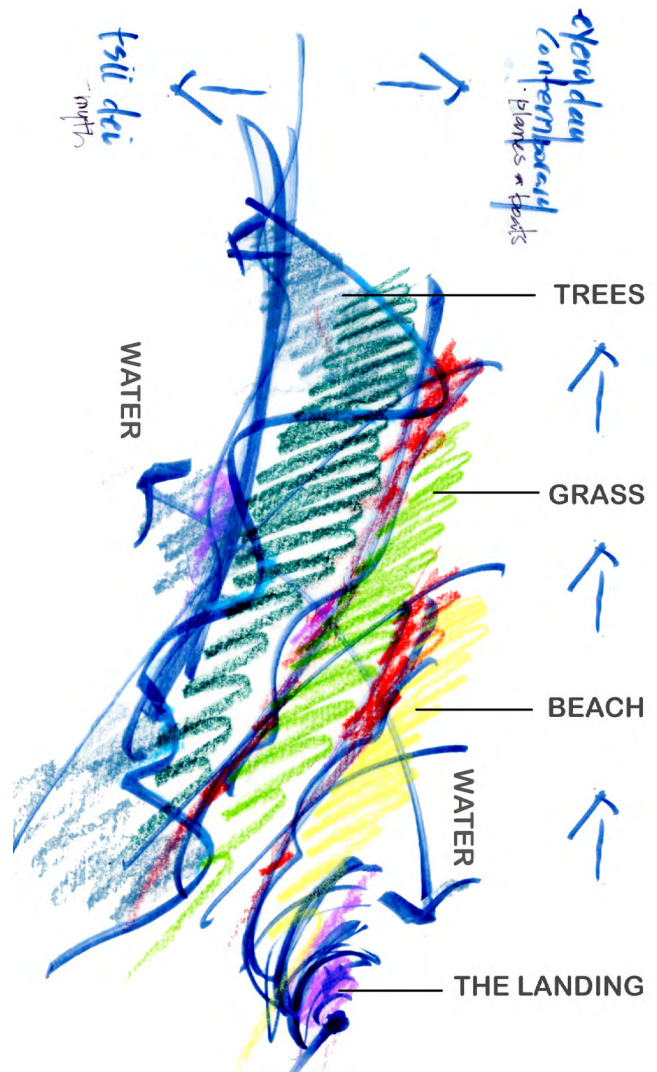


THE SITE AS TS'II DEII - OLD STORY' IN DENE LANGUAGE

would find the mud. Sure enough, the mud was still on his paws when his friends pulled poor Beaver out of the water. He had used his last strength to reach the bottom and get the earth and the water had been too much for him. Beaver had given his life to help the other animals. All of them were sad but thankful when they laid eyes on their good friend.

Now Raven started to work. Carefully, he gathered the mud from Beaver's paws and formed it into a ball. Then he took his walking stick and ran it through the bit of earth. He planted the stick on the surface of the water. No sooner did the earth touch the water than it began to grow, just as the Raven said it would. They laughed and sang with happiness.

And they never forgot their friends the Otter, Muskrat, Beaver and the others who had been so brave for their sakes. They had offered their great skills in swimming to find a home for everyone else. The small clump of earth that Beaver found soon grew into our beautiful land with its hills and forest and lakes. And even today, Raven's walking stick still holds up the land. Somewhere, where the Old Crow and the Porcupine Rivers meet, you can see it. And if you do, remember this story of how Raven made the earth. And when you play on the land in the summer, remember Beaver and his friends who were so brave and kind.



CONCEPT SKETCH



## Site Evolution:

### Raven Entry:

At the east end of the site, Kinosoo Beach Park grows from a cove where the water encroaches into the land. Here the transition from lake to city is the most sudden and impactful. The Amphitheater at this location, named the Raven Entry, represents the landing of Raven's raft as it first met the land. The centre of the sphere is where Raven planted his stick. The park grows from here.

### Muskrat Entry:

Moving westward, as the sun crosses the sky, the site opens up to reveal a sandy beach along the water's edge. A platform at the Muskrat Entry brings the city right to the beach, honouring the Muskrat in name and through design and materials. From this platform people can first reach the sand.

### Loon Entry:

The site grows westward into large expanses of grass. Bordered by native plantings of grasses and shrubs, the Great Kinosoo Lawn is accessed by the centrally-located Loon Entry. Adjacent to this entry plaza lays the main building. This round building with a red roof represents the eye of the loon, housing the comfort station and supporting the children's play areas like chicks floating on the back of loon.

### Otter Entry:

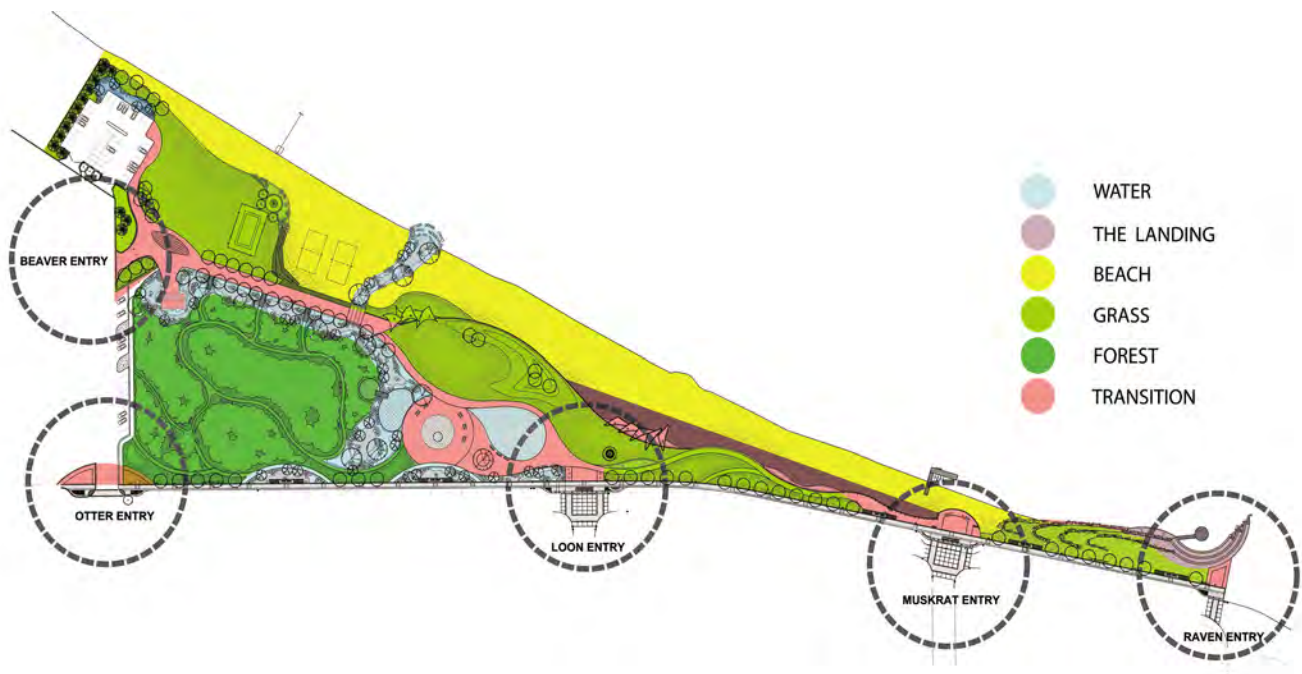
The land continues to grow as we approach the west end of the site, where a stand of mature coniferous trees rises from the grass. This forest patch represents a climax community. The story continues beyond the site where the Otter Entry connects the park to the rest of the city. The trees of the forest patch reach along the city streets, weaving the park into the greater city fabric.

### Beaver Entry:

The Beaver is celebrated at the west end of the park, where the edges of the forest are 'felled' and the wood used to construct rustic bridges and play elements.

### Transition:

And water runs through it all; it is evaporated from the lake, falls on the land, runs from the city, through the site, and back into the lake. The movement of water is celebrated through a site-wide bioswale, where water from the city and from the site is preserved, cleaned and used to its full potential to delight people and nurture the land.



CONCEPT PLAN

### Legend of the Big Kinosoo:

A local legend gives the park its name (see appendix). There are many stories of the 'Big Kinosoo' or 'Big Fish' – it is the big one that got away, the monster in the lake that destroys boats, has been glimpsed and fought by many but, Like Nessie of Loch Ness in Scotland, the Big Kinosoo can never be caught. This legend is introduced in the park as an art sculpture at the Loon Entry. The Great Kinosoo Lawn, unbeknownst to the visitor on the ground, is in the shape of a Big Fish. The pathways create the shape of the fish's tail, and fish-scale paving patterns located throughout the site. The Great Kinosoo is a part of the park, visible from the sky and Google Earth, but once you get up close it disappears into fragments that can only be glimpsed throughout the park.



KINOSOO CONCEPT SKETCH

## 4.2 MASTER PLAN

The best public spaces have a strong Sense of Place – an identifiable meaning that is rooted in the unique physical and cultural history and character of the particular place. Through design, this meaning is given form and voice in the present. While meeting the contemporary needs of today’s users, the park can also encourage people to connect memories and environments that are greater than our everyday comfort. These are the places that people and communities love and nurture, and it is this commitment to the park by the community that gives it a future.

Upon first glance, Kinosoo Beach Park appears as a frayed edge of city fabric where the grid of the city breaks down. Through this triangular-shaped gap at the edge of the lake, we can catch glimpse of an older time, when we were connected to a place of water and sand, grass and trees, birds and animals. This is the Ts’ii Dei, or Old Story, of the site. The Master Plan design celebrates this story, connecting the people of Cold Lake today with the deep roots of the history of the place, providing the community with a park that will serve their needs today and grow their story well into the future.



MASTER PLAN





KINOSOO BEACH  
PROJECT SITE

SUBJECT SITE

## 4.3 MASTER PLAN: SPECIFIC AREAS AND FEATURES

### 1. RAVEN ENTRY

- a. Amphitheatre:** Located at a natural cove where the city streets of 1st Avenue, 16th Street, and 10th Street converge on the lake waterfront and where the heritage trail to the marina may connect in the future, this location acts as a natural 'collecting bowl' for the city and starting point for the story of the Kinosoo Beach Park. Radiating outward from the spot where the Raven first landed in our conceptual ts'ii dei, the semi-circular amphitheater formalizes the gathering of people and offers seating for viewing fireworks, enjoying vistas of the lake, and watching water-based activities and performances on the floating dock located in the water in front of the amphitheater.
- b. Floating Dock:** Exploring the lake by boat offers the opportunity to see even more of Cold Lake. Staging areas for launching and renting kayaks, canoes, peddle boats and sailing craft are strategically located along the waterfront to accommodate and encourage these activities. This removable wooden platform extends from the lake shore into the water in front of the amphitheater, providing staging for water sports, swimming activities, small craft docking, and impromptu event staging. The dock sets the stage for viewing plenty of activity from the amphitheater steps and the lawn terraces of the Raven Entry.
- c. Raven's Wing Terraces:** A series of sloping lawn terraces with street trees expand the lawn area along 1st Avenue between 16th Street and 18th Street. Riprap boulders stabilize the face the terraces, providing seating and backrests at the terrace edges.
- d. Lawn:** Each lawn terrace represents the feather of a raven's wing, and provides passive-recreation lawn space with direct access to the water. A larger lawn along 1st Avenue provides easy access to the parking and amphitheater.



MASTER PLAN





RAVEN ENTRY



VIEW LOOKING TOWARDS RAVEN ENTRY



## 2. MUSKRAT ENTRY

- a. Look-out Platform with Stairs to Beach:** The Muskrat Entry overlook affords terrific views of the lake. The platform is an extension of the City into the park. 18th Street is continued northward through the park boundary, terminating at the current beach-line where it creates a wide platform at the same level as the city street. This platform is constructed in such a way that it represents the muskrat den, detailed with crisscrossing wooden decking and railings. Steps connect the platform and the beach at the east side of the platform where a small watercraft may be launched.
- b. Curvilinear Pathway:** Flowing to the south and east and from the Great Kinosoo Lawn are 2.5m wide paved pathways that provide accessibility to activities at the eastern areas of the park. The meandering lines of the paths leading to and from the Great Kinosoo Lawn symbolize the waves of the lake that surround the legendary 'Big Kinosoo' (Great Fish). One curvilinear path forms the belly of the Kinosoo, curving around the splash park to form the fan-tail of the fish, which brings people to the main building where the comfort station is located.
- c. Wooden Boardwalk:** The edge between the beach and the lawn has been expanded to include a wooden boardwalk. This feature provides a flat, hard surface with space to place tables and chairs and lounge under the welcoming shelter of the Flight shade structure. The lake side of the wooden boardwalk offers a direct path from the eastern portion of the site to the Great Lawn, while the expanded areas along the undulating southern edge of the boardwalk create sheltered places to stay that complement the adjacent sandy beach and the soft lawns.
- d. Non-permanent dock:** Wooden removable docks provide access to rental watercraft with which to explore the lake, and an arrival point for visiting boats from other communities that lie along the lake. These docks should be removed seasonally to prevent ice-damage.
- e. Lawn with Street Trees:** Between 18th and 19th Streets, a lawn bordered by meandering paved pathways extends from the Great Kinosoo Lawn along 1st Avenue down to the boardwalk. This lawn area is partially shaded by street trees and is directly accessible from the parking along 1st Avenue.
- f. Flight Shade Structure:** Celebrating the contemporary contributions of CFB Cold Lake and 4 Wing Cold Lake, the Flight shade structure evokes the wings of the different aircraft, while writing along the posts denote achievements and contributions of the Cold Lake air base community.



MASTER PLAN



MUSKRAT ENTRY

**g. Sitting Edge:** The Master Plan design seeks to offer a great diversity of ways for people to access and enjoy the beach. The formal edge of the wooden boardwalk floats a step above the beach sand to create a seating element along the beach front where one can sit on wood, while dipping a toe in the sand.

**h. Boat Launch area:** Located in the protected area between the get-down from the Muskrat Entry and the Raven's Wing Terraces, this beach area provides a protected shore to launch and beach small watercraft such as canoes and kayaks that may be rented nearby.



VIEW SHOWING NEW FEATURES



### 3. LOON ENTRY

- a. **Great Kinosoo Lawn:** is a large expanse of maintained lawn area for passive recreation designed in the shape of a big fish, or 'Kinosoo'. The Great Kinosoo Lawn as a wide green inviting backdrop for the vista of the lake. The view of the lake is momentarily obscured by a berm, setting the stage for the next expansive moment when the lake once more fills the eye. Strategically grouped trees provide destinations within the expanse of lawn where the ceiling of the sky is reduced to a comfortable human scale.
- b. **Gentle Berm:** Along northwest edge of lawn is a gentle south-facing slope that provides the option of facing the sun on one slope, and the water on the other. The view of the lake will be the optimal viewing aspect, which means the majority of the time people may have the sun at their backs. The south-facing berm creates a special moment within the park where it may be preferable to be facing the sun, with the lake behind the berm.
- c. **Sitting Ledge:** Different conditions have been provided at the border of the lawn to give people choices in how they address the transition between the lawn and beach. A sitting ledge at the north edge of the lawn – beach interface creates a seat-height perch for people to sit and gather and look out across the lake. The sitting wall ends at the wooden boardwalk to the east, and forms the back of a planting bed that edges a smaller lower lawn on level with the beach.
- d. **Splash Park:** A water-themed splash park is centrally located within the park, adjacent to the main building/ comfort station and in close proximity to the parking along 1st Avenue via the Loon Entry. The splash park provides enclosed, water-based activities for children of all ages and seating for care-givers to supervise in comfort. The rain-drop shape and the water-based theme of the splash-park equipment (boats, fish, and wave-patterned surfaces) enhance the water dialogue on the site which includes the lake, the bioswale, and the Big Kinosoo.
- e. **Comfort Station:** Located where the existing building now stands is a new round modern comfort station providing improved facilities such as washrooms, changing rooms and potential information and concession stand. The round red roof of the new building represents the eye of loon, looking into the sky and seeing into the past. Prior to the installation of the new building, the existing building may remain with upgrades to these facilities.
- f. **Children's Playground:** Located adjacent to comfort station, the enclosed Children's Playground will provide play equipment for children of all ages including tots, 2-6 years, and 7-12 years. The Play Area will be integrated with



MASTER PLAN





LOON ENTRY

the natural features of the site, connecting to the forest edge and bridging over the bioswale to provide a play experiences that are educationally-anchored in the character and ecology of the site.

- g. Bioswale:** A series of semi-circular bioswales along 1st Avenue between the Loon Entry and the Otter Entry and serve to intercept and filter street run-off and site drainage as it enters the park and treat the water directly in that location flows to the lake. These semi-circular planted boulder bioswales provide a distinct setting for the benches along 1st Avenue that anchor the park to the city in a meaningful way. After potentially passing through a storm sceptor system, storm sewer outfall within the storm catchment area flows into the bioswale system that surrounding the playground. From there, the extensive bioswale provides opportunity for storm water filtration and infiltration and re-use throughout the site.
- h. 'Sail' Shade Structure:** A shade structure that evokes shapes and materials of ships' sails provides human-scale shade and shelter from the elements close to the waterfront. The Sail shade structure rises from a wave-shaped planting bed that separates the Great Kinosoo Lawn from a smaller lawn area at the same level as the beach, creating a special place near the waterfront. The sail shade structure connects the site to the larger theme of 'City of Sails' that can be found throughout the city.
- i. Kinosoo Art/Interpretive Feature:** Near the Loon Entry, the visitor is greeted with the Kinosoo Interpretive/Art Feature, introducing the legend of the 'Big Kinosoo'. Designed by local artists, this feature acts as an introduction to the park, setting the stage for the glimpses of the Big Kinosoo that can be seen throughout the park.

## 4. OTTER ENTRY

- a. **Forest:** The maintained and upgraded remnant coniferous forest patch provides habitat for local and native flora and fauna, and the potential to link to other nearby forested areas and become part of a larger, more bio-diverse and therefore sustainable ecosystem. The shaded treed area offers welcome contrast, physical respite, and shelter from the exposed, wide-open spaces that comprise the majority of the site. The distinct edge of the tree line along the southwest site boundary creates a distinct edge to the park and a visual buffer to the adjacent residential homes and public street.
- b. **Forest Trail:** Meandering forest paths with lights allow people to enjoy the forest in a safe and sustainable way. Clearly defined paths and trails keep incursions to a minimum, while elevated wooden walkways protect roots and new growth. Path lighting is designed to minimize night-disturbance while providing an indication for safe passage. Benches provide shady moments along the paths to stop and rest.
- c. **Picnic Shelter:** The Otter Entry Plaza provides direct access to the Picnic Shelter from the city sidewalks. It is located close to street and angled parking near the Otter Entry, and doesn't require traipsing through the interior forest trails to reach the shelter. This multi-table picnic shelter with potential facilities for cooking will provide a venue for meeting and group gatherings.
- d. **Picnic Tables:** Located in small clearings off of the main forest trails, tree-sheltered picnic tables provide an intimate setting for families or individuals to gather around for a meal, or for people to just to sit together in the shade.
- e. **Bioswale:** Part of the extensive rainwater and greywater collection and filtration system running throughout the entire park, this portion creates a vegetated buffer between the forest ecosystem and the higher-traffic area of the Kinosoo Promenade. This high-volume swale collects and redirects water back into low-lying areas of the forest to enhance infiltration, before allowing the water to flow into the overflow crossing bridge that leads via the beach bioswale into the lake. Access to the forest area is provided by a series of minimal wooden footbridges that allow passage from the main promenade to the trails of the forest over the bioswale at the forest edge.
- f. **Angled parking:** 17 angled parking stalls are located along Tamarak Street at the western edge of the park, where the distance between the beach and the on-street parking along 1st Avenue is the greatest, and in proximity to the many of the active recreation facilities.



MASTER PLAN





OTTER ENTRY

**g. Entry Plaza:** Located at the corner of 1st Avenue and Tamarak Street, the paving and landscape elements of this entry plaza and gateway feature extend to the west side of Tamarak Street. The semi-circular form continues the rhythm of the bioswale seating areas along 1st Avenue, and is announce the connection to the park at this strategic intersection of the growing city.



FOREST AREA VIEW



## 5. BEAVER ENTRY

- a. **Beaver Tail Bandstand:** A raised platform creates the focal point for the west terminus of the Kinosoo Promenade where it meets the recreation lawn. Representing the tail of a beaver, it is paved to resemble the leather pattern of the beaver's tail, with a surround of wooden tree-trunk pavers. It provides a stage for small-scale events and display that can be viewed from lawn and promenade, and is easily accessed by vehicle.
- b. **Entry Plaza:** Main vehicular entrance with removable bollards providing access to the site at the Beaver Tail Bandstand and the west end of the Kinosoo Promenade. This entry provides access to the active recreation features like sports courts, recreation lawn and water sports, and the Beaver Lodge play area.
- c. **Angled Parking:** 8 angled parking stalls lie along Birch Avenue close to the Beaver Entry with access to active recreation facilities and the Gathering Area.
- d. **Beaver Lodge Play Area:** Acting as a connecting element between the Kinosoo Promenade, the Beaver Entry Plaza and the Gathering Area, the Beaver Lodge Play Area is a garden with rustic, 'natural' play structures made from logs. Designed to reference the wood-cutting and great building abilities of the beaver, children and adults alike can clamber along horizontal logs and jump from stump-to-stump and enjoy other carved wooden elements that showcase the talents of local carpenters and artists.
- e. **Multi-sport Court:** A Sports Court is located within the recreation lawn at the Gathering Area. It is easily accessible from the Kinosoo Promenade and close to the Vehicular parking at the Beaver Entry. The multi-court is paved and can accommodate a number of full and half-court games.
- f. **Beach Volleyball Court Area:** The beach sand area has been widened adjacent to the multi-sport court to allow for two Beach Volleyball courts, surrounded by the wooden seating berm, wood promenade and lawn with 'Sail' shade structure. These courts are installed directly within the beach sand, allowing for the volleyball nets to be removed for to create a large, flexible space for gatherings on the beach.



MASTER PLAN



BEAVER ENTRY

**g. Gathering Area:**

- i. **Recreation Lawn:** This large open flat lawn directly adjacent to the beach provides a great space to throw a ball or organize an informal game of soccer, stage a multi-family picnic event or gather to watch the activity at the Beaver Tail Bandstand. A bioswale and stand of coniferous trees buffer the recreation lawn from the adjacent residential properties, and a bioswale with coniferous trees separate the lawn from the beach.
- ii. **Friendship Circle:** Located at the junction of the sports courts and the beach with views to both, bordered by native plantings, the Friendship Circle provides a space for older children and young adults to gather and watch the activities, for stories to be told, and for groups to gather around a fire pit in the evenings.
- iii. **Wooden Seating Berm:** A unique design feature, this custom multifaceted seating berm features wood slopes and seating platforms in a number of different directions that allow people to sit, recline, or gather to view the activity in more than one direction. The berm creates a sloped backrest for facing into the sun, while on the other slopes one can view a game of beach volleyball while taking a break with friends.

**h. Kinosoo Promenade:** The Great Kinosoo Lawn is connected to the west portion of the park by a wide formal paved pathway. From this 'Main Street' or promenade people can access the active recreation areas such as the recreation lawn, sports and volleyball courts, the footbridges that lead to the forest trails, the wooden boardwalk and berm at the beach volleyball courts. The Kinosoo Promenade acts as a people collector, offering a place to see and be seen. It is wide enough to provide emergency vehicle access and to park vendor trucks along its length, including staging for events.

**i. Bioswale:** A bioswale at the parking lot collects and filters parking-lot run-off before it joins the bioswale system within the rest of the park.

**j. Overflow Bridge:** Beneath an open metal grate bridge runs the overflow channel that connects the bioswale from the other areas of the park to the overflow bioswale on the beach, allowing water to flow directly into the lake during peak flow events. The transparent design of the bridge affords people a unique way to experience the continuity of the natural process within the park.

- k. Beach Bioswale:** Currently the beach and waterfront is divided approximately in half where a city outflow pipe dumps the city's greywater directly into the lake through the beach sand, leaving an unsightly smear in the beach when the water is not flowing, and an unhealthy place to swim along the shore. The bioswale at the beach acts as an overflow channel for the site-wide bioswale system before it enters the lake. The design makes the most of this opportunity to tie the city to the lake in an interesting way by providing playful crossing bridges, transitional riparian zone planting, and educational markers showing the extent of water moving through the site from day-to-day and season-to-season. Natural stepping bridges incorporate aspects of play, art, and celebration of the natural processes of water moving through the landscape. People can choose different crossing paths, some extending out into the lake, while more formalized pathways cross the bioswale closer to the Kinosoo Promenade.
- l. Zip Line:** Temporary/removable water play elements such as the 'Zip line' are accessed from the beach and anchored out in the lake to create fun ways to get into the water. Due to the winter ice conditions, these elements must be removable.
- m. Non-permanent dock:** Wooden removable docks provide access to rental watercraft with which to explore the lake, an arrival point for visiting boats from other communities that lie along the lake, and a staging area for getting into the water in a number of ways. These docks must be removed seasonally to prevent ice-damage.



VIEW AT THE OVERFLOW BRIDGE



**COMPUTER GENERATED MODELS:**



MASTER PLAN BIRDS EYE VIEW: WEST



MASTER PLAN BIRDS EYE VIEW: EAST



MASTER PLAN BIRDS EYE VIEW: FRONT

#### 4.4 LANDSCAPE ARCHITECTURAL DETAILS

The design concept, based upon the Old Story, is reflected throughout the Master Plan layout. The story is told through the ‘bones’ of the site that determine the shape, form, and location of the elements in plan.

Design development sees this story come alive further through the details and design of the site elements themselves. From glimpsing the fish shape of the Great Kinosoo Lawn from the window of a plane to running a palm over a railing made from driftwood washed up on the shores of Cold Lake, the story of the site unfolds like a page, revealing more.



SHADE STRUCTURE

#### Flight Shade Structure

The vision for this shade structure is for the overhead portion to evoke the idea of flight. Whether the final form reflects the brilliance of a raven’s wing, the intricate folds of a paper airplane, or the wing design of a fighter jet, this shade structure is would certainly fly away if the poles were not anchoring it to the earth.

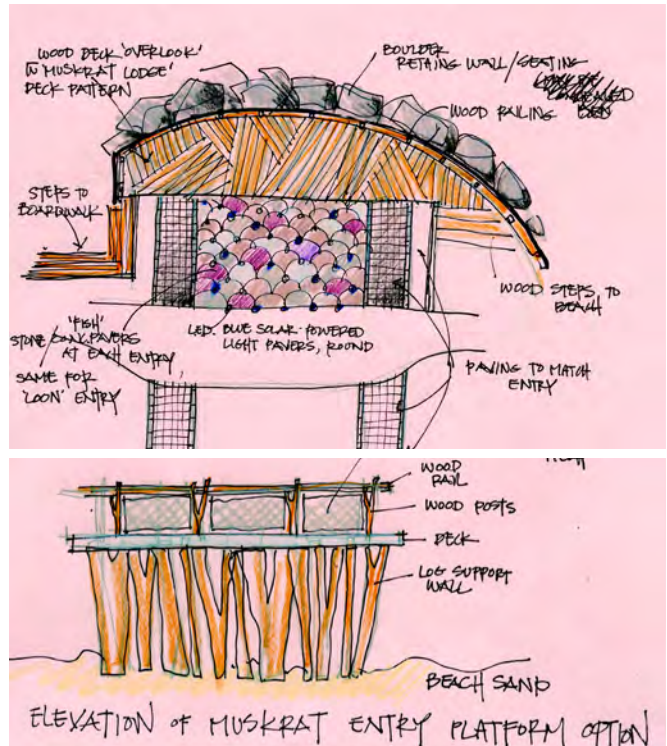


FLIGHT SHADE STRUCTURE SKETCH



## Muskrat Entry

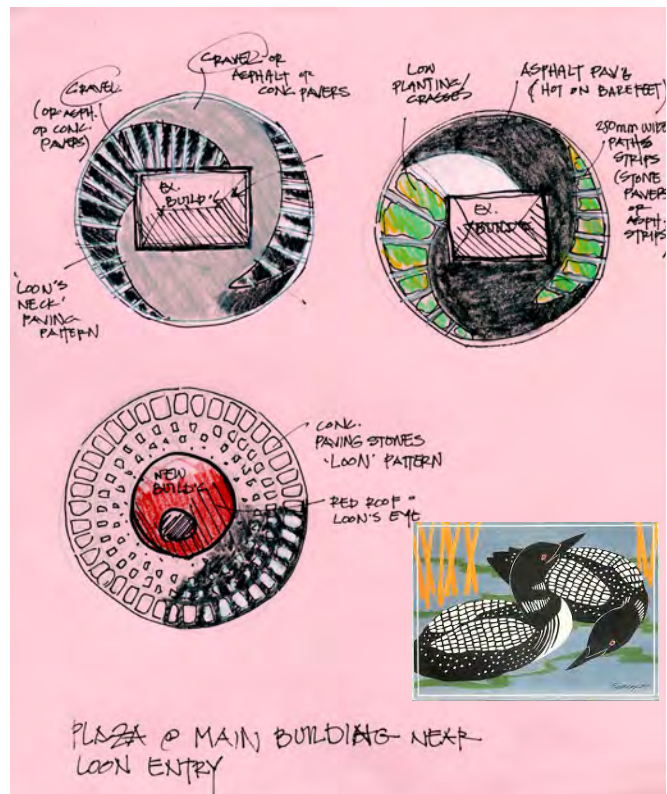
The Muskrat Entry pays homage to the construction of the Muskrat den. Made of locally available material, the muskrat build a mound extending from the banks of the shore out to the water, keeping the top high enough to keep the den above high-water levels. The Muskrat Entry echoes these methods. An overlook platform extends from the street 'shore' towards the water, elevating the viewer above the level of the lake. The structural elements, railings and decking of the platform would be made from locally sourced materials including wood from the site, and constructed in such a way as to reference the overlapping sticks and stems of the den.



MUSKRAT ENTRY

## Loon Entry

The round, red roof of the building acts as the eye of the loon, which looks into the sky and can see far into the past. The Loon comes alive in the rich paving patterns of the plaza space surrounding the comfort station, which plays on the distinctive black-and-white lines and dots that demarcate the loon's feathers.



LOON ENTRY



### Sail Shade Structure

The sun can barely be seen through the taught, overlapping fabric and steel cables of the sail shade structure. Located near the water, these triangular fabric shapes overhead evoke the sails of ships. This form is consistent with the 'City of Sails' theme that starts at the gateway to the city of Cold Lake.



SAIL SHADE STRUCTURE

### The Big Kinosoo

Glimpses of the 'Big Fish' occur all over the park. An art piece at the Loon Entry may reference the broken canoe of the Kinosoo legend. Fish-scale paving patterns add interest at important junctions of the site. The curvilinear pathways represent the waves of the lake itself, from which the Great Kinosoo Lawn takes its shape. These pathways curl around the splash park, opening up into the tail of the fish that leads people to out of the 'waves' and onto the safety of the loon's back surrounding the comfort station. At night blue lights, representing the water, illuminate the paths that delineate the 'Big Fish' amongst the waves for a few hours, then the fish disappears once again.



FLIGHT SHADE STRUCTURE SKETCH

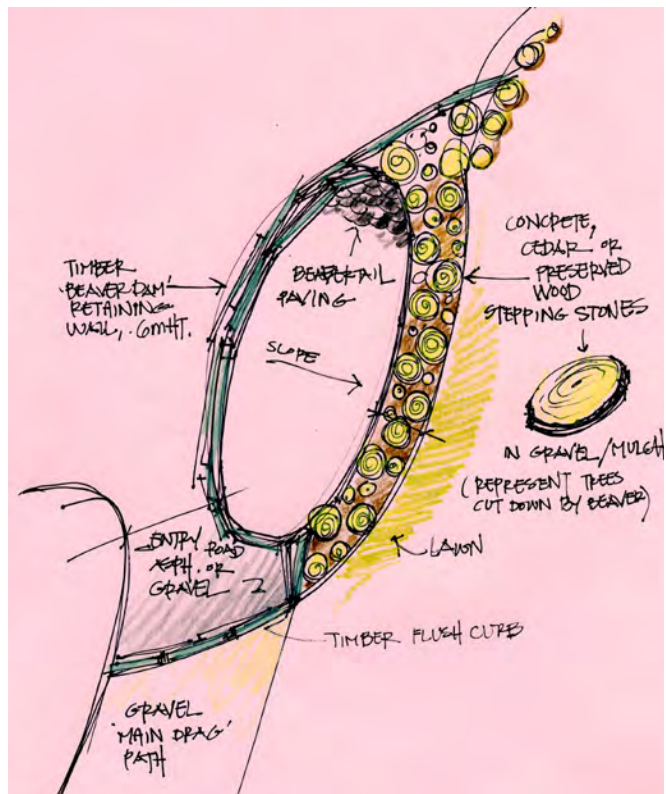
## Beaver Entry

The Beaver Entry pays homage to the brilliance and industry of the Beaver, which in the Old Story allowed Raven to find a piece of earth with which to grow the land. A 'fallen log' garden at the entry encourages people to climb and play on the rustic bridge and structures in the Beaver Lodge Play Area. Representing the tail of a beaver, the paving stones of the Beaver Tail Bandstand resembles the leather pattern on the tail of the beaver. A path of tree trunk pavers of various sizes and made from trees removed from the forest on the site surrounds the bandstand.

As the concept continues to guide these and other material explorations and detailed expressions, the Ts'ii Dei (Old Story) of the site will become even richer and more complex in the next phases of the design for Kinosoo Beach Park.



BEAVER TAIL DECORATIVE PAVING PATTERN AT THE BEAVER ENTRY PLAZA

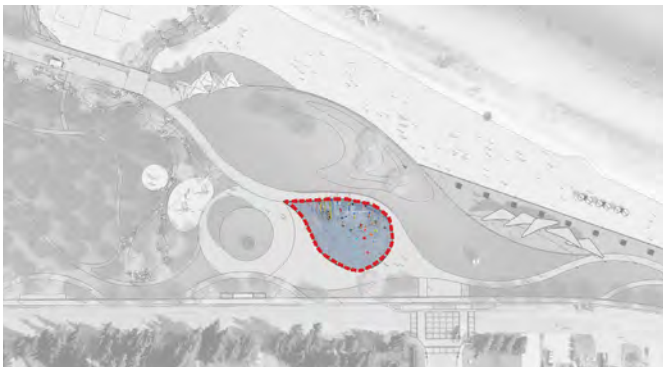


WOOD OR CONCRETE STEPPING STUMP PATH AT BEAVER ENTRY



## 4.5 MASTER PLAN PHASING

It is important to understanding during any planning process how a site will evolve and develop over time. Below is a proposed phased approach to the development of recommendations provided in the master plan. Phases have been carefully considered to provide for continued operation of the site as development occurs.



PHASE 1



PHASE 2



PHASE 3



PHASE 4



PHASE 5

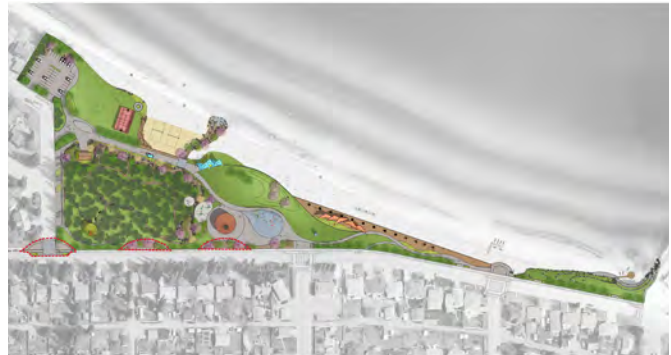


PHASE 6





PHASE 7



PHASE 8

### 4.6 MASTER PLAN PHASING "OPINION OF PROBABLE COST"

A high level "Opinion of Probable Cost" was prepared for the site based on the proposed phases

| Kinsoo Park OPC - Overall  |          |       |              |                |
|----------------------------|----------|-------|--------------|----------------|
| Description                | Quantity | units | Unit Price   | Total          |
| WEST PARKING LOT           | 1180     | sq.m  | \$125.00     | \$147,500.00   |
| GATHERING CIRCLE           | 1        | LS    | \$35,000.00  | \$35,000.00    |
| BEAVER LODGE PLANTER       | 81       | sq.m  | \$250.00     | \$20,250.00    |
| BEAVER TAIL PAD            | 101      | sq.m  | \$200.00     | \$20,200.00    |
| ANGLE PARKING PAVING       | 368      | sq.m  | \$100.00     | \$36,800.00    |
| ANGLE PARKING CURB         | 80       | lin.m | \$200.00     | \$16,000.00    |
| TAMARAK CURB               | 162      | lin.m | \$200.00     | \$32,400.00    |
| OTTER ENTRY PAVING         | 30       | sq.m  | \$200.00     | \$6,000.00     |
| OTTER Picnic Shelter       | 1        | LS    | \$100,000.00 | \$100,000.00   |
| GRAVEL TRAILS              | 585      | sq.m  | \$50.00      | \$29,250.00    |
| BIOSWALES                  | 2211     | sq.m  | \$150.00     | \$331,650.00   |
| DECORATIVE CONCRETE PAVING | 4238     | sq.m  | \$200.00     | \$847,600.00   |
| WOOD DECK BERM             | 108      | sq.m  | \$400.00     | \$43,200.00    |
| WOOD PROMENADE             | 1285     | sq.m  | \$300.00     | \$385,400.00   |
| SPORT COURT                | 1        | LS    | \$100,000.00 | \$100,000.00   |
| ZIP LINE                   | 1        | LS    | \$75,000.00  | \$75,000.00    |
| BEACH VOLLEYBALL           | 2        | each  | \$10,000.00  | \$20,000.00    |
| STORM WATER BRIDGE         | 1        | LS    | \$50,000.00  | \$50,000.00    |
| WOOD PEDESTRIAN BRIDGE     | 4        | each  | \$15,000.00  | \$60,000.00    |
| PICNIC AREAS 24sq.m each   | 8        | each  | \$4,500.00   | \$40,500.00    |
| PLAY GROUND                | 1        | LS    | \$200,000.00 | \$200,000.00   |
| SPLASH PARK                | 1        | LS    | \$650,000.00 | \$650,000.00   |
| BEACH RECONSTRUCTION       | 1300     | sq.m  | \$150.00     | \$195,000.00   |
| SAIL FEATURES              | 1        | LS    | \$75,000.00  | \$75,000.00    |
| OVERHEAD "FLIGHT" FEATURE  | 1        | LS    | \$75,000.00  | \$75,000.00    |
| TREES                      | 116      | each  | \$750.00     | \$87,000.00    |
| SOD SYSTEM                 | 8330     | sq.m  | \$20.00      | \$166,600.00   |
| PLANTING BED               | 661      | sq.m  | \$50.00      | \$33,050.00    |
| RETAINING WALL (<1.0m)     | 505      | lin.m | \$1,000.00   | \$505,000.00   |
| RETAINING WALL (>1.0m)     | 27       | lin.m | \$1,500.00   | \$40,500.00    |
| RIP-RAP RETAINING          | 323      | lin.m | \$450.00     | \$145,350.00   |
| AMPHITHEATRE               | 1        | LS    | \$50,000.00  | \$50,000.00    |
| PORTABLE WOOD DECK         | 1        | each  | \$7,500.00   | \$7,500.00     |
| GRADING                    | 1        | LS    | \$60.00      | \$60.00        |
| ELECTRICAL                 | 1        | LS    | \$200,000.00 | \$200,000.00   |
| IRRIGATION                 | 1        | LS    | \$100,000.00 | \$100,000.00   |
| MECHANICAL                 | 1        | LS    | \$100,000.00 | \$100,000.00   |
| UTILITIES                  | 1        | LS    | \$100,000.00 | \$100,000.00   |
|                            |          |       |              | \$5,127,810.00 |

|                                      |   |    |              |              |
|--------------------------------------|---|----|--------------|--------------|
| Change Rooms and Concession Building | 1 | LS | \$400,000.00 | \$400,000.00 |
|--------------------------------------|---|----|--------------|--------------|