



City of **Mettfort**

# SPRUCE HAVEN MASTER PLAN

nadi  
design





**February, 2016**

**Master Plan Final Report**  
**Spruce Haven Park**

**Prepared for:**  
City of Melfort

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S7K 1L6





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# Project Information:

## Project Description:

The Spruce Haven Park Master Plan offers a guiding framework for how the park may be developed over time. It is intended to be flexible, capable of adapting to the changing needs and desires of Melfort's community. Designed to be implemented in realistic phases, the master plan provides a practical framework for future investment depending upon the availability of funding and priorities set by the City of Melfort.

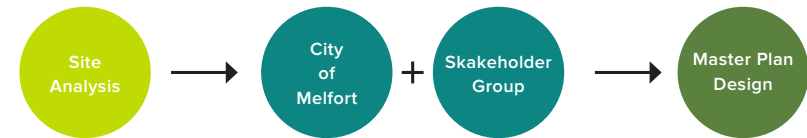
## Existing Site:

Spruce Haven Park is located in the southeast corner of Melfort and is approximately 43-acres in size. The Spruce Grove neighbourhood on the park's north perimeter, along with three roads: Shadd Drive (west), Spruce Haven Road (south) and Frost Drive (east) delineate the boundaries of the park. Spruce Haven Park inadvertently evolved into three distinct areas.

1. Agricultural land occupies the northern portion.
2. A ballpark, complete with 4 diamonds, is located in the Southeast corner at the intersection of Spruce Haven Road and Frost Drive.
3. The former Howe's homestead occupies the southwest corner by the intersection of Shadd Drive and Spruce Haven Road.

Each area has its own distinct identity relative to vegetation typology and programmatic uses.

## Project Process:



A qualitative visual analysis of the park was taken and the following was identified:

- The area is a mix of passive and active uses, along with agricultural.
- Aging park amenities: picnic shelters, swing sets, washrooms, mini golf.
- Inconsistent material usage
- The site is segregated, not unified or connected.
- Road and parking infrastructure needs upgrading
- Park Entrance is not formalized / unclear.
- Site is segregated, not unified or connected.
- Underutilized park due to lack of park programs
- Lack of connection to adjacent neighbourhoods
- Lack of pedestrian trails that link park together
- Lack of park signage

Meetings were held with the City of Melfort and the Stakeholder group to identify a list of potential features and amenities the community desired (see Appendix II). These suggestions were taken into consideration during the master plan design.

# SECTION 01

## PROJECT INTRODUCTION

### Existing Site Plan

See images on pages 6 - 9







1



2



3



4



5



6













# CULTURE, HEALTH, LEISURE, PLAY

The vision is to develop Spruce Haven into a vibrant community park and signature Saskatchewan destination with an emphasis on culture, health, leisure and play.

# SECTION 02

## SPRUCE HAVEN PARK VISION

### **Master Plan Goals:**

1. Create a unified park space.
2. Strengthen the park presence along Shadd drive.
3. Celebrate and protect the character defining elements of the site.

### **Design Methodology:**

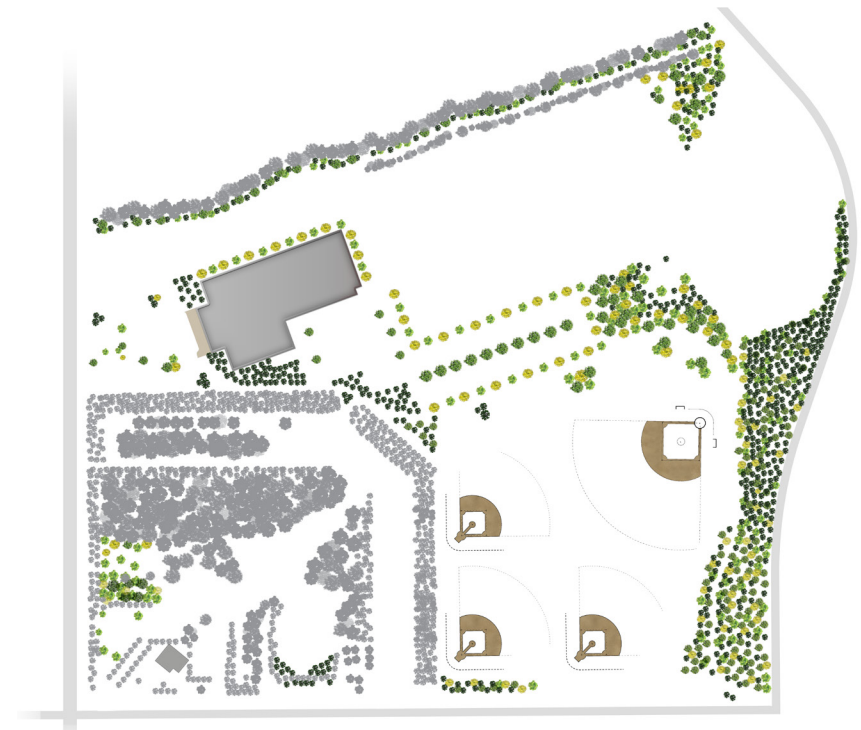
1. Create an interconnected path network.
2. Park Forestation.
3. Preserve and enhance existing amenities.





## Park Defining Elements

This Spruce Haven master plan was organized around existing park elements as well as planned future development. Preservation of the existing forest, ballpark, and Tourism Centre (Melfort & District Chamber of Commerce) were a priority in the overall organization of the plan. The City of Melfort is interested in the development of a field house / multiplex building. The design/placement of this structure along with its site requirements were recognized within the master planning of Spruce Haven Park.



## Forestation



A mature forest within the old Howe's family homestead defines Spruce Haven Park. The intention is to unify the park through an extensive forestation strategy. Through a sustainable forestation implementation program, diverse tree species will be planted strategically over time to ensure health and longevity to the new and existing forest.



## Connectivity

- Primary pathway (3 meter, Asphalt)
- ..... Secondary pathway (1.5 meter, Gravel)

Pedestrian and cyclist accessibility is integral to creating an active, healthy, and safe park. Two complementary pathway systems have been proposed. A primary 3 meter asphalt path network will link all major amenities to surrounding neighbourhoods and will integrate into the existing Kinsmen Centenary trail system. A 1.5 meter gravel meandering trail system allows for exploration and discovery within the mature forests.

## Vehicular System

- Permanent Parking (417 Stalls)
- ≡≡≡≡≡≡ Temporary Overflow Parking (up to 420 Stalls)

Vehicular circulation and parking requirements have been recognized within the master plan. At the time of assessment, the City of Melfort did not have a clear bylaw for Multiplex requirements as well as the different outdoor recreational amenities that have been proposed. The parking evaluation was based on the City of Saskatoon Bylaw Item 6.3.6 (see Appendix III).



## Park Program Overview:



17 Farm theme playground



18 Sunflower maze, seasonal celebration of Saskatchewan prairies, opportunity for community gardens, flexible space



19 Outdoor performance stage, festival grounds, showcase local talent, wedding venue, graduation ceremonies



20 Seasonal skating rink



20 Water play, splash pad



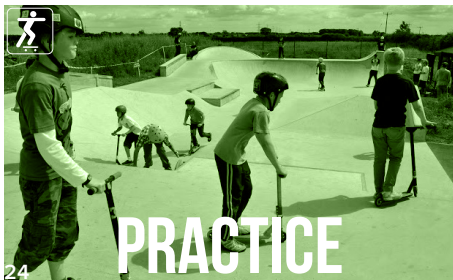
21 Park pavilion, permanent vendor structure, support local businesses, farmers market, wedding venue



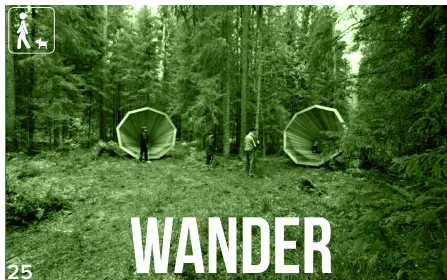
22 9 fitness circuits nodes along 1.8 km park perimeter training loop. Each node features different outdoor exercise equipment



23 Outdoor lounge with fire feature, celebrate all four seasons, gathering space, meeting place



24 Skate Park



25 Forest trails, exploring the outdoors, way finding, opportunities for public art, discovery



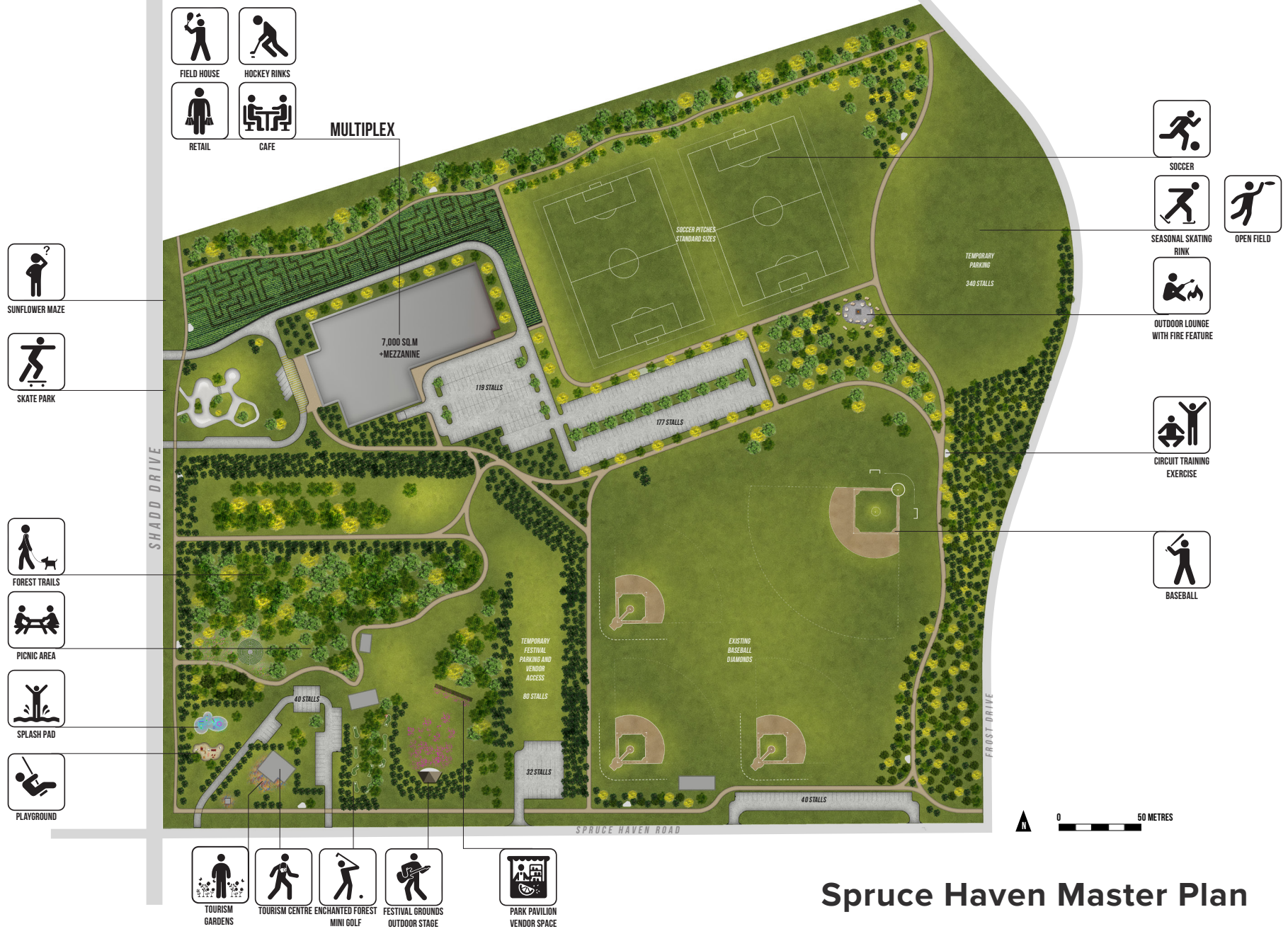
26 Enchanted forest mini golf, playing amongst mature coniferous trees, natural elements



27 Soccer, Baseball, Softball, Frisbee, Tag, Kite Flying

\*Note: Image Reference on Appendix IV





## Spruce Haven Master Plan

# Public Open House:

On December 19th, 2016 Nadi Design & the City of Melfort hosted two public open houses. This was the first time the public had seen the final design for Spruce Haven Park. An afternoon open house was held at City Hall and then at the Kerry Vicker Centre in the evening. Attendees were given the opportunity to fill out a feedback form regarding the Spruce Haven Master Plan design. The following summarizes the publics responses.

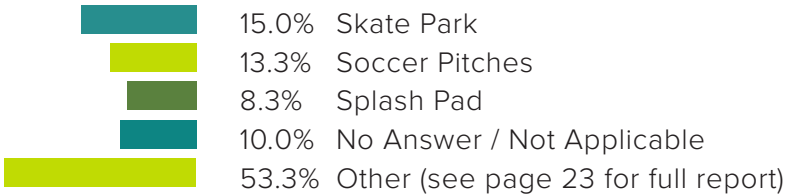
## General:

- 44 People signed in.
- 60 Approximate number of attendees counted
- 26 Feedback forms were submitted

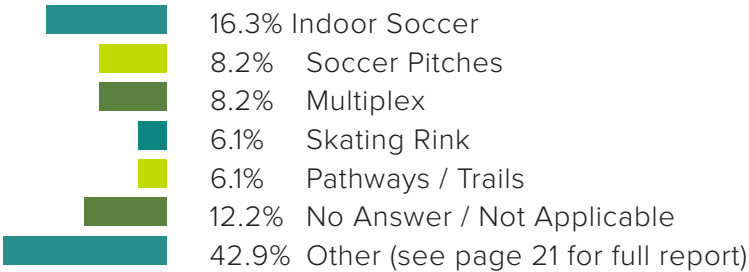
## Summarization of feedback forms:

Question 1: What are your three priorities for the park in the short term?

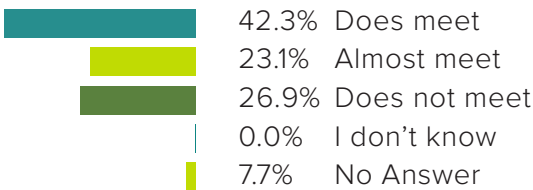
Top answers for short term priorities:



Top answers for long term priorities:



Question 2: Do the ideas represented here, meet with your expectations for Spruce Haven Park?



The public was given the opportunity to provide additional commentary regarding the design. Here are the comments received, some of the quotes have been grammatically adjusted for clarity.

## Comments regarding short and long term priorities:

*Make something visible early, get budgeting in place.*

*Needs for the community are what drives my priorities. I also think the short term priorities I listed address a wide group of users.*

*Our sons (present ages 11 + 18) play soccer; not hockey or baseball. They play soccer year round. Our oldest son plays premier league in P.A. at Alfred Jenkins Facility for the last 3 years. We drove 3 times per week + more, for 3 yrs.*

*We currently pay \$100/yr per residential property for the KVC. We are now in year 5(?) Of 10. If we are not finished with the first project, why start a second?*

*More kids in soccer than any other sport in Melfort. No indoor*

# SECTION 03

## PUBLIC OPEN HOUSE

*regulation size pitch available.*

*Encourage people to use the space now to show how it can be used in future.*

*We need it!!*

*Because KVC is NOT big enough!!*

*Skate park covers a large range of ages and I feel that some of the age groups to be bored + get into trouble. Multipurpose building because over 1/2 of our year, the weather sends us indoors.*

*RV Park short term would enhance ball tournaments, soccer's, lacrosse etc...(sewer dump is already there)*

*Soccer is growing! We can't hold a good comfortable tournament in Melfort Because KVC doesn't have the space!*

*Need a rink for hockey and figure skating + maintain bases for tournaments etc.*

*Short of ice time, soccer is a growing sport.*

*I think this should be revisited as building the facility is one thing but maintenance is huge. Example the palace which is in rough shape.*

*because they are fun, because we don't have lots, because we don't have lots of them*

*Lots of different outdoor areas for activity*

*The current skate park is not adequate and needs to be upgraded. The multiplex building is needed for both for indoor soccer and hockey. The community requires a second rink to continue to grow in the sport.*

*I think we are long overdue for a splash pad area for families to gather. I see Spruce Haven as an opportunity to provide many outdoor activities for families.*

### **General Comments:**

*Water storage opportunity, fish pond?*

*Great Layout!!*

*I like the outdoor fitness circuit. The soccer numbers have increased over the past 7 yrs. Hockey kids play soccer in off season to keep in shape. I feel the Alfred Jenkins Facility in P.A. is a great example of a well used facility. It encourages soccer for all ages with both men + women leagues. Our population is increasing + those kids play soccer. We need to encourage a sport all kids can afford.*

*I fully support the park idea, however, from a financial level, this is premature. The play, explore ideas are great & Nadi design has done a great job.*

*I think at this time it makes sense to build any part of this project. There is a lot of existing structure that need upkeep before we even consider spending tax dollars on this project. The city needs to focus on them first before any projects are started we need to do a vote or go door to door and get answers.*

*There is so much being spent in wrong ways. Hockey is working well the way it is and is also helping other communities.*

*Phenomenal plan - great idea to prioritize and build over time.*

*Cannot be satisfied with another outdoor rink.*

*Good plan, I only wish The Palace was out here.*

*I'm all for progress but this is just too much money for this size of community. Lets fix + maintain what we currently have and keep our existing facilities in top notch shape. Please keep the money for what we already have.*

*I would like to have seen another indoor gym with 2-3 full size volleyball courts which could be used as a soccer pitch so we could host an indoor tournament. KVC doesn't meet requirements.*

*The community would be better off once this plan comes together. The overview looks good and well planned out. Now the work needs to be completed for the community to see the benefits. Local sporting events are being harmed by lack of facilities. Side note: hotel accommodations should also be investigated as some are required to stay out of Melfort and all that money spent on business is going to other communities.*

*I like that the sole focus is not just a new rink. I look forward to the new opportunities this development could bring. I like the idea of the outdoor fitness equipment as I saw that in Castlegar BC this year.*

*I think the skate park will get vandalized.*



# Full Report

## Short Term Priorities

<i>Amenity</i>	<i>Vote</i>	<i>Percentage</i>
Skate Park	9	15.0%
Multiplex	3	5.0%
RV Short Term Park	1	1.7%
Install Sod	1	1.7%
Roads	1	1.7%
Parking	1	1.7%
Skating Rink	3	5.0%
Soccer Pitches	8	13.3%
Splash Pad	5	8.3%
Stage	1	1.7%
Snack Pavilion	1	1.7%
Indoor Soccer	2	3.3%
Circuit Training	2	3.3%
Pathways & Trails	2	3.3%
Hockey Rink	3	5.0%
Playground	4	6.7%
Ball Diamonds	2	3.3%
Outdoor Lounge	1	1.7%
Sunflower Maze	3	3.3%
Tree Planting	1	1.7%
Picnic Areas	1	1.7%
No Answer / Not Applicable	6	10.0%

## Long Term Priorities

<i>Amenity</i>	<i>Vote</i>	<i>Percentage</i>
Multiplex	4	8.2%
Parking	2	4.1%
Skating Rink	3	6.1%
Soccer Pitches	4	8.2%
Splash Pad	2	4.1%
Stage	2	4.1%
Snack Pavilion	1	2.0%
Indoor Soccer	8	16.3%
Circuit Training	2	4.1%
Pathways & Trails	3	6.1%
Playground	2	4.1%
Ball Diamonds	2	4.1%
Outdoor Lounge	1	2.0%
Tree Planting	2	4.1%
Mini-Golf	2	4.1%
Tennis Court	1	2.0%
Shower & Change Rooms	1	2.0%
Batting Cages	1	2.0%
No Answer / Not Applicable	6	12.2%

# Class 'C' Cost Estimate

Prices based on 2015

<i>Description of Work</i>	<i>Estimated Quantity</i>	<i>Unit</i>	<i>Unit Price (\$)</i>	<i>Extended Amount</i>
<b><u>Item 1 Installation of Park Paths</u></b>				
3 m wide asphalt path	2205	linear metre	\$225	\$496,125
1.5 m wide granular path	1000	linear metre	\$60	\$60,000
			<b>Item 1 Total</b>	<b>\$556,125.00</b>
<b><u>Item 2 Hard Surfaces &amp; Driving</u></b>				
Asphalt roads and parking	15755	square metre	\$105	\$1,654,275
Concrete curb	3160	linear metre	\$130	\$410,800
Unit Pavers	1000	square metre	\$160	\$160,000
			<b>Item 2 Total</b>	<b>\$2,225,075.00</b>
<b><u>Item 3 Construction &amp; Installation of Fire Plaza Feature</u></b>				
Fire plaza including concrete base and all components	1	allow	\$60,000	\$60,000
			<b>Item 3 Total</b>	<b>\$60,000.00</b>
<b><u>Item 4 Construction &amp; Installation of Bandshell</u></b>				
Bandshell including concrete base and all components	1	allow	\$145,000	\$145,000
			<b>Item 4 Total</b>	<b>\$145,000.00</b>
<b><u>Item 5 Construction &amp; Installation of Festival Pavilion &amp; Picnic Shelters</u></b>				
Pavilion including concrete base and all components	1	allow	\$80,000	\$80,000
Install picnic shelter including support	2	allow	\$40,000	\$80,000
			<b>Item 5 Total</b>	<b>\$160,000.00</b>

# SECTION 04

## COST ESTIMATE & PHASING

<i>Description of Work</i>	<i>Estimated Quantity</i>	<i>Unit</i>	<i>Unit Price (\$)</i>	<i>Extended Amount</i>
<b><u>Item 6 Construction &amp; Installation of Splash Pad</u></b>				
Construction and installation of splash pad	1	allow	\$350,000	\$350,000
			<b>Item 6 Total</b>	<b>\$350,000.00</b>
<b><u>Item 7 Construction &amp; Installation of Skate Park</u></b>				
Construction and installation of skate park & components	1	allow	\$350,000	\$350,000
			<b>Item 7 Total</b>	<b>\$350,000.00</b>
<b><u>Item 8 Construction &amp; Installation of Playground</u></b>				
Playground equipment and all site work, surface materials	1	allow	\$500,000	\$500,000
			<b>Item 8 Total</b>	<b>\$500,000</b>
<b><u>Item 9 Construction &amp; Installation of Mini-golf</u></b>				
Construction & installation of mini-golf and all components	1	allow	\$125,000	\$125,000
			<b>Item 9 Total</b>	<b>\$125,000</b>
<b><u>Item 10 Construction and Installation of Soccer Fields</u></b>				
Rough grading	1	allow	\$50,000	\$50,000
Sod on top soil	17,600	square meter	\$12	\$211,200
Goal posts with anchors	4	each	\$5,000	\$20,000
Irrigation including all components	17,600	square meter	\$15	\$264,000
			<b>Item 10 Total</b>	<b>\$545,200</b>

<i>Description of Work</i>	<i>Estimated Quantity</i>	<i>Unit</i>	<i>Unit Price (\$)</i>	<i>Extended Amount</i>
<b><u>Item 11 Construction &amp; Installation of Fitness Circuit</u></b>				
Construction & installation of fitness nodes	9	each	\$5,125	\$46,125
			<b>Item 11 Total</b>	<b>\$46,125.00</b>
<b><u>Item 12 Construction and Installation of Site Furnishings &amp; Lighting</u></b>				
Bench on concrete pad	20	each	\$2,500	\$50,000
Waste receptacle mounted on concrete pad	20	each	\$1,750	\$35,000
Picnic table on concrete pad	10	each	\$5,000	\$50,000
Park entry signage	2	each	\$10,000	\$20,000
Wayfinding signage	10	each	\$1,500	\$15,000
Bike racks	6	each	\$1,500	\$9,000
Bollards	12	each	\$750	\$9,000
Pathway Lighting	74	each	\$6,000	\$441,000
			<b>Item 12 Total</b>	<b>\$629,000.00</b>
<b><u>Item 13 Supply and Installation of Trees &amp; Shrubs</u></b>				
Deciduous Tree	300	each	\$500	\$150,000
Coniferous Tree	325	each	\$500	\$162,500
Whip Plantings	12,000	square meter	\$20	\$240,000
Shrubs & Perennials in Tourism Garden	100	square meter	\$45	\$4,500
			<b>Item 13 Total</b>	<b>\$577,000.00</b>
<b><u>Item 14 General Landscape</u></b>				
Hydro seeded-area	42,400	square meter	\$6	\$254,400
Structural sod for temporary parking areas	12,600	square meter	\$20	\$252,000
Demolition		allow	\$200,000	\$200,000
			<b>Item 14 Total</b>	<b>\$706,400.00</b>



<i>Description of Work</i>	<i>Estimated Quantity</i>	<i>Unit</i>	<i>Unit Price (\$)</i>	<i>Extended Amount</i>
<b>Item 15 Rough Grading Allowance</b>				
Cutting, filling, and moving earth on site.	1	allow	\$500,000	\$500,000
			<b>Item 15 Total</b>	<b>\$500,000.00</b>

**TOTAL AMOUNT FOR LANDSCAPE** **\$7,454,925.00**

## Suggested Phasing of Project

### 5 Year:

Skate park including entry loop access off Shadd Drive

Soccer Pitches

Splash Pad

Playground

Interior parking lot, gravel with concrete curbs (177 stalls along with access road to Shadd Drive)

Refurbish baseball parking along Spruce Haven Road

Sunflower Maze

3m gravel perimeter pathway and some interior paths to link amenities

Install 3 circuits training stations

Tree plantings & sod

### 10 Year:

Stage

Picnic Shelters

Snack Pavilion

Outdoor Lounge & Sod open field area / Temporary parking (340 stalls) / Seasonal Skating Rink

Refurbish existing parking (40 stalls) around tourism centre and additional parking in festival grounds (32 stalls)

3m gravel pathway extensions

Install 3 circuits training stations

Tree plantings & sod

Multiplex / Fieldhouse / Ice Rink

### 20 Year:

Asphalt all 3m pathways

Asphalt all parking lots

Forest Trails

Forest pathways

Install 3 circuits training stations

Tree plantings & sod



# SECTION 04

## APPENDIX



# City of Melfort and Stakeholder Group Desired Features list:

## October 20, 2015 Startup Meeting with City of Melfort

Skate Park  
Multi Plex  
Full sized soccer pitches  
Pathway connections  
Spray pad  
Outdoor workout area  
Adult swings  
Ice skating oval  
Zipline  
Disc golf  
Community movie theatre  
Dog park  
Ice skating path  
Increased plantings  
Parking lots (hidden / located in discrete areas)  
Signage  
Amphitheatre  
Climbling walls  
Themed playground  
Elevated walkway in trees  
Maze  
RV / camping area  
Permanent street & parking (concrete curbs)  
New mini golf  
'Lovers lane' (ex love lock bridge in Paris)

## October 28, 2015 Startup Meeting with City of Melfort

Skate Park  
Multi Plex  
Fieldhouse  
Indoor rink  
Concessions and washrooms  
Spray pad  
Full sized soccer pitches  
Pathway connections  
Botanical garden  
Cross country skiing  
Zip line  
Disc golf  
Picnic shelters  
Fire pits  
Geo-caching opportunities  
Upgraded mini-golf  
Kid playroom  
Lawn bowling  
Horse shoeing

# Parking Requirements:

Reference:  
 City of Saskatoon (2015). *Zoning Bylaw No. 8770 of the City of Saskatoon*. Saskatoon, Saskatchewan.

ITEM	DESCRIPTION	SIZE/ # OF PATRONS	STALLS REQUIRED
Commercial & Public Indoor Recreational & Health Club	1 space per 24 sq.m of flr area	7000 sq.m	292
Commercial & Public Outdoor Recreation uses:		20	5
• Splash Pad	1 space per 4 patrons at	20	5
• Playground	design capacity	20	5
• Mini-Golf		170	43
• Baseball		90	23
(15 per team x 8 = 120 + 50 spectators)			
• Soccer			
(15 per team x 8 = 120 + 50 spectators)			
CITY OF SASKATOON ZONING BYLAW ITEM 6.3.6		TOTAL	372



## Image References:

Images 1 - 16. *Melfort Site Photos*, Melfort, SK. 2015. Nadi Design

Image 17. “PLAY” *Sibley Park, Mankato*, MN. 2015. Landscape Structures, Inc. Accessed November 17, 2015. <https://www.playlsi.com/en/commercial-playground-equipment/playgrounds/sibley-park>.

Image 18. “EXPLORE” *Greenlar, Mike. Gavin Parfitt 19 months gets a ride on dad’s shoulders, Joseph Parfitt of Baldwinsville in a sea of sunflowers at the Camillus Sunflower Maze on Route in Camillus*. 2010. Syracuse Post Standard. Accessed November 13, 2015. [http://photos.syracuse.com/post-standard/2010/07/the\\_amazing\\_sunflower\\_maze\\_in.html](http://photos.syracuse.com/post-standard/2010/07/the_amazing_sunflower_maze_in.html).

Image 19. “CELEBRATE” Beard, Jon. *Clone Shot: The Rock Tour*. 2010. John Beard Photography. Accessed November 13, 2015. <http://jonbeard.com/blog/2010/04/clone-shot-the-rock-tour/>.

Image 20. “ENJOY” *Cleveland Ice Skating*. 2015. EventsinCLE. Accessed November 19, 2015. <http://www.eventsincle.com/3-outdoor-ice-skating-rinks-in-cleveland/cleveland-ice-skating/>.

Image 21. “SPLASH” *Splashpad*. 2011. Isaba Projects. Accessed November 13, 2015. <https://www.flickr.com/photos/isabaocio/10924100745/in/album-72157637797737294/>.

Image 22. “SNACK” Goldberg, Jeff. *Covington Farmers Market*. 2014. design/buildLAB. Accessed November 30, 2015. <http://www.designbuildlab.org/gallery-2/covingtonfarmersmarket/>.

Image 23. “EXERCISE” *Outdoor Chest Press*. Trade India. Accessed November 23, 2015. <http://www.tradeindia.com/fp1053423/Outdoor-Chest-Press.html>.

Image 24. “GATHER” *Ecobuage*. 2015. Plain Projects. Accessed November 23, 2015. <http://www.plainprojects.ca/#/ecobuage/>.

Image 25. “PRACTICE” *Mini-skooters*. 2012. Great Ayton Project X (Marks the Spot) – Skate Park & Recreation Committee. Accessed November 19, 2015. <http://greataytonprojectx.blogspot.ca/p/skate-park-designs.html>.

Image 26. “WANDER” Kalnins, Ints. *People gather near the wooden megaphones in the forest near Pahnii village, Estonia*. 2015. Design You Trust. Accessed November 26, 2015. <http://designyoutrust.com/2015/10/gigantic-wooden-megaphones/>.

Image 27. “ENHANCE” *North-Lake-Tahoe-Miniature-Golf*. 2015. Lake Tahoe Activities. Accessed November 26, 2015. <http://www.tahoeactivities.com/north-lake-tahoe-miniature-golf/>.

Image 28. “ENGAGE” *Youth Programs Sports*. 2013. Teton County Jackson Parks & Recreation. Accessed November 26, 2015. <http://www.tetonparksandrec.org/youth-programs/sports>.

# Spruce Haven Open House Sign In:

~~KERRY~~ KERRY VEKAR CENTRE  
**SPRUCE HAVEN MASTER PLAN**  
 Open House Sign in

1. Healy & Mike
2. Bill Eastcott
3. Kirby Hardwick
4. Lori Fresen
5. Herb Holstein
6. Trevis McLaughlin
7. Aaron Skiftun
8. Denise Tordell
9. Karen Hadwen and Alice
10. Joan + Ed Bourassa
11. Brent + Julie Traversi
12. Todd Desaulniers
13. Adam Phillips
14. Janny Baker
15. Lowelyn Hoes
16. Miranda Gierski

17. Jason Ruiter
18. Josh Ruiter
19. Lee Ruiter
20. Ken McEown
21. Joan McEown
22. Carmen Peasley
23. Richard Peasley
24. Stuart Aasen
25. Phil Dwyer
26. Sandy Dwyer
27. ANICE MINDUK
- 28.
- 29.
- 30.
- 31.
- 32.

City Hall  
**SPRUCE HAVEN MASTER PLAN**  
 Open House Sign in

1. Jason deLoren
2. Chris Corbett
3. Al Butt
4. Bryan Galt
5. Georgia Jardine
6. Gordon Hiddle
7. Margo Pol
8. Grace / Leonard / Lucy Plvs
9. Glenn + Peggy George
10. Mel Annand
11. Russell Rogers
12. Ekgh Tolson
13. James DeBunhew
14. Alan DeBunhew
15. Joshua Gents
16. Liane + Mary Joanne

17. Jim Annand
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