Stadium Precinct Community Park Feasibility Study

FINAL REPORT

Hamilton

Landscape Architectural services

sai

DILLON CONSULTING

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1.0 Executive Summary

The Stadium Precinct Community Park Feasibility Study has been prepared to illustrate the preliminary design solution generated through the consultation and investigation process commencing in May 2019 through to December 2019.

Strasman Architects Inc and Dillon Consulting Limited were retained by the City of Hamilton to complete a feasibility analysis for the implementation of a multi-use sports stadium and park facility at lands purchased by the City at 43 Lloyd Street which formerly housed the Dominion Glass manufacturing plant. The report contains summaries of the project decisions and the information generated through the studies and design exercises. Drawings, diagrams and illustrations have also been included as appendices to support the narrative as a suitable reference for the compiled study documentation. Full size drawings and relevant CAD files have been generated as part of the study and will be provided separately as further support to the document.

The report incorporates information generated previously from third parties pertaining to the existing site conditions and environmental investigations.

2.0 Introduction

PURPOSE OF THE STUDY

The Purpose of the Study was to facilitate a design solution for the park that incorporated the primary mandate from the City of Hamilton to accommodate a new stadium to replace the displaced Brian Timmis Field, as well as the secondary mandate to provide public green space in a park setting. The solution is intended to support further planning for the project and to capture the scope of work based on the City's recreation and landscape mandates and programs and uses identified by the community. The design documentation has been developed to support a Level D cost estimate for the site works and vertical structures in the park design.

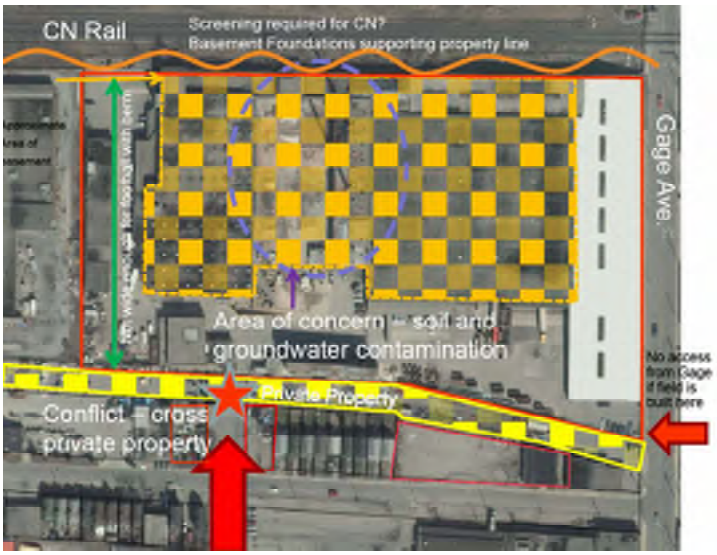
Through consultation with the internal stakeholders at the City as well as external stakeholders in the community, program elements are identified in support of the playing field functions, the park amenities and the recreational activities planned for the site. In addition, the design is intended to illustrate an engineering solution that considers the environmental site conditions and the existing physical characteristics of the property.

BACKGROUND WORK COMPLETED

Prior to SAI and Dillon being retained for the feasibility study, Phase 1 and Phase 2 Environmental Site Assessments (ESA) were undertaken by WESA in 2014. A Phase 1 ESA was also completed in 2016 by WSP and the subsequent information inputted into the design solution. Boreholes and monitoring wells have been installed on-site in support of a subsequent Phase 2 ESA.

Stadium Precinct Community Park Preliminary Concept

An initial test diagram was prepared by the City of Hamilton Landscape Architectural Services to illustrate the primary program elements on the site. The initial layout indicated the playing field adjacent to Gage St. with a central parking area accessed off of Lloyd St and an adjacent field house structure. An associated site constraints analysis diagram was prepared by City of Hamilton Public Works to stakeholder and public involvement.



Site Constraints and Preliminary Fit

STAKEHOLDER AND PUBLIC INVOLVEMENT

The consultation process incorporated numerous review meetings with the internal stakeholder groups with the City of Hamilton including:

- Landscape Architectural Services
- Facilities
- Sport Services
- Recreation Planning
- Parks Operations

Additional external stakeholders were consulted including

- Canadian National Railway
- Hamilton Forge Football Club

The meetings were held in conjunction with the scheduled project initiation and design review meetings involving the key project stakeholders from the City. The intent was to ensure that input was received relative to operations, maintenance, functionality and consistency with existing City assets. The content of the meeting discussion and the related decisions are summarized in the minutes included under the appendices.

Public consultation was also conducted through online surveys and Public Information Centres completed at two separate milestones in the study process: once at the programming phase to gather input into the park elements and uses, and the second to respond to the proposed design configuration. The input gathered from both of these consultations was used to develop the final program requirements and the associated design solution developed by the consulting team.

Scope and Methodology

PARK AND OPEN SPACE

The scope of the study pertains to the analysis of the existing site conditions and the subsequent development of an initial design solution, documented via drawings, diagrams and illustrations. The consulting team reviewed the site access options from both Gage Ave N and Lloyd St via Chapple St. The analysis considered pedestrian and vehicle access requirements and fire route access as per municipal standards. Consideration was given to public safety and security on the site, as well as opportunities for establishing a community presence within the park boundaries.

PLAYING FIELD AND FIELD HOUSE

In conjunction with the development of the park program, the playing field and field house design was developed to accommodate the anticipated event capacity within the stadium as well as multi-use programmable functions within the public park areas. Priority was given to maximizing the flexibility and adaptability of the supporting structures to accommodate a wide variety of community functions. Planning considerations also included the impact from the adjacent rail corridor, potential impact on neighbouring residential properties, environmental impacted areas and access to services.

SERVICING AND GRADING

The review of existing and proposed services has been done in accordance with City of Hamilton requirements and as per the City's engineering development guidelines. The site grading and soil management follows industry standards for slopes and protected heights to meet the needs of safety and maintenance requirements. The grading has been developed to avoid the need to remove material from the site where possible. The need for clean imported material is driven by environmental restrictions placed on the development.

The design process entailed the generation of several options for the site organization in order to test the established priorities for program layouts. The options were reviewed

04

PARK PAVILION (SUN SHELTER)

The proposed open-air park pavilion will function as a place for gathering and can serve as an event platform during special events. The pavilion should be constructed to have a presence in the landscape, with materials that reflect the sites' history; and an 'off-the shelf; pre-fabricated structure should be modified to express a design language that has a unified character with that of the built form of the Field House.

05

SKATEBOARD DOTS

The park proposes to incorporate Skate Dots into the east side of the park, at the interface of Gage Ave. North, maximizing its visibility inward from Gage. The Skate Dots are proposed to be single skate elements within a mini-plaza area located off the main walking trail loop. The Skate Dots could be flat edges from a ledge wall, flat rails or a bench. Skill ranges for this would attract users from the neighbourhood but not likely expert skill levels. The design of the Skate Dot area is to be consistent with the recommendations outlined in the City of Hamilton 2017 Skateboard Park Study.

06

OPEN SPACE

An open space area has been proposed at the east side of the site. The open space area will be sodded with native deciduous canopy trees. The open green space will be well suited to sustain public uses supporting flexible and passive recreational activities, picnicking and special events.

[Image 04] "Parks and Recreation Idea Gallery." Poligon, https://www.poligon.com/products/parks-rec-gallery/.

[Image 05] Pacific Community Park, Vancouver Washington Website http://skateandannoy.com/blog/2007/11/vancouver-spots-on-skate-oregon/

[Image 06] Trinity Bellwoods Park, Toronto

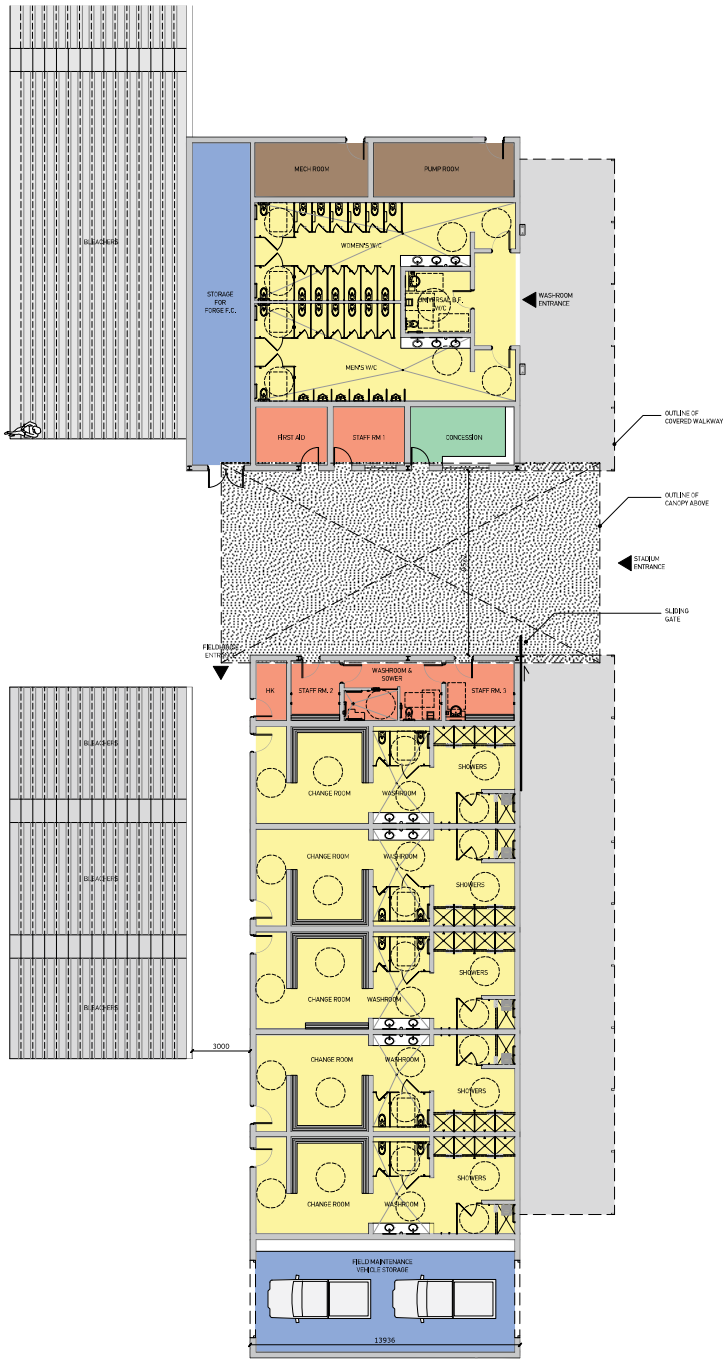
GRASSED AMPHITHEATER

Integration of an informal outdoor grass amphitheatre is proposed to the north of the open space area. The amphitheatre will be carved out of the natural topography of the new berm and may include terraced stone seating in a curvilinear form. The amphitheatre will provide informal seating for viewing recreational activities in the open space or programmed performances. Provisions for a power supply may be required if outdoor performances are programmed.

SITE FURNITURE AND SITE FEATURES

Site furniture and site features (eg. seatwalls) will have a consistent character and appearance throughout the park. Site features shall reinforce the overall design language of the park design using complementary materials, where possible.

FIELD HOUSE: FLOOR PLAN



FIELD HOUSE: MATERIAL PALETTE

WOOD SOFFIT

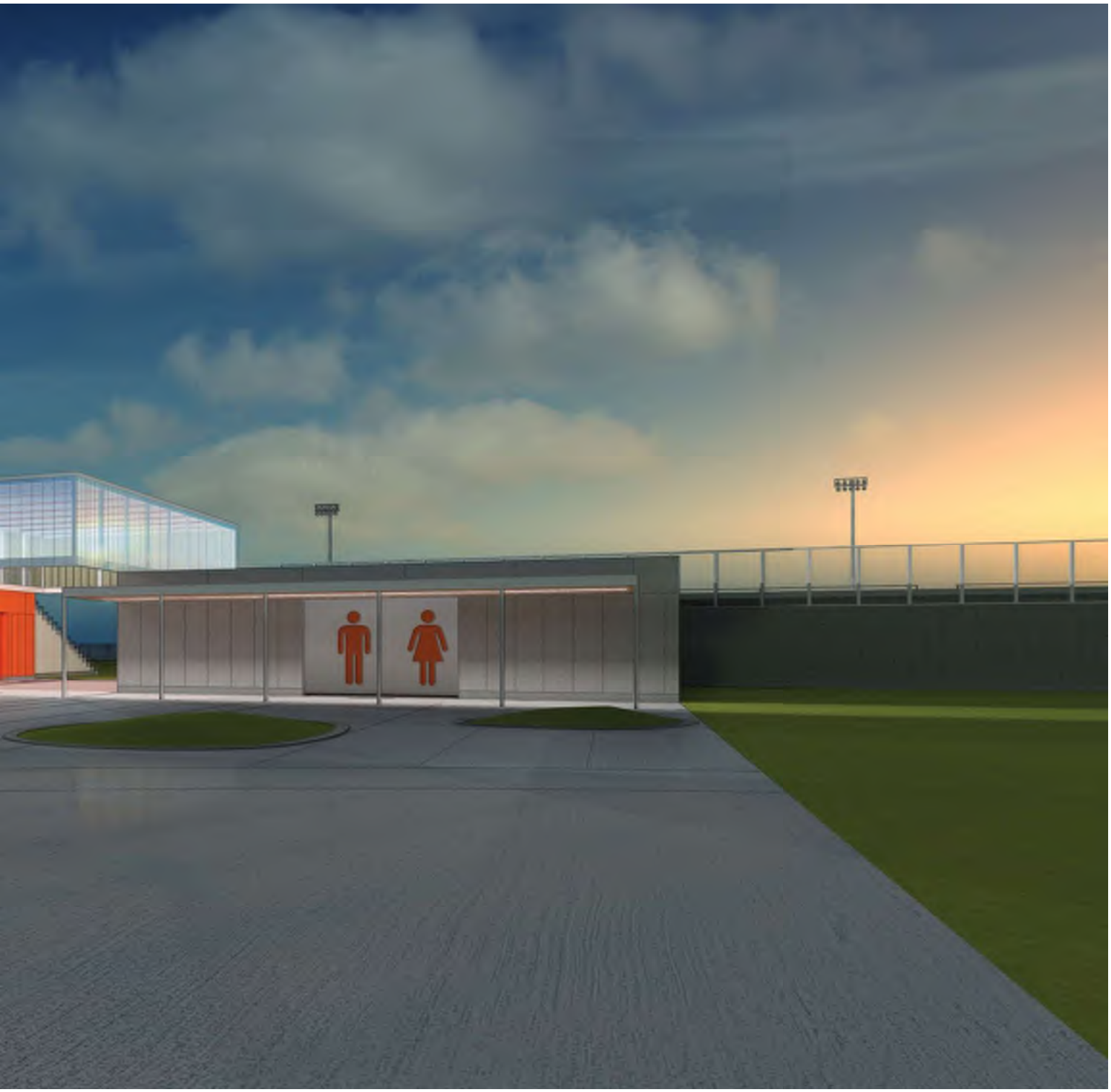
STACKED CONCRETE BLOCKS

SINTERED STONE PANELS

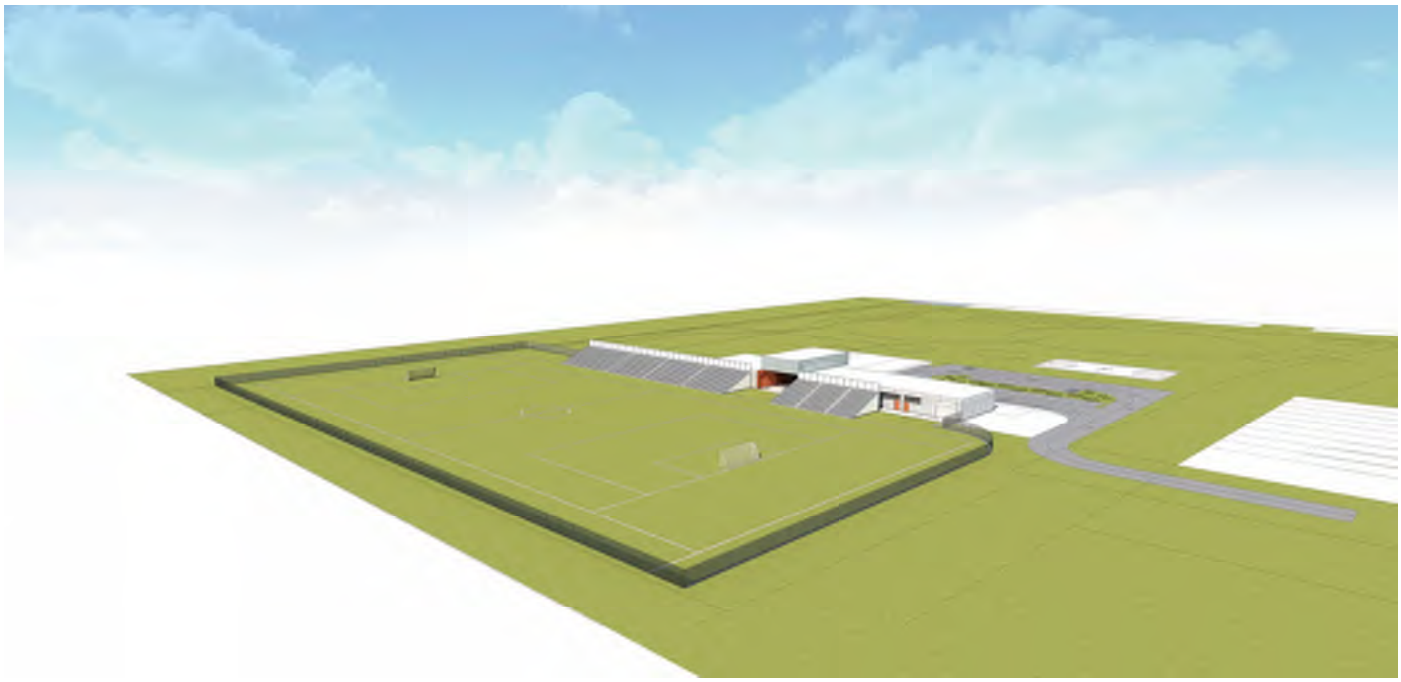
CHANNEL GLASS

PARK RENDERING: BIRD'S EYE VIEW FROM NORTH EAST

FIELD HOUSE: VIEW LOOKING WEST



Field House: View to Covered Walkway



Field House: Aerial View from South West

Field House: View from Playing Field

Field House: View from Public Plaza

Field House: Aerial View to South East

7.0 Concluding Remarks

Supported by a very positive response from the community, the park program mandate for the site has been incorporated into a proposed site layout and initial design. The level of detail developed enable the solution to be tested for feasibility and costed for budget compliance. We see that the proposed program can be effectively accommodated on the site with key adjacencies, program areas and functionality achieved.

The design illustrates the means for the site to achieve the stated project objectives, however further

	• Engineer a single solution across the back wall rather than two different. SPCP comments on layout options 19080	
4	**Program confirmation** SPCP program August 2019.pdf	INFO
5	**Action Items** Develop 2 options for the week of August 19, 2019. Two options: • One with the stadium shifted down and the berm condition continuous across site. • Place the building outside of contaminated/red area if possible. • One with a focus on the skate park vs. one with a focus on multi-use courts. • Integrate bus loop/lay-by with the parking lot. • Configure parking lot with access to green space. • Community garden next to water source - i.e. building. • Vehicle access from Chapple and pedestrian access from Gage Ave. • Determine building materials for the field house. • Building connected to the secured stadium area.	INFO

END OF MINUTES

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Meeting Minutes

Project:	Stadium Precinct City Park	Meeting Number:	4
Subject:	Project Team Options Review 2	Meeting Date:	August 22, 2019
Location:	77 James St. N, Suite 400, Room A, Hamilton, ON L8R 2K3	Meeting Time:	9:00 am
Prepared by:	Richard Shaw / Vikor Peñaflor	Date Issued:	August 23, 2019

Attendees:	Company:	Name:	e-mail:
	City of Hamilton	Sarah Eakins	sarah.eakins@hamilton.ca
	City of Hamilton	Leanne Turner	leanne.turner@hamilton.ca
	City of Hamilton	John Vandriel	johnathan.vandriel@hamilton.ca
	City of Hamilton	Meghan Stewart	meghan.stewart@hamilton.ca
	Dillon Consulting	Kate Preston	kpreston@dillon.ca
	Dillon Consulting	Denis Viens	dviens@dillon.ca
	SAI	Richard Shaw	rshaw@strasmanarch.com
	SAI	Viktor Peñaflor	vpenaflor@strasmanarch.com
Distribution:	Attendees above plus:		

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Architect, AAA, OAA,
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Shawn Strasman
Architect, AAA, OAA,
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ITEM	DESCRIPTION	ACTION BY
1	**General meeting overview** • Dillon and SAI presented two design options. • Discussed potential strategy that would determine the grading. • Preferred Option determined. • Conecerns for existing tunnels and building within the site. • Preparation for the upcoming internal stakeholder meeting and PIC 2.	INFO
2	**Design options** •Dillon and SAI collaborated to develop two options with a consistent parking layout, the building footprint and park threshholds. • Kate Preston presented two design options. • In both options, some of the active recreation features were consolidated since there is not a lot of real estate/space. In further developing the layout, instead of having two multi-use courts, a multi-use court could be eliminated and the picnic area/plaza/event space could be expanded. • Both options have the skate dot(s) along Gage Ave N. **Dillon: Option 1** • Follows a fluid geometry - the trail loops around the multi-use field. • The skate dot along Gage Ave is in one consolidated skating area. With a smaller multi-use field, the skate dot could be expanded/modified. • Fitness stations loop around the trail. *Comments:* • The main axis that runs northwards from the parking lot and through the building highlights the multi-use courts which is not the focus for the park. • The multi-use field is not dedicated to soccer games and it could be configured as an open area with no rigid dimensions - Sarah will confirm this as this could allow the multi-use field to be reduced in size or/and have a more organic shape. • This option consolidates the visual barriers within the park. **Dillon: Option 2** • Shows an open lawn that extends into the pavilion. This could be a more flexible space and act as a plaza for events such as art festivals	INFO

and markets.
• A space is dedicated for the community gardens (along Gage Ave).

Comments:
• Provides an opportunity for different activities to happen in different pockets of the site, creating an internal park space.
• The mid-north portion of the site is enclosed on three sides.
• One multi-use court could be placed in the park rather than two but a full-size multi-use court is required (no half-courts).
• Rename picnic areas as “open lawn areas.”
• There is a long wait list in the community for community gardens. Build the garden and people will come.

The event space could be as simple as a dedicated plaza space, the area where spectators could be rather than the actual event. Not too large as it could become an unused void in the park when there are no stadium-related events. This could also be incorporated into the berm on the north boundary(a lawn area that is terracing into the berm).

• Richard Shaw presented two building desi

Meeting Minutes

Project:	Stadium Precinct City Park	Meeting Number:	5
Subject:	Internal Stakeholder Meeting 2	Meeting Date:	September 10, 2019
Location:	77 James St. N, Suite 400, Hamilton, ON L8R 2K3	Meeting Time:	10:30 am
Prepared by:	Richard Shaw	Date Issued:	September 12, 2019

Attendees:	Company:	Name:	e-mail:
	City of Hamilton	Sarah Eakins	sarah.eakins@hamilton.ca
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	City of Hamilton	John Vandriel	Johnathan.vandriel@hamilton.ca
	City of Hamilton	Andrea McDonald	andrea.mcdonald@hamilton.ca
	City of Hamilton	Adriana Byrne	adriana.byrne@hamilton.ca

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5	**Field House** Concession area will likely be a leased space with outside provider, or available for event booking. Area can be reduced and a staff room provided in the adjacent space. A second garage door is required to access the maintenance area from the parking lot side, with a curb cut and removable bollards. Players seating on the field will be on the west side of the playing field. The building should be designed for three season operation, from spring through to Nov. No climate control systems are intended for the space, however, means for passive cooling should be incorporated. A multi-use room would be preferential for staff use, in the area currently planned for concession. Drinking fountains and water bottle refilling stations should be incorporated into the exterior public side of the field house building.	
6	**Action Items** PIC # 2 is scheduled for October 28th. Materials should be prepared for circulation 3 weeks prior for online survey distribution. Format for the PIC is for an introduction with the design introduced by the consulting team, and then questions following. Costing submission requirements are to be provided by the City for document generation. Confirmation will be provided for the equipment storage requirments. Further information on the existing basement structures on site will be provided from the City.	INFO

END OF MINUTES

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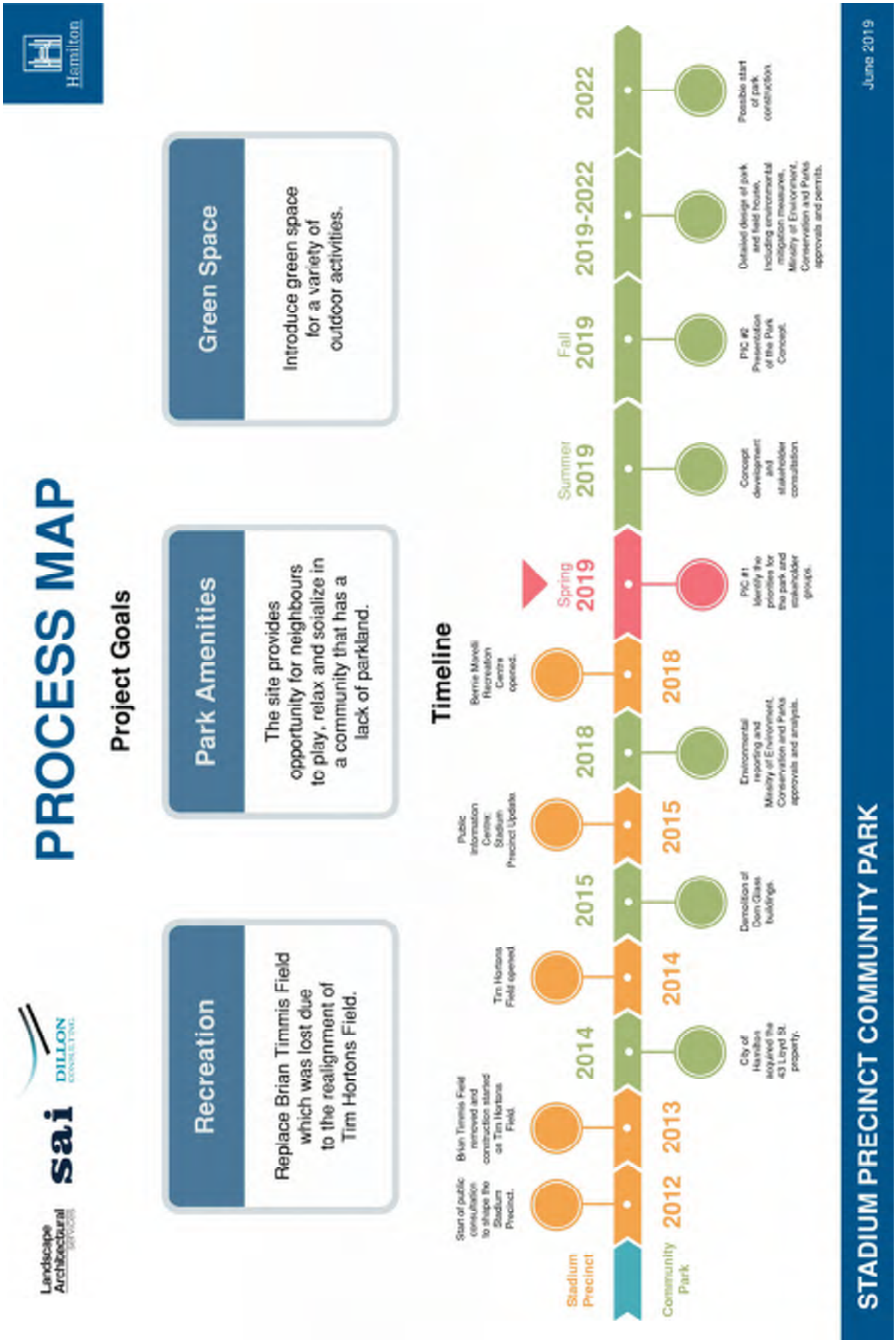
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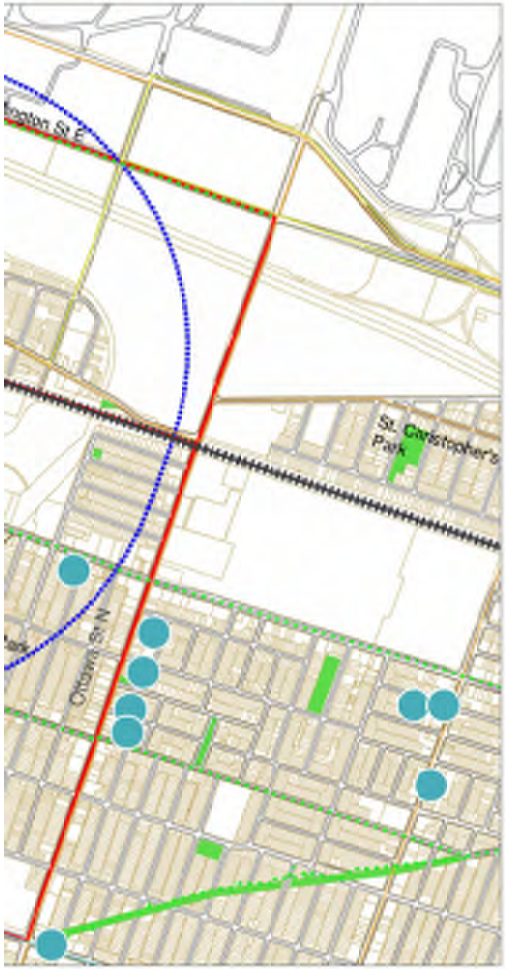
PROCESS MAP
Project Goals
Recreation
Replace Brian Timmis Field which was lost due to the realignment of Tim Hortons Field.
Park Amenities
The site provides opportunity for neighbours to play, relax and socialize in a community that has a lack of parkland.
Green Space
Introduce green space for a variety of outdoor activities.
Timeline
Stadium Precinct
Community Park
2012
2013
2014
2014
2015
2015
2018
2018
Spring 2019
Summer 2019
Fall 2019
2019-2022
2022
Start of public consultation to shape the Stadium Precinct.
Brian Timmis Field removed and construction started at Tim Hortons Field.
Tim Hortons Field opened
Public Information Centre: Stadium Precinct Update.
Bernie Morelli Recreation Centre opened.
City of Hamilton acquired the 43 Lloyd St. property.
Demolition of Dom Glass buildings.
Environmental reporting and Ministry of Environment, Conservation and Parks approvals and analysis.
PIC #1 Identify the priorities for the park and stakeholder groups.
Concept development and stakeholder consultation.
PIC #2 Presentation of the Park Concept.
Detailed design of park and field house, including environmental mitigation measures, Ministry of Environment, Conservation and Parks approvals and permits.
Possible start of park construction.
STADIUM PRECINCT COMMUNITY PARK
June 2019

MAP

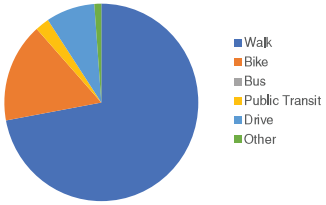


WHAT WE HEARD

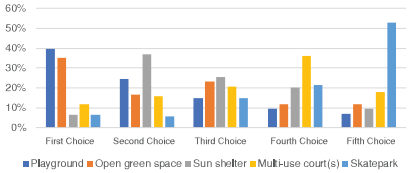
June 2019 data collected from:

- 86 online survey responses
- 11 comment sheet responses (all from residents within the park area)
- PIC "dot-mocracy" voting boards

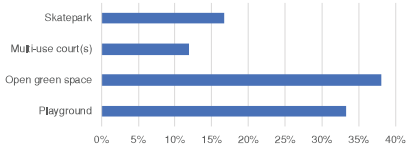
How Will People Get to the Park?



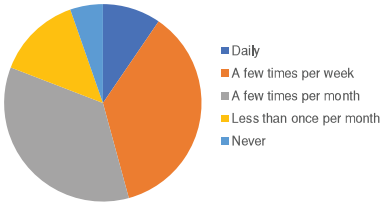
Park Amenity Piorities Ranked from most desired (1) to least desired (5)



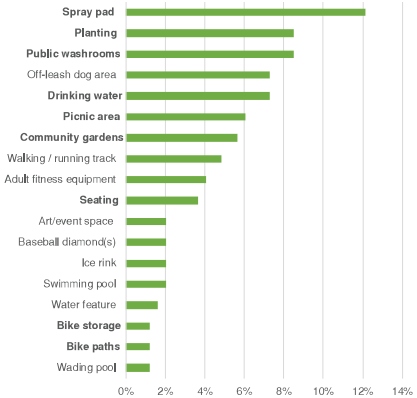
Park Amenity Piorities Public Information Centre Voting Board from June 2019



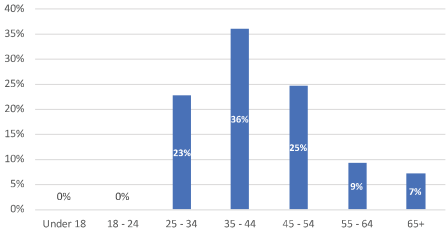
How Often People Anticipate Using the Park?



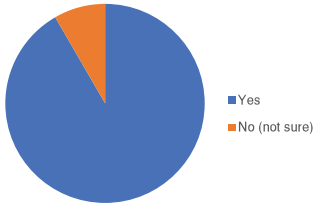
Park Amenity Suggestions



Survey Respondent's Age Group



Support for the Stadium Precinct Community Park



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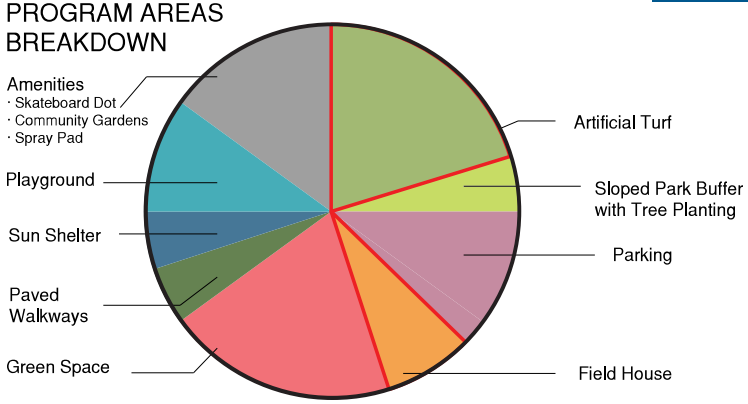
PARK AMENITIES

Hamilton

Artificial Turf Sports Field

Playground w/ Swings

PROGRAM AREAS BREAKDOWN



Park Pathways

Paved Plaza

Committed Rec. Programs are Outlined

Spray Pad

Parking + Vehicle Drop-Off

Open Green- Flex Space

Park Shelter

Field House

Spectator Seating

Skateboard Dot

Multi-Use Court

STADIUM PRECINCT COMMUNITY PARK

September 2019

STAY IN TOUCH!

VISIT: ***http://www.hamilton.ca/StadiumPrecinctPark***

- **Project information and updates**
- **Link to a user survey**
- **Track the progress**

CONTACT US:
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Landscape Architectural Services
905 546 2424 ext.3662
Johnathan.Vandriel@hamilton.ca

CIVIL AND SITE GRADING MEMO

To: Richard Shaw, Strasman Architects Inc.

From: Denis Viens, Gary Tran

Date: December 19, 2019

Subject: Stadium Precinct Community Park Feasibility Study

Our File: 19-9965

1.0 Introduction

The proposed site for Stadium Precinct Community Park (Precinct Park) is location in Hamilton, Ontario and is bounded by Gage Avenue North to the east, a CN Rail line to the north and industrial complexes to the south and southwest and residences to the southeast. The proposed site includes an artificial turf stadium field with a viewing area, a plaza area with a parking lot, an open space area with walkways, playgrounds, a multi-use court, open green space, community gardens and a spray-pad.

This memo outlines the preliminary investigation of the site based on the current conditions. The investigation includes:

- A estimate of existing material to be re-used, material to be hauled off-site, and fill material to bring onsite based on the proposed site-plan subject to environmental restrictions, and
- A preliminary servicing plan to accommodate the proposed site-plan.

2.0 Existing Site Material Condition

Existing material on the site was categorised into two types, clean and environmentally impacted material. Quantity calculations of volume of each material type was determined based on area (measured using topographical survey and Google Earth satellite images) and assumptions on depth, height or thickness. The existing site was broken down into different areas based on the survey and imaging. Material quantities of these areas were calculated using volume calculations based upon geometric shapes. Assumptions of thickness and depth of the existing structures were based on common conventions and site observations.

Assumptions of Material Quantities Type:

- Clean material included concrete pads and foundations slab, which can be crushed and re-used.
- Rubble concrete stockpiles were considered as clean material to be crushed and re-used.
- Structures with basements were calculated with 10ft (3.048m) basements heights.
- Basement structures and material removed offsite generates onsite void space requiring fill.
- Geometric shape calculations were used to estimate volume *(Area x Height, Pyramid with 3:1/2:1 side slope, triangular wedge, etc.).*
- Impacted material included concrete used as fill and unknown material in the elevated building foundation. Impacted material can will be used as fill on the property.
- Asphalt is removed offsite as it is a resource with a higher value than regular fill.

Calculations were made to quantify the volume amount of clean material, impacted material, existing void space present and voids left due to materials removed offsite or cut to meet the proposed site grading. The table below summarizes the volume of materials estimated based on existing conditions relative to a planar level site surface matching grades at property lines.

Material Type	Volume (m^3)
Clean Material	10,200
Impacted Material	8,100
Void Space	14,600

3.0 Material Quantity of Proposed Site Plan

Studies by others for the site have identified the need for one of two surface profiles, a hard surface, or a soft surface with a minimum of 1m of clean material at surface. Due to the type of impacted material that exists below the surface, the proposed green space area was assumed to require the minimum 1.0m of clean material inclusive of any topsoil or granular material. Proposed hard surfaces such as pavement or asphalt, do not require clean material aside from the materials required to construct the pavements or other profiles. Hard surfaces include the building, asphalt road, parking lot, event plaza, stadium entrance and multi-use court area. Soft surfaces which require the minimum of 1m of cover include the turf field, berm area, and open common area. The table summary below lists the assumptions of subsurface profile requirements exclusive of environmental requirements.

Site Land Use	Required Composition Thicknesses (mm)
1. Stadium Field	500mm (Field Profile)
2. Event Plaza + Stadium Entrance	200mm (concrete) 300mm (granular)
3. Parking Lot	120mm (asphalt) 480mm (granular)
4. Grass / Berm area	300mm (topsoil)

The proposed site can be divided into a west and east section. The west half of the site consist primarily of the hard surfaces listed above and the east primarily of soft profiles. This west section is to be raised 1.0m above existing elevation to manage the impacted materials onsite. The overall elevation profile for the western half is considered relatively flat and plateau-like. The east half of the site, is mainly grass and open space. The elevation profile across the east section is proposed to match existing elevations

along Gage Avenue and maintain a gentle slope to match the hardscape elevation that is raised 1.0m above existing around the centre of the site.

Assumptions of Required Material Calculations:

- The existing surface profile is assumed planar and generally level across the site for preliminary calculations;
- The Stadium Field, Event Plaza, and Parking Lot are considered box prisms of 1.0m in height, volume is estimated using *area x height*;
- The Grass/Open Space and Berm area is required to match existing elevations at the east limit at Gage Ave, and match 1.0m elevated profile at the west section hard surfaces, and match a 2.0m retaining wall at the north limit;
- At the east limit to match existing, 300mm of topsoil plus 700mm thick of clean fill is required to maintain the 1.0m clean material requirements;
- The Open space/Commons is considered a box prism of 1.0m height. An average cross-slope was calculated across the surface matching existing elevations;
- The berm at the north limit was assumed as a trapezoid at various cross-sections. The north portion is to match a proposed 2.0m retaining wall as separation from the rail-line. The berm was calculated with a flat top and a 3:1 slope was assumed to match elevations at the open space/common, and
- The volume of material for the berm was calculated using an "End-Area Method" based on various cross-sections.

4.0 Site Material Balance

Calculations were made to quantify the volume amount of clean/impacted material, topsoil, granular material, asphalt, and overall fill required for the proposed site works. Any cut below the existing surface generated additional material which required management. The following table summarizes the volume of material required for the post-development conditions, rounded to 100m^3 increments.

Material Type Required/Generated	Volume (m^3)
Clean Material (non-type specific)	25,500
Granular Material	2,200
New Asphalt	300
Topsoil	7,700
Impacted Material Generated	9,200
Impacted Material to use as Fill	7,100

Material balance for the proposed development can be calculated by comparing the values summarized in the table above and from Section 2.0. The overall material balance can be summarized in the following table.

Material	Volume (m^3)
1. Clean Fill Required	25,500
2. Total Impacted Material (Ex. Impacted Material + Impacted Material Generated)	17,300
3. Total On-site Storage for Impacted Material (Void Space to Fill + Impacted Material to use as Fill)	21,700
4. Existing Clean Material needed for void space (3. – 1.)	4,400
5. Existing Clean Material as Fill for Proposed Site (Clean Fill in Section 2.0 – 4.)	5,800
6. Clean Material To Import (1. – 5.)	**19,700**

Based on the table above, the proposed site requires clean material to be imported. All disturbed material that is unusable as clean material can be used onsite as material to bring the site up to proposed elevations below the clean materials or pavement profiles. The grading can be refined during detailed design to reduce the amount of clean material brought to site.

5.0 Preliminary Site Servicing

There exist site services (water, storm, and sanitary) from the previous land-use prior to demolition. Based on the proposed development, the existing services will not be used for the proposed site due to age, condition, location, etc. The Site can be serviced by the existing sewers and watermain that exist on Gage Avenue North and Chapple Street at Lloyd Street.

Potable Water Service

Potable water service can be supplied from the existing 150mm diameter watermain on Lloyd Street, through Chapple Street, at the south of the site. The proposed site is expected to require a minimum 150mm service which will provide water to a 150mm diameter fire main, two (2) hydrants and a 100mm diameter domestic service, complete with a meter chamber as per City of Hamilton standards.

Preliminary Sanitary Servicing

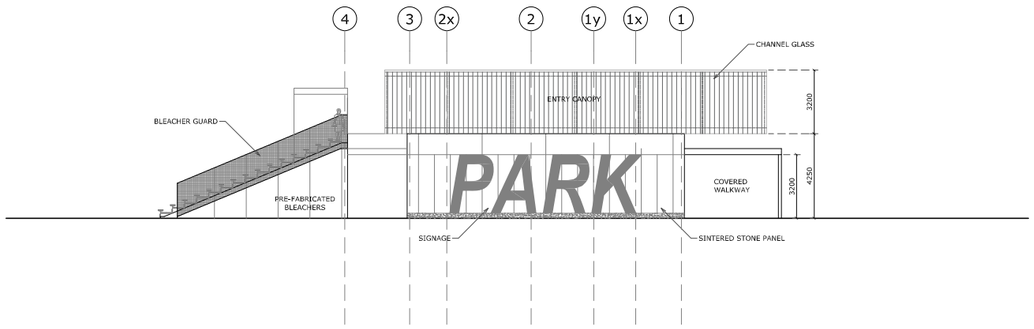
The proposed site will require a sanitary sewer service for the Stadium building. There exists a 300mm diameter combined sewer along Lloyd St where proposed sanitary sewers can connect and discharge into. The sanitary sewer alignment is based on the proposed road layout and flows south on Chapple

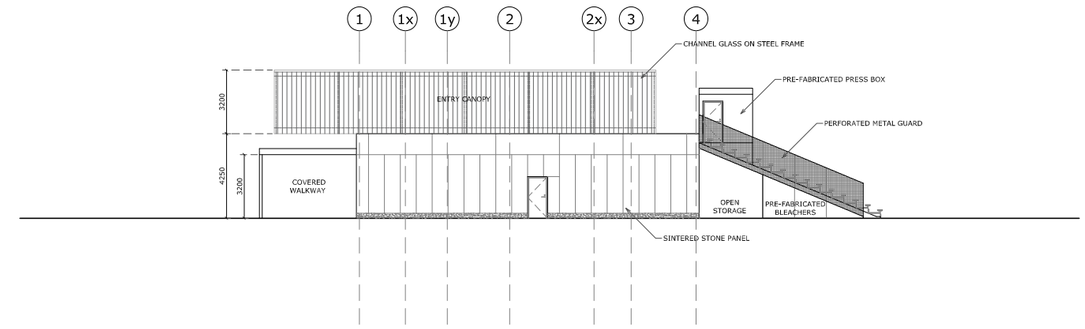
Street to connect into the existing sanitary manhole on Lloyd Street. It is expected that a 200mm sanitary service is sufficient to service the stadium and associated infrastructure. Confirmation of sufficient receiving capacity in the existing sewer to be confirmed during detailed design.

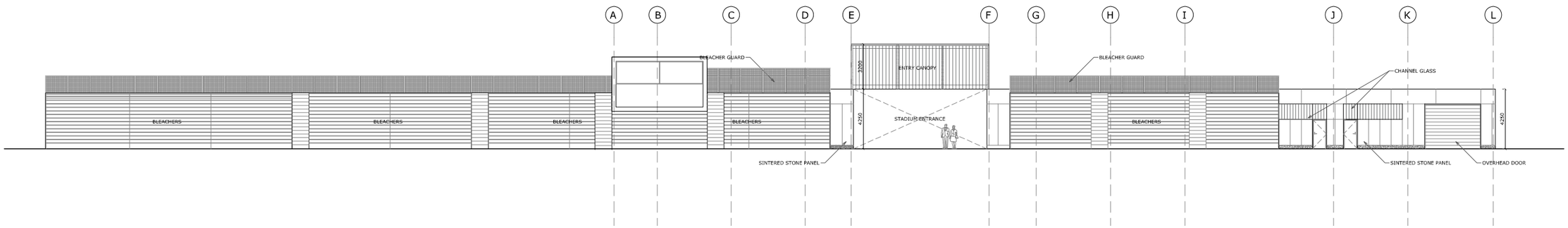
Preliminary Storm Servicing

The preliminary design for storm servicing was based on the City of Hamilton Criteria, whichever was the more conservative option of either:

1. Controlling discharge of Post-Development 100-Year Storm to Pre-Development 2-Year Storm, or
2. Not exceeding the ca


4
3
2x
2
1y
1x
1
CHANNEL GLASS
ENTRY CANOPY
3200
BLEACHER GUARD
PARK
COVERED WALKWAY
3200
4250
PRE-FABRICATED BLEACHERS
SIGNAGE
SINTERED STONE PANEL


1
1x
1y
2
2x
3
4
CHANNEL GLASS ON STEEL FRAME
PRE-FABRICATED PRESS BOX
ENTRY CANOPY
3200
PERFORATED METAL GUARD
4250
3200
COVERED WALKWAY
OPEN STORAGE
PRE-FABRICATED BLEACHERS
SINTERED STONE PANEL


A
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J
K
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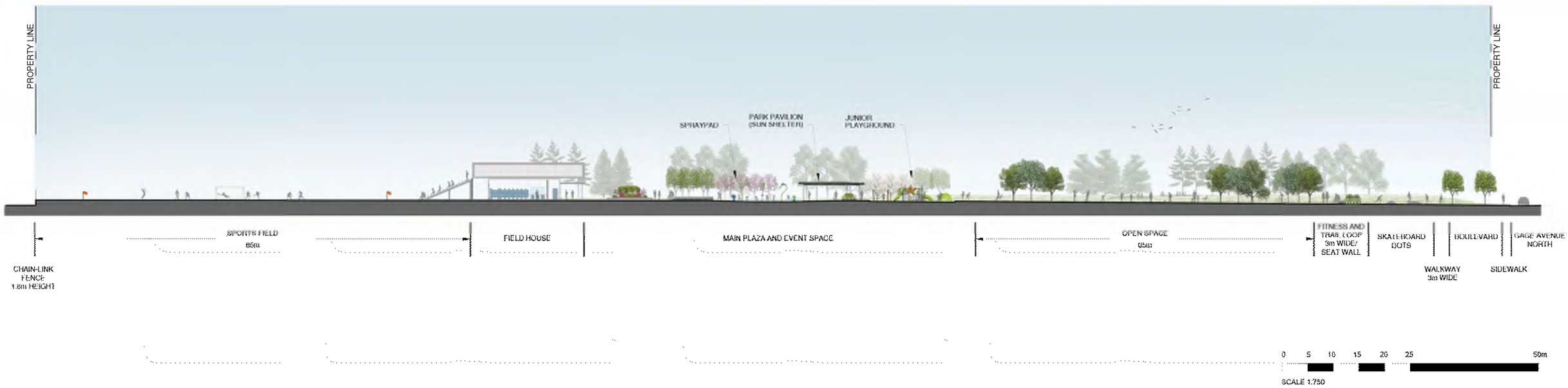
BLEACHER GUARD
ENTRY CANOPY
3200
BLEACHER GUARD
CHANNEL GLASS
BLEACHERS
BLEACHERS
BLEACHERS
BLEACHERS
4250
STADIUM ENTRANCE
BLEACHERS
4250
SINTERED STONE PANEL
SINTERED STONE PANEL
OVERHEAD DOOR

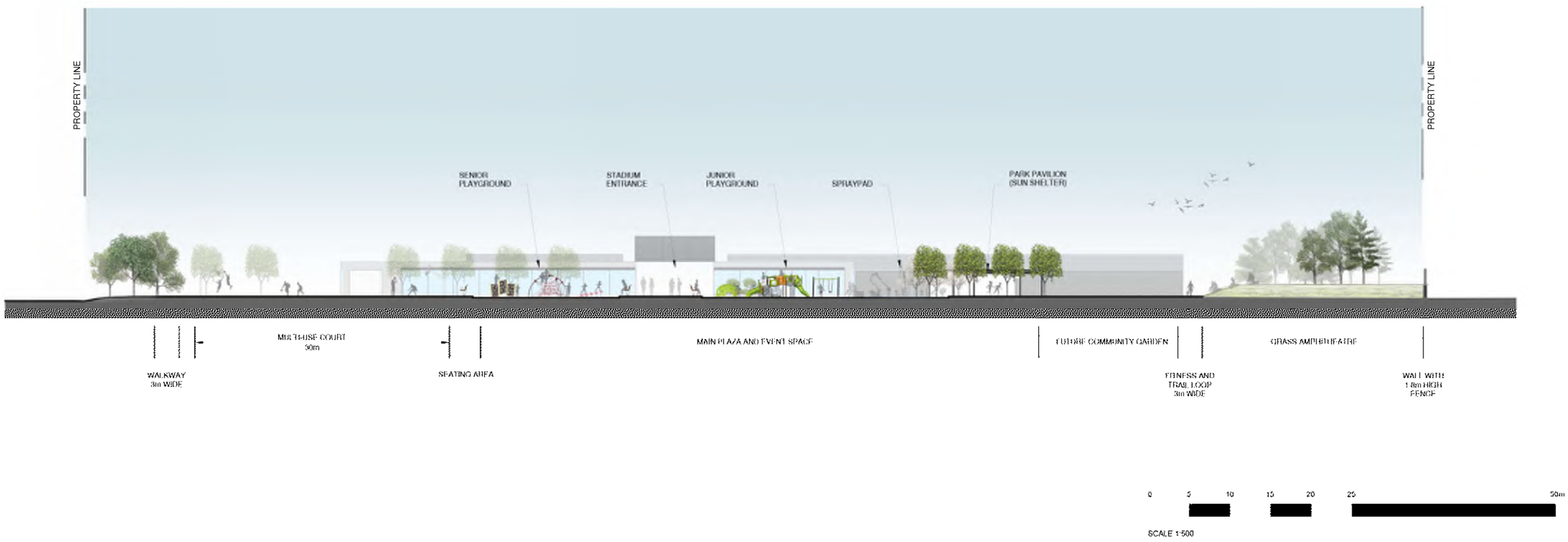
A

A¹


PROPERTY LINE
PROPERTY LINE
SPRAYPAD
PARK PAVILION (SUN SHELTER)
JUNIOR PLAYGROUND
SPORTS FIELD
85m
FIELD HOUSE
MAIN PLAZA AND EVENT SPACE
OPEN SPACE
85m
FITNESS AND TRAIL LOOP 3m WIDE/ SEAT WALL
SKATEBOARD DOTS
BOULEVARD
GAGE AVENUE NORTH
WALKWAY 3m WIDE
SIDEWALK
CHAIN-LINK FENCE 1.8m HEIGHT
0 5 10 15 20 25 50m
SCALE 1:750

B

B¹


PROPERTY LINE
PROPERTY LINE
SENIOR PLAYGROUND
STADIUM ENTRANCE
JUNIOR PLAYGROUND
SPRAYPAD
PARK PAVILION (SUN SHELTER)
WALKWAY 3m WIDE
MULTI-USE COURT 30m
SEATING AREA
MAIN PLAZA AND EVENT SPACE
FUTURE COMMUNITY GARDEN
GRASS AMPHITHEATRE
FITNESS AND TRAIL LOOP 3m WIDE
WALL WITH 1.8m HIGH FENCE
0
5
10
15
20
25
50m
SCALE 1:500