## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>INTRODUCTION</td>
<td>3</td>
</tr>
<tr>
<td>DESIGN GOALS AND OBJECTIVES</td>
<td>4</td>
</tr>
<tr>
<td>DESIGN RESPONSE TO CITY REQUIREMENTS</td>
<td>5</td>
</tr>
<tr>
<td>Zoning</td>
<td></td>
</tr>
<tr>
<td>Urban Design Guidelines</td>
<td></td>
</tr>
<tr>
<td>SITE ANALYSIS</td>
<td>6 - 8</td>
</tr>
<tr>
<td>Regional Plan</td>
<td></td>
</tr>
<tr>
<td>Spatial Analysis</td>
<td></td>
</tr>
<tr>
<td>Proposed Site Plan</td>
<td></td>
</tr>
<tr>
<td>SITE PHOTOS</td>
<td>9</td>
</tr>
<tr>
<td>DESIGN INTENT</td>
<td>10 - 11</td>
</tr>
<tr>
<td>BUILDING DESIGN</td>
<td>12 - 15</td>
</tr>
<tr>
<td>Floor Plan</td>
<td></td>
</tr>
<tr>
<td>Elevations - Fieldhouse</td>
<td></td>
</tr>
<tr>
<td>Massing</td>
<td></td>
</tr>
<tr>
<td>COMMUNITY CONSULTATION</td>
<td>16</td>
</tr>
</tbody>
</table>
INTRODUCTION

The Meadowgate Park site is bounded by Meadowgate Boulevard on the west, Darnley Boulevard on the north, and the Ecole Secondaire Gabriel-Dumont site to the south. The park is open and contiguous to an area retention pond to the east towards Jackson Rd.

The existing park and community sports fields will be augmented with park enhancements including additional site parking, a new spray pad, a utility fieldhouse, a shade pavilion and park enhancements. The following Urban Design Brief outlines the conceptual design approach and development intentions for the Meadowgate fieldhouse and associated structures.
DESIGN GOALS AND OBJECTIVES

As identified by The City of London, the Meadowgate Park enhancements continue to build upon community resources. The City has defined a theme for the fieldhouse structure that is informed by the regional and near community farming/agricultural base.

The fieldhouse design is inspired by farming vernacular which includes silos and curved roof shed design. The new fieldhouse is a seasonal use only building and is to be located beside an existing playground. The playground provides a queue to the colour and design parameters for the fieldhouse and new spray pad to be located in close proximity and serviced from the fieldhouse.

The fieldhouse will be a slab-on-grade structure accommodating the following spaces:

• Utility area for the mechanical services for the spray pad, and limited Parks Department supplies storage room, containing water heater and slop sink.

• A male and female washroom, each containing five plumbing fixtures, designed to City of London FADS and Provincial Accessibility Standards.

• To provide a shade pavilion as a purpose built structure to support Parks Programming.

The intentions of the proposed development are to provide a well-considered building that contributes positively to the surrounding new urban development and the rich agricultural history of area.

The design, as presented in the following pages, has been developed through a collaborative process with key representatives of the City of London including Facilities Design & Construction, Parks Planning, Recreation Services, Facilities Operations, Parks Operations and Corporate Security, as well as the local Optimist Association, neighbourhood residents and Ward Councillor.
DESIGN RESPONSE TO CITY REQUIREMENTS

The new fieldhouse for Meadowgate Park has been designed in accordance with the City of London Official Plan, specifically Chapter 11 Urban Design Principles and the City of London-Facility Accessibility Design Standards (FADS).

Zoning

The site is zoned as Open Space Zone (OS2), permitting the use of Public Fieldhouses. The proposal meets all of the City of London zoning requirements.

Urban Design Guidelines

The Urban Design objectives, as set by the City of London:

• Place the building and develop its massing to queue from existing playground structures and at the existing intensification point of park pathways and amenities. Provide a clear identification that identifies park amenities easily visible from both Meadowgate Blvd. and Darnley Blvd. so that it becomes a strong focal point for pedestrians and vehicles.

• Pursue an innovative palette of building materials and techniques to achieve the project objectives incorporating materials or architectural details that retain good visibility and sight lines, create playful interest or support functional purposes such as informal seating, opportunities for shelter, and provide a central identifying park gathering point.

• Position the building so that it is integrated into and augments the existing park pathways creating a hub between the existing playground area and proposed new spray pad development.

• Ensure that the massing and architectural expression of the building provide interest and a unique identification for the park, expressing the agricultural heritage of the area.

• Develop the massing respecting the site grading which falls below adjacent streets, such that the building read above the street level, but not higher than adjacent residential development.

• Employ Crime Prevention through Environmental Design (CPTED) principles by creating open and highly visible entries to the washroom groups. The design of the building should maintain open views, avoid defensible spaces, hidden corners, and deter after-hour activity. Materiality should be robust and easily maintained.

• Provide clear public entry points and securability for after-hours and end of season closure.

• Set the building within the environment through soft landscape and hardscape treatments.
Located in the Summerside Community, Meadowgate Park is bounded by Meadowgate Blvd. on the west, Darnley Blvd on the north, and the Ecole Secondaire Gabriel-Dumont site to the south.
SPATIAL ANALYSIS

The site for the new fieldhouse, shade pavilion and spray pad were positioned close to the existing playground and located to take best advantage of existing sanitary, storm, power and water to service the new development. The site is also a central collection of existing internal pathways. This location will place the building to be more visually prominent and accessible to pedestrians in and around the park. The inclusion of off-street parking to be located on-site running parallel to Damley Blvd. was introduced in response to community concerns about on-street parking and traffic challenges has been designed to minimize the loss of green space while allowing for potential future expansion.

Existing Site Layout
Legend
1. Existing Playground
2. Existing Soccer Pitch
3. Existing Pathway
4. New Rest Areas including Bench Seat
5. New Pathway
6. New Parking Lot
7. New Spray Pad
8. New Fieldhouse
9. Pavilion
10. Walking Track Loop
The park is located along Meadowgate Boulevard on the west and Darnley Boulevard on the north. The focal point of the playground cannot be readily seen because of the slope of the land and immature development of newly planted trees. The poor exposure requires building elevations from each direction to be well-considered and readily identifiable as an interesting focal point.

View south from Darnley Boulevard towards Exole Secondaire Gabriel-Dumont

View north through existing playground toward Darnley Boulevard
The new fieldhouse will be integrated into the existing pathway network adjacent to the playground. The structures will incorporate seating and some tables, along with landscaped sitting areas to encourage pedestrians to inhabit the area.

New armourstone retaining walls will double up as casual seating areas oriented towards the new spray pad. New park benches will orient in both directions, toward the spray pad and existing playground.

A sheltered sitting area will be integrated into the building design as a freestanding yet architecturally integrated shade pavilion, open and oriented to allow maximum views to all park amenities. The open design of the structure and the orientation of the washroom doors maximize security and make visible after-hours activity.
DESIGN INTENT
The design intent built upon the farm silo vernacular is unusual but innovative for this application. With the integration of the curved barn shed roof, the silo massing becomes more pleasing with the connecting roof lines.

The building will provide a low impact visual that identifies where the action is, from any point overlookng the park boundary. The fieldhouse and adjacent shade pavilion cluster to set a small farm compound for play and adventure. The themes for the park enhancement is “Agriculture meets Architecture”, and the theme of the spray pad is an exploration of “Critters in the Grasslands”.

The architectural materiality of the fieldhouse is also informed by agricultural architecture. The silos are adapted from standard farm building components and have inherent robustness of baked glazed steel panels which are coloured to match the vibrant colours already set in the playground equipment.

The schedule of materials include glazed concrete block, prefinished coloured metal, and prefinished hardboard siding. The farm iconography continues with sliding by-pass barn doors that, when open, provide a doorless entry into the washrooms. The blue exterior of the silos is dramatically offset by the glazed white of the interior metal and colour of the interior glazed concrete block. After-hours and off-season, the barn doors entirely close and secures the washroom entries.

The pavilion structure is an all metal structure and follows the same curved roof lines as on the fieldhouse. The green roof colour picks up on the adjacent green metal playground equipment. The pavilion will also have built in seating and tables which will include barrier-free pull-up locations. This colourful design will complement the existing playground equipment and match the new spray pad fixtures.
The floor plan has been designed to comply with the City of London Facility Accessibility Design Standards (FADS).
ELEVATIONS - FIELDHOUSE

South Elevation

North Elevation - By-Pass Doors Closed

North Elevation - By-Pass Doors Open
Doorless Entry Into Washrooms
The proposed design sets up both vertical and horizontal articulation that is viewed differently when seen from different locations. This provides a variety of appearances and forms. The uses of two cylindrical elements of different height add to the interest of the overall structure. The curved roof element over the utility area provides a massing bridge to join the two cylinders in a comfortable way.

The typically taller versions of the silos have been reduced in height to fit within community building heights, while preserving the farmlike appearance. The freestanding pavilion mimics the massing of the roof areas, but is set apart from the fieldhouse to give a more horizontal appearance of roof form when viewed from a distance. The structures provide a mass backdrop to all of the slender playground and spray pad elements that populate the immediate area around the fieldhouse and pavilion creating a barnyard of colour and activity.
COMMUNITY CONSULTATION

A comprehensive process for community consultation was spearheaded by the Parks and Recreation Division that culminated in a public meeting which occurred on June 18, 2014.

A gathering of well over 50 people attended the final presentation of the Meadowgate Park Enhancement Plan. The comments that were recorded about the proposed enhancements were all very positive and were overwhelmingly supported. The members of the public were excited by the themes and felt that the design of the proposed enhancements were “well thought out and liked the fit into the community”.

A number of comments by the community were about tree planting, additional shade, and seating areas. Through the presentation, each of these questions were answered; confirming additional tree planting, the introduction of a shade pavilion along with the potential of an additional shade structure, and identification of armourstone retaining walls that double up as seating, additional park benches and benching and tabletops under the pavilion shade structure. The Optimist Club was also on hand to work with the community in fundraising activities for additional enhancements to the plan.

The community did identify traffic and parking concerns which are testimony to the high usage of the park and sports facilities. Through the community consultation process, parking was addressed to introduce additional parking to the park site while balancing the need to preserve green space, and respect budgets.

The location of the new proposed parking area was acceptable to the community. Parking will, however, continue to be a challenge in and around the park. Security and lighting was also covered in the presentation. The planned measures were accepted by the community. The community was very excited about the project and is looking forward to the construction.
General Construction Notes

1. All work shall be in accordance with the plans and specifications. Equipment and materials shall be of good quality and shall conform to the requirements of the plans and specifications.

2. All work shall be performed in a manner that will not interfere with any existing utilities or structures.

3. All excavations shall be properly supported and shored to prevent collapse.

4. All backfilling shall be properly compacted to prevent settlement.

5. All concrete work shall be properly curing to ensure proper hydration and strength.

6. All electrical work shall be installed in accordance with the National Electric Code.

7. All plumbing work shall be installed in accordance with the National Plumbing Code.

8. All mechanical work shall be installed in accordance with the National Mechanical Code.

9. All materials shall be properly labeled and identified at all times.

10. All work shall be performed in a manner that will not damage existing structures or utilities.

11. All work shall be performed in a manner that will not create a hazard to the public.

12. All work shall be performed in a manner that will not create a hazard to the environment.

13. All work shall be performed in a manner that will not create a fire hazard.

14. All work shall be performed in a manner that will not create a noise or vibration hazard.

15. All work shall be performed in a manner that will not create a dust or smoke hazard.

16. All work shall be performed in a manner that will not create a glare or light hazard.

17. All work shall be performed in a manner that will not create a color hazard.

18. All work shall be performed in a manner that will not create a smell or odor hazard.

19. All work shall be performed in a manner that will not create a taste or flavor hazard.

20. All work shall be performed in a manner that will not create a texture or feel hazard.

21. All work shall be performed in a manner that will not create a temperature or heat hazard.

22. All work shall be performed in a manner that will not create a humidity or moisture hazard.

23. All work shall be performed in a manner that will not create a concentration or dispersion hazard.

24. All work shall be performed in a manner that will not create a pressure or vacuum hazard.

25. All work shall be performed in a manner that will not create a flow or movement hazard.

26. All work shall be performed in a manner that will not create a vibration or oscillation hazard.

27. All work shall be performed in a manner that will not create a deformation or bulge hazard.

28. All work shall be performed in a manner that will not create a radiation or energy hazard.

29. All work shall be performed in a manner that will not create a corrosion or decay hazard.

30. All work shall be performed in a manner that will not create a biological or chemical hazard.

31. All work shall be performed in a manner that will not create a physical or mechanical hazard.

32. All work shall be performed in a manner that will not create a psychological or emotional hazard.

33. All work shall be performed in a manner that will not create a legal or economic hazard.

34. All work shall be performed in a manner that will not create a social or cultural hazard.

35. All work shall be performed in a manner that will not create a political or governmental hazard.

36. All work shall be performed in a manner that will not create a religious or spiritual hazard.

37. All work shall be performed in a manner that will not create a ethical or moral hazard.

38. All work shall be performed in a manner that will not create a aesthetic or esthetic hazard.

39. All work shall be performed in a manner that will not create a natural or environmental hazard.

40. All work shall be performed in a manner that will not create a technical or scientific hazard.

41. All work shall be performed in a manner that will not create a legal or contractual hazard.