

# KIPPENS COMMUNITY COMMON **MASTER PLAN**

Final Report | June 2025





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# 1.0 INTRODUCTION

The Bay St. George Region is experiencing significant changes and is potentially on the cusp of an acute growth period. The Town of Kippens, being contiguous with the Town of Stephenville and containing a significant component of the region's housing supply, is well positioned to attract new residents and to continue growing its residential base.

Community and recreational assets are central to the vibrancy and quality of life. The Kippens Recreation Complex, which continually expanded its facilities over time, has a longstanding history as the community and recreational hub of the town. The area contains scenic wooded trails and other recreational facilities such as a kiddies' playground, soccer pitch, tennis court, baseball/softball diamond, basketball courts, dog park, beach volleyball, and community garden.

Council is seeking to reinvigorate the Kippens Recreation Complex by conducting a recreational needs assessment and developing a concept master plan that will help guide the long-term budgeting and development of the site.

# 2.0 CONTEXT

## 2.1 REGIONAL CONTEXT

[Additional images: regional context map, showing the town limits of Kippens, Stephenville, and Port au Port East]

The Town of Kippens is part of the Bay St. George South region. Kippens is bound by the Town of Stephenville to the east (Gaudon's Brook) and Port au Port East to the west (Romaine's River). The town extends roughly 5.5km east-west along Kippens Road (provincial highway, Route #460).

The predominant land use in Kippens is residential with few commercial developments. The day-to-day functioning and activity of the town and its residents is thus interwoven with the broader region, particularly the Town of Stephenville which serves as the regional service centre for the area. As the regional service centre, Stephenville hosts a wider range of recreational assets that draw users from the Bay St. George South region and abroad.

## 2.2 POPULATION AND DEVELOPMENT

The 2021 Census population for Kippens was 1,845. This represents a decline of 8.2% since 2016 (1,845 in 2021, down from 2,010). Over the same period, the entire province experienced a population decrease of 1.8% since 2016 (510,550 in 2021, down from 519,715). However, over the past 30 years, the population of Kippens has remained relatively stable, just shy of the 2000 mark.

The sharpest growth of the community occurred between 1951 and 1983, where the population more than doubled from 641 to 1556. This was attributed to major 'regional disruptor' developments in Stephenville such as the establishment of the Ernest Harmon Air Force Base from 1945 to 1966. During this period, the town experienced a rapid expansion of residential subdivision development, which established a substantial portion of the present-day community layout.

Although total population has remained relatively stable over the past 30 years, development activity has persisted as average household size shrinks and Kippens still offers vacant land to accommodate greenfield development. Further, as the population structure is aging and inflation persists, new housing typologies, outside of the traditional single detached home, are emerging. These mainly include row house type developments marketed towards independent seniors wanting to downsize their living.

FIGURE 1 | CENSUS POPULATION - KIPPENS

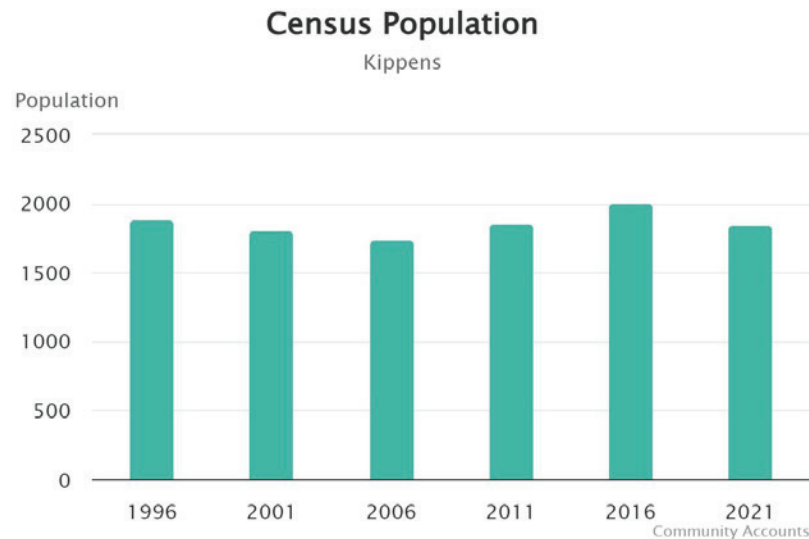


FIGURE 2 | POPULATION PYRAMID, CENSUS 2021 - KIPPENS

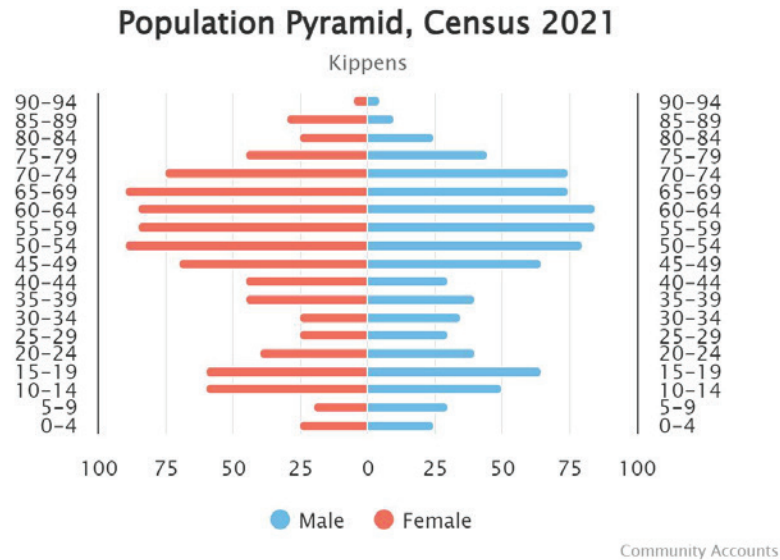
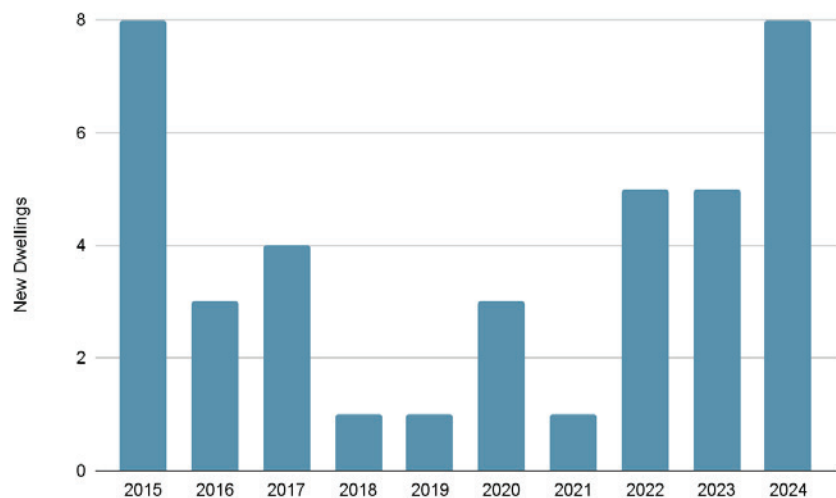


FIGURE 3 | HOUSING GROWTH - KIPPENS



Housing growth over the last 10 years remains relatively low and stable. Over the last 10 years, building permit records indicate a total of 43 new dwellings. Single dwellings remain the predominant housing form; however, permits were issued for a duplex in 2023 and 6-plex in 2024, which helped drive up the total unit count in recent years. This is also notable for Kippens as the market is responding to the demand for new housing typologies as inflation continues to rise and the demographic structure of the region shifts.

## 2.3 INDIGENOUS TRADITIONAL COMMUNITY AND TERRITORY

The Bay St. George area has a history of human occupation dating back as far as 1300 years ago. Archaeological evidence shows that sites in present-day Port au Port West were occupied by Recent Amerindian (who were the ancestors of the Beothuk) and Dorset Palaeoeskimo. Kippens is a traditional Mi'kmaq community and almost half (727) of its residents are First Nations status of the Qalipu First Nation. Most First Nations individuals are members of the Port au Port Indian Band, which was a founding Federations of Newfoundland Indians (FNI) group predating and integral to the establishment of the Qalipu First Nation. Kippens is within the Port au Port Ward (#3) of the Qalipu First Nation and is represented by the Western Vice-Chief and Port au Port Ward Councillor.

## 2.4 EXISTING PLANNING FRAMEWORK

Various documents were reviewed as a part of developing this report. The visioning exercise and master plan are thus intended to align as best possible with the established planning framework and direction of the town, which is primarily set out in the Municipal Plan (2023-2033) and Integrated Community Sustainability Plan (2010-2015).

### 2.4.1 MUNICIPAL PLAN

The Town of Kippens Municipal Plan was recently comprehensively reviewed and sets out a new strategy for the community over the 2023-2033 period. Section 'B.11 Open and Space and Recreational Uses' contains the overarching guidance for these uses and amenities over the planning period. This section contains an overview of the Kippens Recreation Complex lands at the time of plan development and various guiding policies and proposals. In general, these policies and proposals can be distilled into three general directions for the lands:

- (1) Protect and nourish the Kippens Recreation Complex lands
- (2) Collaborate with local and regional recreation partners where possible
- (3) Facilitate a diverse range of recreational opportunities for all ages and abilities

*It is a policy of Council to:*

B.2.11.2 (1) Maintain existing municipal lands within the Recreational Complex Area for continued public use.

B.2.11.2 (2) Explore community support and feasibility of broadening recreational activities within the Recreational Complex Area.

B.2.11.2 (3) Increase collaboration with nearby municipalities and schools in offering complementary recreational facilities and the shared use of facilities.

B.2.11.2 (4) Support existing and future recreational facilities and

public *open spaces* that will meet the diverse needs of residents, including but not limited to youth, seniors, and persons with disabilities.

B.2.11.2 (5) Liaise and strengthen partnerships with non-profit recreation groups (e.g. Bay St. George Baseball, Kippens Recreation Committee, Girl Guides of Canada) to develop new and enhance existing recreational facilities.

*It is a proposal of Council to:*

B.2.11.3 (1) Explore the possibility of conducting a field study to map informal trails throughout the interior, northern portion of the MPA. Council may then consider protecting these corridors through attaining Crown Lands, and re-designating the corridors on the *Future Land Use Classes Map* or rezoning on the *Zoning Map*.

B.2.11.3 (2) Develop future recreational facilities and *public open spaces* that incorporate universal design principles:

- (a) Equitable Use: The design is useful and marketable to people with diverse abilities.
- (b) Flexibility in Use: The design accommodates a wide range of individual preferences and abilities.
- (c) Simple and Intuitive Use: Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- (d) Perceptible Information: The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

- (e) Tolerance for Error: The design minimizes hazards and the adverse consequences of accidental or unintended actions.
- (f) Low Physical Effort: The design can be used efficiently and comfortably with minimum fatigue.
- (g) Size and Space for Approach and Use: Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

B.2.11.3 (3) Acquire land for public *open space* through the *subdivision* process, in accordance with the *Regulations*, and other means such as purchase, *easements*, lease agreements, or expropriation. The following will be considered during the process of acquiring land for *open space*:

- (a) The likely impact on maintenance and property tax costs;
- (b) Existence of other nearby facilities;
- (c) Physical suitability for the intended purpose;
- (d) Potential for integration with existing recreational facilities and public *open spaces*; and
- (e) Compatibility with existing and proposed adjacent land *uses*.

## 2.4.2 INTEGRATED COMMUNITY SUSTAINABILITY PLAN

As with the Municipal Plan, the development of the Integrated Community Sustainability Plan (2010-2015) involved extensive community engagement. Under “Local Assets”, the report regularly cites programs and amenities of the Kippens Recreation Complex lands such as “trails and recreation facilities”, “Summer Recreation program”, “Winter Carnival and Canada Day Events”, and “Community Centre”. However, under “Significant Issues”, opportunities for improvement are listed such as “lack of washrooms near the recreation area”, “existing recreation facilities aren’t fully optimized”, and “size and layout of the community centre.” This early report illustrates that while the Kippens Recreation Complex area is a significant recreation asset to the community, there is room for improvement to maximize the potential for civic and recreation vibrancy.

The Integrated Community Sustainability includes a comprehensive vision, which is heavily focused on community vibrancy, outdoor recreation, access to green space, and the development of increased recreation and civic facilities:

Kippens will be a growing, residential community where residents demonstrate high community spirit and enjoy access to excellent facilities and services, good standards of living and a beautiful and healthy environment.

This will be achieved because:

- » Kippens will have a growing population with a cross-section of age-groups and diverse cultural backgrounds.
- » Community spirit will continue to increase and residents of all ages will be engaged with community activities and events.
- » Kippens will remain an attractive residential community where citizens have well kept, large lots and easy access to green-space and outdoor recreation.
- » The environment will be protected and enhanced via a combination of planning and by-laws, positive environmental action and awareness-raising.
- » Suitable community facilities and services will be in place to allow for future growth and to ensure increased accessibility for all age-groups.
- » The economy will grow and prosper through the encouragement of small business creation and the careful planning and management of larger development opportunities.
- » The Town will be well managed and there will be open governance (including good communication with residents) and reasonable taxes which represent value for services received.

## 2.5 REGIONAL DISRUPTORS

As discussed in subsection 2.1, major ‘regional disruptors’ have played major roles in shaping the present-day Town of Kippens. The Bay St. George South region, through its municipalities and economic development partners, remains active on the national and international stages to attract industries and businesses to the area. The recent announcement of the World Energy GH2 Wind Power and Hydrogen Generation Project is potentially one such industry that may act as a ‘regional disruptor’ to stimulate acute economic and housing activity in the region. Employment projections in the Environmental Impact Assessment (EIA) registration document estimate roughly 1,100 direct construction jobs, 100 for ongoing operations and maintenance, and 1,300 for indirect employment (e.g., spin-off supporting jobs in service industries and healthcare).

Largely in response to the project, the Town of Stephenville recently commissioned a ‘Municipal Growth Plan.’ Assuming a high growth scenario, the report outlined three phases of growth with +2,000, +4,500, and +12,000 increases over the long term. Such surges in growth would invariably have an impact on Kippens, which is well positioned—in terms of proximity and vacant land base—to capture increased residential and commercial developments.

## 2.6 RECREATIONAL ASSETS REVIEW

### 2.6.1 LOCAL

The current recreational assets of the Town of Kippens are broken down into three categories.

**CIVIC** – These lands are owned and maintained by the town. This category includes conventional public and municipal parks. In the Town of Kippens, public parks are limited to the Kippens Outdoor Recreation Complex Area. At the time of this report, there are no other publicly-owned, neighbourhood playgrounds, tot lots, or open spaces in the community.

**COMMERCIAL** – These lands are privately owned and are only accessible to the public through user fees. At the time of this report, the Zenzille Campground lands are the only commercial recreational lands in the community.

**INFORMAL TRAILS AND ROUTES** – Where much of the community is naturalized and wooded, there are numerous informal trails and routes throughout the community. Some of the historical cliff-top routes remain intact, though much of this traditional footpath has been truncated through private owner obstructions and prohibitions. There is also an extensive network of informal trails and routes throughout the northern forested area of the planning area of the town, north of the high voltage transmission line. The majority of these trails and routes are situated on Crown lands and have overlapping uses.

|                                                | Assets / Activities         |
|------------------------------------------------|-----------------------------|
| <b>Civic – Kippens Outdoor Recreation Area</b> | » Playground                |
|                                                | » Tennis Court              |
|                                                | » Trails                    |
|                                                | » Soccer Field              |
|                                                | » Baseball/Softball Fields  |
|                                                | » Dog Park                  |
|                                                | » Community Garden          |
|                                                | » Basketball Courts         |
| <b>Commercial – Zenzville Campground</b>       | » Swimming Pool             |
|                                                | » Water Slide               |
|                                                | » Playground                |
| <b>Informal Trails and Routes</b>              | » Hiking Trails             |
|                                                | » Snowshoe/Ski Routes       |
|                                                | » ATV Trails                |
|                                                | » Snowmobile Routes         |
|                                                | » Hunting Trails and Routes |

## 2.6.2 REGIONAL

As discussed in section 2.1, the Town of Kippens is part of the Bay St. George South region. For the purpose of this report, the recreational region is defined as the developed area making up the three contiguous municipalities, Stephenville, Kippens, and Port au Port East. The bulk of the recreational assets and activities are located in Stephenville, which pulls recreational users from a broader area. The Stephenville Aquatic Centre, for example, is funded regionally by municipal partners, which includes Kippens. Other noteworthy, higher-order recreational facilities in Stephenville include the Stephenville Dome hockey/skating rink, Harmon Seaside Links golf course, Caribou Curling Club, and YMCA indoor gym (e.g., indoor courts including basketball, squash, and pickleball). The recreational region is generally well serviced with walking trails, soccer pitches, and baseball/softball fields. However, likely due to the lack of land reserved for public purposes through the subdivision process, neighbourhood parks (e.g., tot lots and playgrounds) are underrepresented in the regional recreational landscape. The initial gaps analysis for the recreational region indicates a lack of the following facilities:

- » Outdoor splash pad
- » Outdoor climbing walls
- » Indoor splash pad
- » Mini golf course
- » Outdoor pickleball courts
- » Artificial turf fields
- » Lawn bowling
- » Indoor skate park
- » Bicycle pump track
- » Indoor climbing wall / gym

FIGURE 4 | REGIONAL RECREATIONAL ASSET MAP



## 2.7 EXISTING RECREATIONAL PROGRAMS AND EVENTS

The Town of Kippens, largely through its Recreation Committee, has a long history of delivering and implementing high quality recreational programs and events, which draw participants not just from within the community but from the broader region. The community has a strong volunteer base that is essential to the success in the delivery and implementation of programs and events. The Kippens Summer Recreation program runs a summer camp for school-aged children and includes various activities such as bicycling and scooting, field activities and games. The program is

extremely successful with over 100 registrants. The program is run by both the Recreation Committee and town staff, with the latter now taking on more administrative roles to support the activities of the committee. Main events in the year include the Canada Day and Winter Carnival celebrations. Canada Day celebration events typically include fireworks, competitions and prizes, and various activities for children. Winter Carnival celebrations also includes various activities, dance, and snowmobile poker run followed by a community meal.

# 3.0 COMMUNITY ENGAGEMENT

## 3.1 COUNCIL VISIONING SESSION

A project kickoff session was held with Council on October 24. This provided an opportunity to establish an initial vision for the project and learn about the key elements of consideration and concern from elected officials in the community. Numerous ideas regarding specific facilities came from this session. At a broad level, the following overarching directions were discussed:

- » Future use of the Outdoor Recreation Complex lands should not be narrowly focused on recreational activities.
- » There is an opportunity to bolster the civic use of the Outdoor Recreation Complex lands through providing more opportunities for events and celebrations.
- » In addition to potentially introducing new facilities and activities, the community should build upon what is working to foster increased vibrancy (e.g., Kippens Rec program, Canada Day and Winter Carnival events).
- » There should be consideration of a new civic building, which could incorporate existing facilities (e.g., Town Office and Fire Hall) and accommodate additional indoor recreation.
- » There should be consideration of a new outdoor civic space (e.g., band stage), which could accommodate cultural, civic, music and other entertainment events.
- » Partnerships with other community organizations will be key to fostering increased civic and recreation vibrancy.
- » Future development and use of the Outdoor Recreation Complex lands needs to focus on all ages and abilities. The lands should be leveraged as an opportunity to attract new residents and young families to Kippens.
- » New and emerging sports and activities may have potential to be integrated into the future use and development of the Outdoor Recreation Complex lands (e.g., pickleball and disc golf).
- » The town should take a long-term approach to the continued use of facilities and not be reactionary to the delivery of recreational services and facilities as to avoid future disuse (e.g., beach volleyball).
- » There is an opportunity to rationalize and rejuvenate the existing facilities through future integration into the recreation master plan and the renovation of infrastructure and equipment.

## 3.2 COMMUNITY WORKSHOP

A community visioning session was also held on October 24. This provided an opportunity to gain initial insights and feedback from residents on the future use and development of the Outdoor Recreation Complex Lands. Similar to the Council visioning session, numerous ideas regarding specific facilities came from this session. At a broad level, the following overarching directions were discussed:

- » The master plan should “not be all about sport” and broadened to be culturally inclusive.
- » The master plan should facilitate vibrancy where opportunities for creating and strengthening relationships are nourished and youth are engaged and active in their community.
- » Although specific prominence should be given to the Mi'kmaq community, as Kippens is a traditional community, the Outdoor Recreation Complex should be welcoming to all cultures. This is especially true with the recent rise in immigration in the Bay St. George Region.
- » The master plan should include public art that is culturally relevant and sensitive to the community.
- » There is opportunity to increase sustainable food production on the Outdoor Recreation Complex lands, which can include the reintroduction of fruit- and berry -producing vegetation that is native to the area.
- » There is opportunity for additional outside gatherings beyond traditional civic events (e.g., outdoor movie night).
- » There may be opportunities to partner with or secure funding from private entities to implement the master plan.

### 3.3 COMMUNITY SURVEY

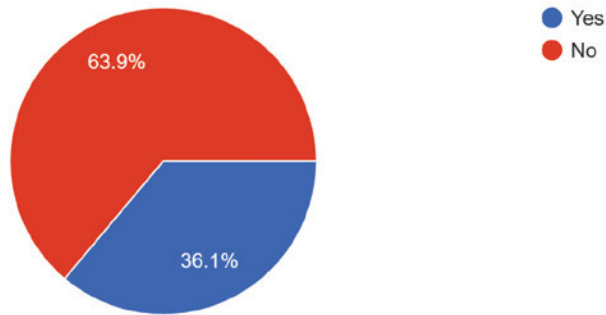
A community survey was implemented between October 9 and November 15, 2024 to garner insights from residents on the potential future use of the Outdoor Recreation Complex lands. Key findings from this survey include:

- » Respondents were disproportionately younger (75% between 18 and 44 years of age), which signifies a high interest across all age groups and not skewed to the higher proportion of seniors in the area as illustrated by the population structure of the community.
- » A significant portion (nearly 16%) of the respondents were from outside the municipality, which illustrates the regional significance and interest in the site.
- » Roughly half of respondents use the site on a daily, weekly, or monthly basis.
- » The highest reported uses of the site are mostly passive recreation and playground uses:
  - Walking / Hiking (83.1%)
  - Kiddies' Playground (42.3%)
  - Dog Park (28.2%)
  - Cycling (16.9%)
  - Baseball / Softball (14.1%)
- » Some key findings from the open-ended responses include:
  - There is potential to add other facilities that would fill a regional niche (e.g., splash pad, outdoor yoga).
  - There is a desire to not solely focus on recreation as there is immense opportunity to support civic and cultural activities.
  - Residents are open and overall encouraging of the prospect of regional partnerships with First Nations Rightsholders, community stakeholder groups, and adjacent municipalities and Local Service Districts (LSDs).
  - Residents see the state of disrepair with existing facilities and are concerned about the future maintenance and upkeep of any newly introduced facilities and infrastructure to the site.
- » Sample responses from “What is most important to you about the Kippens Recreation Complex?”:
  - “That it is inclusive to ALL community members”
  - “Available. Inviting. Low cost. Multiple activities for a variety of ages”
  - “A gathering place for the Town.”
  - “A nice, welcoming, safe place to go with family for relaxation and recreation”

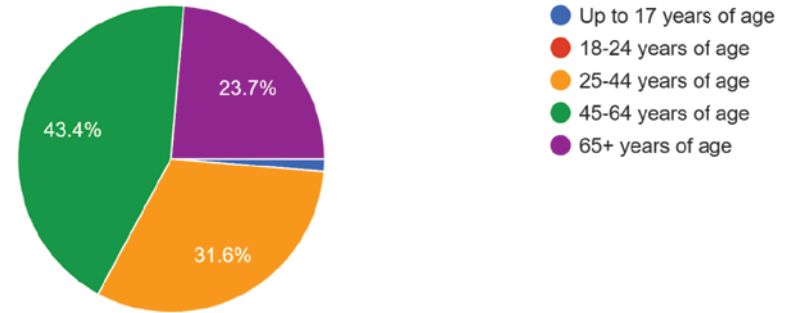
- » Sample responses from “Do you see any opportunities for regional and stakeholder collaboration? If so, please describe.”
  - “Collaboration with neighbouring communities to offer more programming from cradle to grave”
  - “Qalipu First Nation” and “Port au Port Indian Band”
  - “It would be nice to see local communities collaborate to provide outdoor activities for families during the summer. Example.... splash pad”
  - “Yes, we should all be working together, ie one could have a water park and the next community could have a mini golf. It would expand the offerings in our region.”

- » Sample responses from What other improvements, activities and/or amenities would you like to see in the park?
  - “Splash pad”
  - “Mikmaw gardens and symbolism”
  - “Outdoor ice surface”
  - “More trails”
- » Sample responses from “Please share any other thoughts you may have about the park that were not captured in this survey.”
  - “It is a beautiful facility but needs a clear new vision to expand its recreational potential.”
  - “Need for bathroom facilities.”
  - “Adequate maintenance of the facilities we have should be implemented”
  - “The fact that there is an initiative to improve is a great step in the right direction. Thank you!”

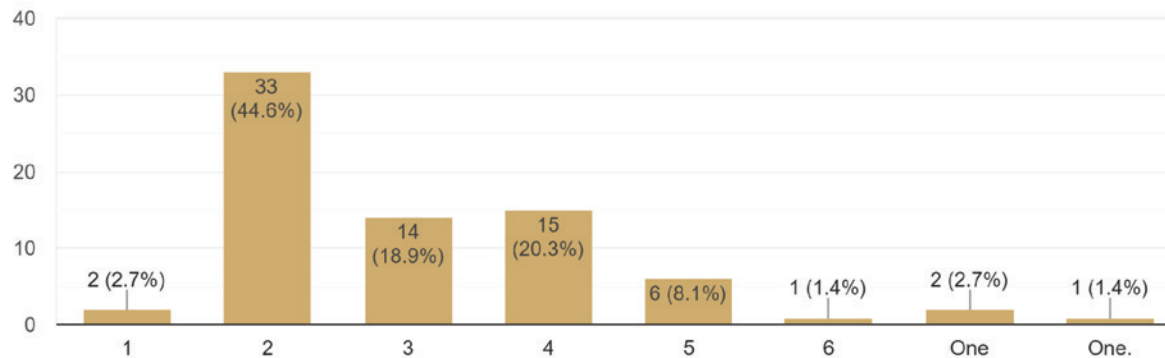
Do you plan to attend the October 24 visioning workshop at the Kippens Community Centre? (72 responses)



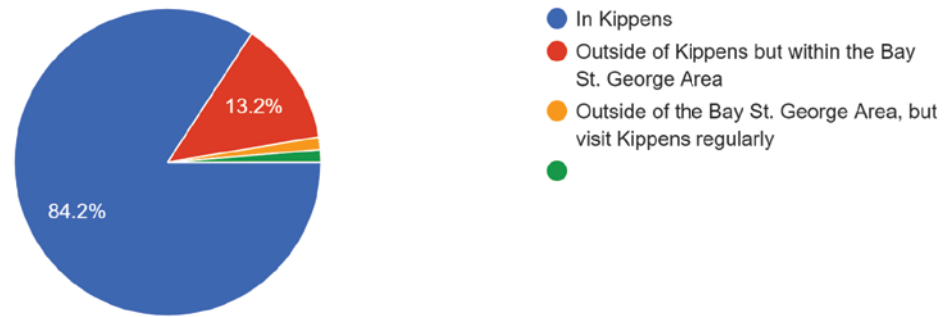
In which of the following age groups do you fall? (76 responses)



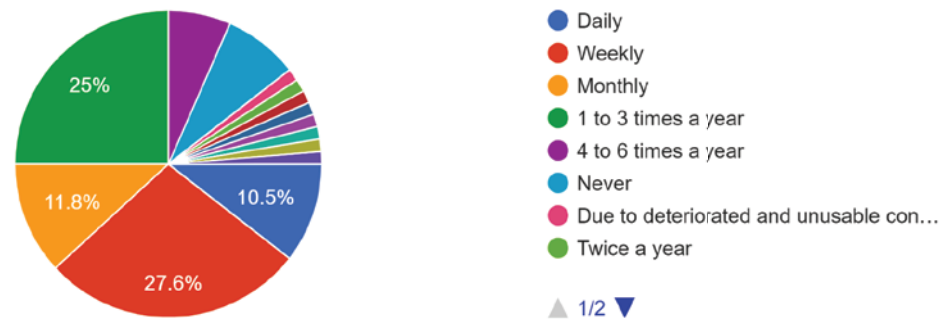
How many people make up your household? (74 responses)



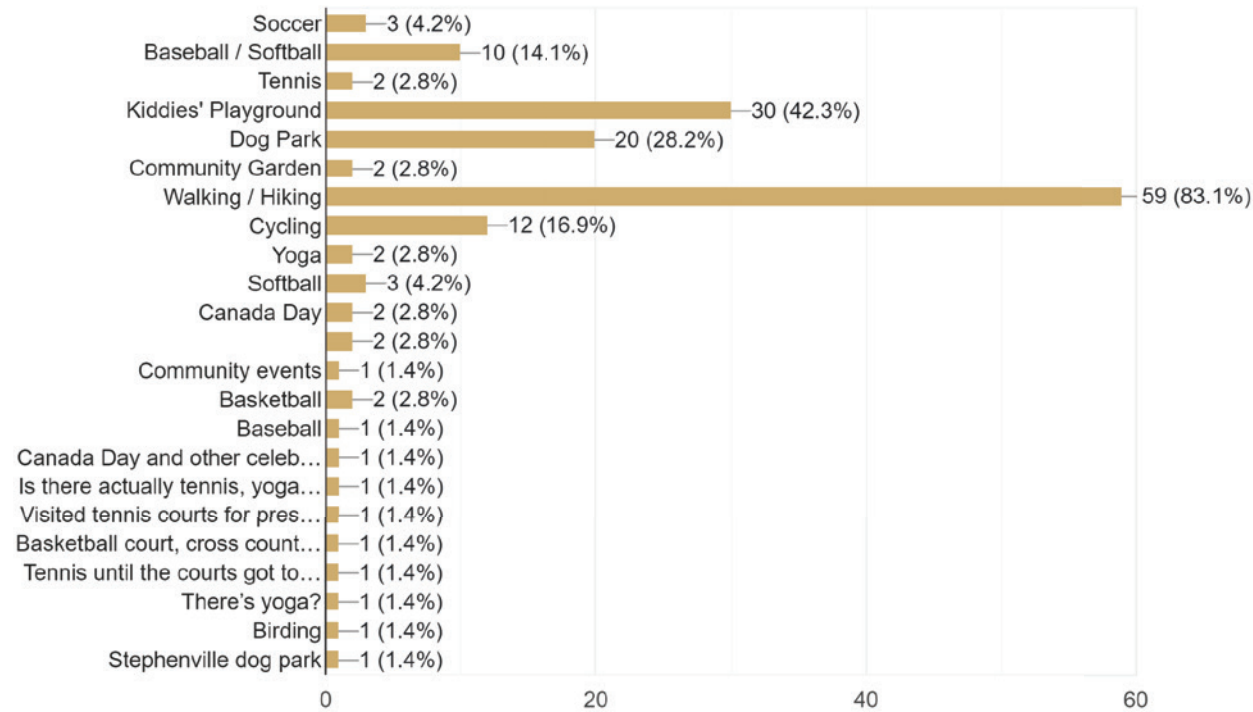
Where do you currently live? (76 responses)



How often do you visit the Kippens Recreation Complex? (76 responses)



What activities do you currently engage in at the Kippens Recreation Complex? (71 responses)



## 3.4 INDIGENOUS RIGHTSHOLDERS

The Qalipu First Nation and Port au Port Indian Band provided feedback through the planning process. The following key points are from discussions with Indigenous Rightsholders:

- » Given the significance of Kippens as a traditional Mi'kmaq community, Mi'kmaq interests, practices, and cultural ways of life should be interwoven into the design and function of the site.
- » Opportunities to foster an indigenous space within the Outdoor Recreation Complex lands include a traditional gathering circle and fire space, healing centre, and cultural artwork.
- » Partnerships should be further explored which may translate into supplementary support applications to implement and enhance the site.
- » The walking trail is of interest as there is the potential for hosting medicine walks, planting specific vegetation, cultural signage etc.
- » There is opportunity for cultural signage across the site.
- » Site design could occur in a way that integrates the Mi'kmaq culture, such as circular features representing the medicine wheel.
- » There is interest in partnering with the Town for recognizing traditional and cultural days of significance.

## 3.5 COMMUNITY STAKEHOLDER GROUPS

The following community stakeholder groups were engaged as a part of the planning process:

- » Bay St. George Disc Golf Association
- » Bay St. George Pickle Ball Association
- » Kippens Seniors' Group
- » School Sport NL

The following key points emerged from these sessions:

- » There is potential for partnerships for new and emerging sports such as disc golf and pickle ball. In particular, there is opportunity to grow each sport through grassroots sessions and events to expose new participants to each (e.g. Disc Golf pitch-and-put session with kids).
- » Pickle ball is a fastly growing sport in the region and there is an expressed interest to expand the sport and facility use to the site. However, new or a renovation of existing facilities is required to accommodate pickleball on the site.
- » The Disc Golf Association is no longer interested in developing a 9-hole site on the site as it is currently fully extended in terms of volunteer resources for the existing sites in the region.
- » There is an opportunity to increase the accessibility of the site, which would help increase usage by seniors.
- » Increased facilities such as additional seating, washrooms, and year-round maintenance of the trail network would especially help seniors in accessing and using the site.
- » School Sport NL indicates there is opportunity to increase facilities on the site, which would help increase youth uptake (e.g., splash pad and outdoor rink).
- » School Sport NL is also open to increased partnerships with the Town or other stakeholders to increase use and vibrancy of the site. Assistance with organizing activities and funding may also provide an opportunity for kids to commute to and from the site, as this is a major challenge given that the organization primarily operates out of the Stephenville Middle School Gym.

## 4.0 SITE PROGRAM AND MASTER PLAN

The site program capitalizes on the existing park layout, and ‘infills’ components that improve the social and active nature of the site within the context of an evolving neighbourhood, community and regional setting. The following describes the site program while Figure 5 illustrates the program as a master plan.

1. **THE NEIGHBOURHOOD PLAYGROUND.** The existing neighbourhood playground is expanded to serve neighbourhood, community and regional visitors; however, the primary play components and connecting street network ensure a strong activity relationship between neighbours and the park. The play events, seating and shade come together to support neighbourhood gathering for all-ages.
2. **THE COMMUNITY PARK.** The playground extends with the addition of larger play equipment, additional seating and shade, accessible walking and play surfaces, a splashpad, in-park walking surfaces and additional vehicle/cycle parking to support community use. Thus, residents can walk, cycle, scooter or drive to the park and enjoy the multi-generational activities.
3. **THE REGIONAL COMMON.** Existing park amenities are upgraded to draw residents from across the region for sport or cultural gathering. These include:
  - » The replacement of the park gazebo with an exterior performance stage complete with washrooms, storage, mechanical and park operational space;
  - » The addition of a social plaza and seating adjacent to important park destinations (courts, stage soccer field);
  - » The upgrade of the existing Juniper Avenue soccer field for ongoing regional use;
  - » The upgrade of the existing tennis courts to multi-use courts (that include 6 pickleball surfaces);
  - » The upgrade of the existing Oceanview Drive Softball fields for continued regional use;
  - » The modification of the Oceanview Drive Dog Park to include individual gathering spaces for small and large dogs;
  - » The improvement of parking present located between the two ball fields, and adjacent to the existing dog park, on Oceanview Avenue;
  - » The removal and ‘tidying up’ of the community garden to an open space with wildflower meadow plantings;
  - » The addition of Juniper Avenue parking spaces adjacent to the upgraded soccer field;
  - » The creation of multi-use trails that connect entries to the various in-park destinations;
  - » The addition of a park-wide branding and wayfinding signage system; and,
  - » The addition of tree and shrub/grasses planting to support visitor comfort while beautifying the entire site.



FIGURE 5 | KIPPENS COMMUNITY COMMON MASTER PLAN

# 5.0 IMPLEMENTATION PLAN AND BUDGET ESTIMATES

## IMPLEMENTATION

The implementation plan is based on a series of resident-prioritized actions for the improvement of the Kippens Community Common. These are presented in prioritized list form complete with phased budget estimates.

**PHASE ONE - THE PLAYGROUND AND SPLASHPAD.** Works in this phase include the commissioning of a detailed design and contract document package, as well as the construction of a new playground, trail connections, a ground-based spray feature splashpad, play area social plaza and planting for comfort and beautification purposes. (add exports).



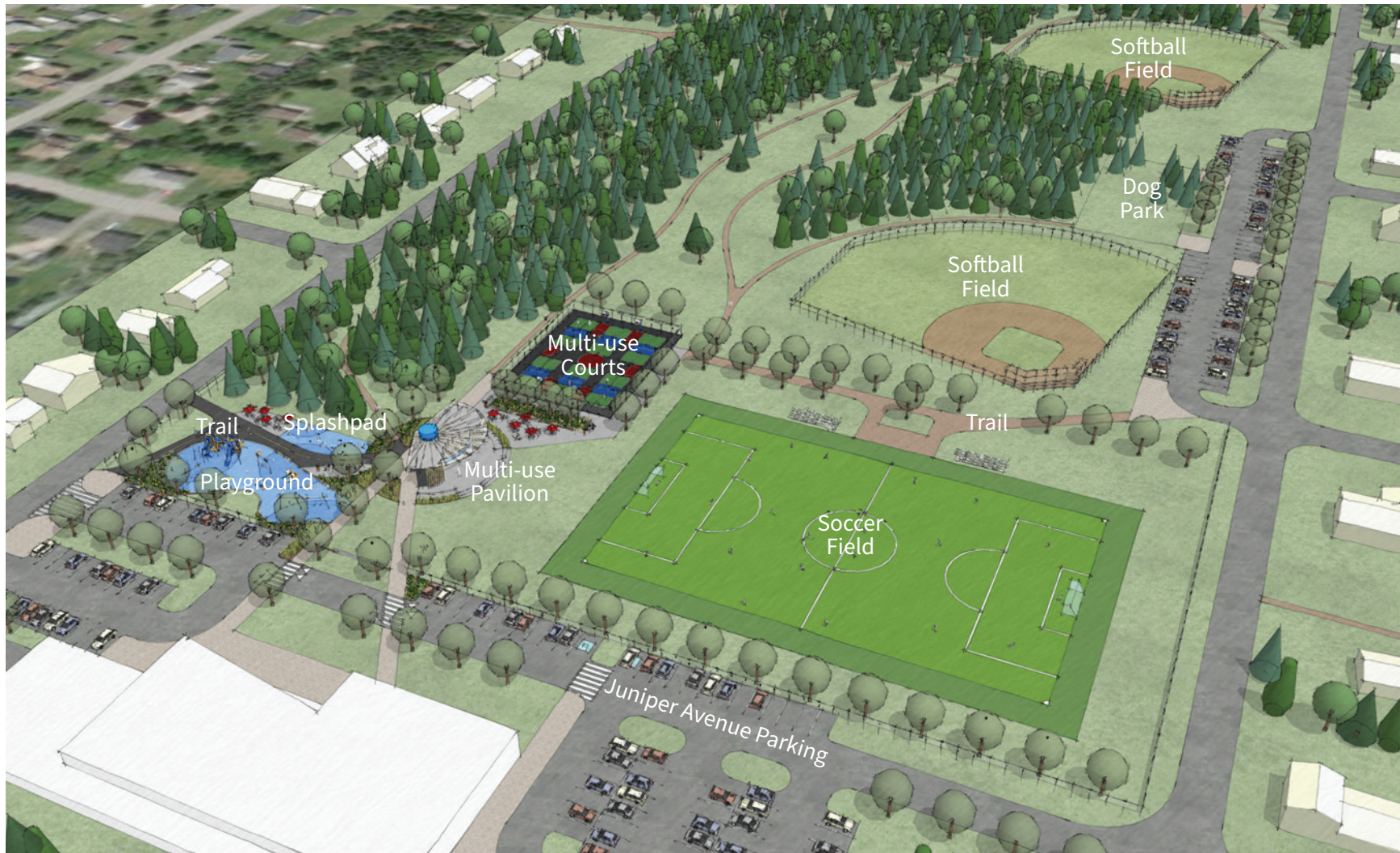
**PHASE TWO - PAVILION AND COURT PROJECT.** Works in this phase include the commissioning of a detailed design and contract document package, as well as the construction of the new events pavilion, walkways with lighting, the resurfacing and upgrade of the existing asphalt pad to a multi-use acrylic-pad (fence to be reused), the addition of an gathering plaza that connects the pavilion to the courts, the improvement of surrounding lawn spaces to support increased use, and tree and shrub planting.



**PHASE THREE - FIELD IMPROVEMENTS.** This phase includes upgrades to the Oceanview Avenue ball fields, dog park and adjacent parking areas. Works in this phase include the commissioning of a detailed design and contract document package, as well as the construction of the above mentioned components relative to the master plan.



**PHASE FOUR - PARKING AND CIRCULATION IMPROVEMENTS.** Works in this final phase include the commissioning of a detailed design and contract document package, as well as the construction of site improvements that support the daily use of the site. These improvements include the creation of the Juniper Avenue parking, the addition of site trails that connect all park destinations together, lighting improvement for the parking and trails, gateway and wayfinding signage with Indigenous motifs, as well as general turf, tree, and shrub planting.



## BUDGET ESTIMATES

The following budget estimates describe the cost-per-phase projects for the purpose of annual municipal budget. More refined budgets are produced during the detailed design phases.

### Kippens Community Common - Budget Estimates No.1

Trace Planning & Design Studio  
June 2025

June 2025

| Task                                                | Unit    | Unit Cost | Phase One - Play/Slash |          | Phase Two - Pavilion/Courts |           | Phase Three - Fields |          | Phase Four - Parking/Circulation |           |
|-----------------------------------------------------|---------|-----------|------------------------|----------|-----------------------------|-----------|----------------------|----------|----------------------------------|-----------|
|                                                     |         |           | Units                  | Costs    | Units                       | Costs     | Units                | Costs    |                                  |           |
|                                                     |         |           |                        |          |                             |           |                      |          |                                  |           |
| Baseline Works                                      |         |           |                        |          |                             |           |                      |          |                                  |           |
| Removal & Disposal of Existing Materials            | lumpsum | \$8,600   | 1.25                   | \$10,750 | 1.5                         | \$12,900  | 1                    | \$8,600  | 1.2                              | \$10,320  |
| Site Grading and Drainage Works                     | lumpsum | \$12,500  | 1                      | \$12,500 | 2                           | \$25,000  | 2                    | \$25,000 | 2.0                              | \$25,000  |
| Power/Lighting Allowance                            | lumpsum | \$26,500  |                        | \$0      | 1.5                         | \$39,750  | 1                    | \$26,500 | 2.0                              | \$53,000  |
| Survey Works                                        | lumpsum | \$4,500   | 1                      | \$4,500  | 1.5                         | \$6,750   | 2                    | \$9,000  | 1.5                              | \$6,750   |
|                                                     |         |           |                        | \$27,750 |                             | \$84,400  |                      | \$69,100 |                                  | \$95,070  |
|                                                     |         |           |                        |          |                             |           |                      |          |                                  |           |
| Hardscape Development                               |         |           |                        |          |                             |           |                      |          |                                  |           |
| Asphalt Court Surfacing (c/w lines and court color) | sq.m.   | \$75      |                        | \$0      | 982                         | \$73,650  |                      | \$0      |                                  | \$0       |
| Asphalt Parking Areas (complete with lines)         | sq.m.   | \$105     |                        | \$0      |                             | \$0       |                      | \$0      | 3,860                            | \$405,300 |
| Asphalt Trail                                       | lin.m.  | \$375     | 72                     | \$27,000 | 130                         | \$48,750  |                      | \$0      |                                  | \$0       |
| Granular Trail                                      | lin.m.  | \$125     |                        | \$0      |                             | \$0       |                      | \$0      | 200                              | \$25,000  |
| Concrete Surface                                    | sq.m.   | \$365     | 80                     | \$29,200 | 250                         | \$91,250  |                      | \$0      |                                  | \$0       |
|                                                     |         |           |                        | \$56,200 |                             | \$213,650 |                      | \$0      |                                  | \$430,300 |

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|                                                                   |         |           | Phase One - Play/Slash |           | Phase Two - Pavilion/Courts |           | Phase Three - Fields |           | Phase Four - Parking/Circulation |          |
|-------------------------------------------------------------------|---------|-----------|------------------------|-----------|-----------------------------|-----------|----------------------|-----------|----------------------------------|----------|
| Task                                                              | Unit    | Unit Cost | Units                  | Costs     | Units                       | Costs     | Units                | Costs     |                                  |          |
|                                                                   |         |           |                        |           |                             |           |                      |           |                                  |          |
| Play Events and Site Furnishings                                  |         |           |                        |           |                             |           |                      |           |                                  |          |
| Corten Benches (w/wood top - surface mounted)                     | per     | \$2,800   | 8                      | \$22,400  | 10                          | \$28,000  |                      | \$0       |                                  | \$0      |
| Play Event - Iconic Structure                                     | per     | \$46,000  | 1                      | \$46,000  |                             | \$0       |                      | \$0       |                                  | \$0      |
| Play Event - Youth Structure                                      | per     | \$18,000  | 1                      | \$18,000  |                             | \$0       |                      | \$0       |                                  | \$0      |
| Play Event - Swing                                                | per     | \$12,500  | 3                      | \$37,500  |                             | \$0       |                      | \$0       |                                  | \$0      |
| Play Event - Accessible Ground-Mount Swing                        | per     | \$7,250   | 1                      | \$7,250   |                             | \$0       |                      | \$0       |                                  | \$0      |
| Play Event - Merry-Go-Round                                       | per     | \$6,200   | 1                      | \$6,200   |                             | \$0       |                      | \$0       |                                  | \$0      |
| Social/Active Event - Climbing/Seating Rocks                      | per     | \$6,500   | 3                      | \$19,500  |                             | \$0       |                      | \$0       |                                  | \$0      |
| Equipment Installation (incl. bases)                              | percent | 25%       |                        | \$39,213  |                             | \$0       |                      | \$0       |                                  | \$0      |
| SplashPad                                                         | sq.m.   | \$2650    | 125                    | \$331,250 |                             | \$0       |                      | \$0       |                                  | \$0      |
| Utility/Washroom Building c/w Performance Stage                   | sq.m.   | \$2850    |                        | \$0       | 250                         | \$712,500 |                      | \$0       |                                  | \$0      |
| Dog Park Improvements to Split Dog Sizes                          | per     | \$12500   |                        | \$0       |                             | \$0       |                      | \$0       | 1                                | \$12,500 |
| Trash Cans                                                        | per     | \$2,500   | 2                      | \$5,000   | 2                           | \$5,000   |                      | \$0       | 4                                | \$10,000 |
| Bicycle Racks                                                     | per     | \$950     | 6                      | \$5,700   | 6                           | \$5,700   |                      | \$0       |                                  | \$0      |
|                                                                   |         |           |                        | \$538,013 |                             | \$751,200 |                      | \$0       |                                  | \$22,500 |
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| Softscape Development                                             |         |           |                        |           |                             |           |                      |           |                                  |          |
| Topsoil and Surface Shaping, and Sod (for Field Surfaces)         | sq.m.   | \$21      |                        | \$0       |                             | \$0       | 8,100                | \$170,100 |                                  | \$0      |
| Topsoil and Surface Shaping, and Seeding (for Hydroseed Surfaces) | sq.m.   | \$12      | 350                    | \$4,200   | 1,000                       | \$12,000  | 6,000                | \$72,000  | 3,500                            | \$42,000 |
| Poured-In-Place Accessible Play Area Surface                      | sq.m.   | \$115     | 588                    | \$67,620  |                             | \$0       |                      | \$0       |                                  | \$0      |
| Concrete Retaining Edges                                          | lin.m.  | \$386     | 120                    | \$46,320  |                             | \$0       |                      | \$0       |                                  | \$0      |
| 100mm cal. Large Park or Street Tree                              | per     | \$1,650   | 7                      | \$11,550  | 10                          | \$16,500  | 15                   | \$24,750  | 12                               | \$19,800 |
| Planting Bed (c/w planting)                                       | sq.m.   | \$95      | 125                    | \$11,875  | 150                         | \$14,250  | 105                  | \$9,975   | 65                               | \$6,175  |
|                                                                   |         |           |                        | \$141,565 |                             | \$42,750  |                      | \$276,825 |                                  | \$67,975 |
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