



HANWELL RECREATION MASTER PLAN

FINAL REPORT

FEBRUARY 2026

**GLENN
GROUP**
LANDSCAPE
ARCHITECTS AND
PROJECT MANAGERS

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1.0

**EXISTING
FACILITIES
ASSESSMENT**



IN-PERSON SITE ASSESSMENTS TOOK PLACE IN JUNE, 2025.

EXISTING FACILITIES ASSESSMENT

The following section provides an assessment of Hanwell’s existing parks and recreation assets, grounding all recommendations in the real, on-the-ground conditions observed across the municipality’s diverse system. Hanwell’s assets range from regionally significant destinations like Hanwell Place and Hanwell Recreation Park, to neighbourhood parks like Brookdale Recreation Park, now expanded through the addition of a bike-skills park, school-shared facilities at Hanwell Park Academy, and natural destinations such as Upper Kingsclear Community Centre and Nature Trails. Each of these spaces serves a different role in the daily life of residents, and each presents unique physical conditions, operational challenges, and opportunities for improvement.

Responsible planning is rooted in observation, so conducting an existing facilities assessment is a foundational step in the master plan. Mapping, GIS layers, and municipal asset lists provide useful context, but a physical site visit confirms everything from the condition of surfacing,

structures, and vegetation, to circulation routes and informal use patterns, lighting, and accessibility features, all essential elements to long-term sustainability. Most important, these assessments clarify how well each park fulfills its intended role within the broader system. These insights influence everything from capital planning and maintenance strategies to decisions about where investment will have the greatest community impact. By documenting age, condition, safety considerations, and remaining lifespan, along with the cost implications associated with each asset, the assessment provides a reality-based foundation for prioritizing improvements.

Without this level of detailed fieldwork, a master plan risks being theoretical, overlooking critical deficiencies, and misaligning investments with community needs. The evaluations presented in this report ensure that future decisions for Hanwell’s recreation system are informed, practical, and grounded in the performance and potential of each site.



EXISTING ASSETS IN HANWELL

HANWELL PLACE +

HANWELL RECREATION PARK:

Separated by Nature Park Drive, these recreation assets share parking facilities, public washrooms, event spaces, and outdoor amenities. While they are unique assets, they are referred to as a single entity by community members, and therefore will be assessed as such in this report.

HANWELL PARK ACADEMY:

Hanwell Park Academy is owned and operated by the Anglophone West School District, with oversight from the New Brunswick government. Hanwell has a maintenance agreement with Hanwell Park Academy, for its outdoor facilities, including: a soccer field, a tennis court, basketball courts, an accessible play structure and shade shelter, and an outdoor classroom. In exchange, residents can access these amenities, as well as the indoor gym space, outside of school hours.

BROOKDALE RECREATION PARK:

The recent construction of a bike-skills park on this site significantly increases the overall park size, and makes this a unique asset in Hanwell. This park also includes a sand volleyball court, and a play structure for ages 5-12.

RALPH GORMAN PARK:

A small playground, at just 0.1 acres, located next to community mailboxes. This park features new play equipment that serves ages 2-12, bench seating, and a seasonal port-a-potty.

DAVID BELL MEMORIAL PARK:

David Bell Memorial Park was added to the Hanwell parks and recreation portfolio in 2023, at the time of amalgamation with Upper Kingsclear. Located a short distance from Bilijik (Kingsclear First Nation), the park includes: an informal gravel parking area, a baseball field with dugouts and bleachers, a fenced event field that was formerly a soccer field, a play structure with shade shelter, and on-site seacan storage. This site already has power brought to the heart of the park, making it an ideal location for hosting large-scale community events that require power.

UPPER KINGSCLEAR COMMUNITY CENTRE AND NATURE TRAILS:

This site is located directly across the road from David Bell Memorial Park. The Upper Kingsclear Community Centre building is attached to the Fire Hall, with the Nature Trails located in the large land parcel at the back of the building, abutting the road and several residential properties. The length and status of existing trails are currently unmapped, and no regulations for use currently exist. Limited site amenities consist of boardwalk sections, in need of repair.

YOHO LAKE ROAD PARK:

This park is currently under construction, and almost complete. Included in this space are natural play features targeted towards a broad age range of two to twelve, a large shade shelter with picnic tables that create space for open-air community events, grassy areas for sports, and access to existing wooded trails. The site is completed with a gravel parking lot and pedestrian walkway.

EXISTING FACILITIES ASSESSMENT LEGEND



IN GOOD REPAIR

No intervention required.



GENERAL MAINTENANCE

Priority 3: general anticipated maintenance is required to preserve the lifespan of this asset.



REMEDIATION

Priority 2: the asset is in a state of decay and will require remediation to bring it back up to an acceptable standard.



IMMEDIATE REMEDIATION

Priority 1: significant intervention is required; immediate remediation will ensure continued public safety.



REPLACEMENT

The asset is no longer in a usable state; a complete removal and replacement is required.



15 YEARS



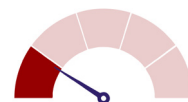
10 YEARS



5 YEARS



2 YEARS



1 YEAR

LIFESPAN

A measurement of where in its anticipated lifespan an asset is currently, along with an estimate of the number of years remaining until replacement.



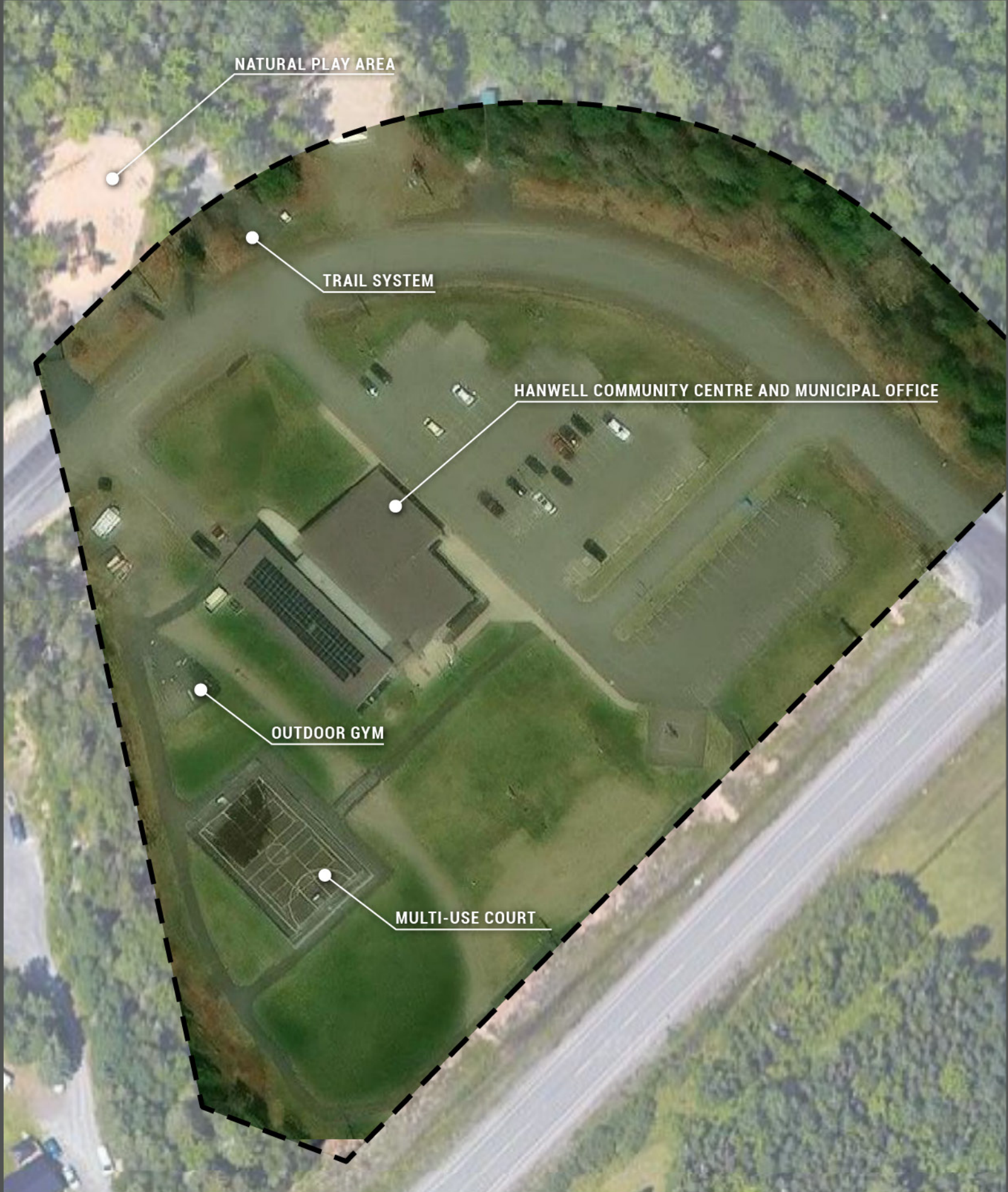
VALUE

Indicates the cost that would be incurred to replace an asset.

1.1

EXISTING FACILITIES
ASSESSMENT:

**HANWELL OWNED
RECREATION ASSETS**



NATURAL PLAY AREA

TRAIL SYSTEM

HANWELL COMMUNITY CENTRE AND MUNICIPAL OFFICE

OUTDOOR GYM

MULTI-USE COURT

HANWELL RECREATION PARK

EXISTING CONDITIONS



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HANWELL PLACE + HANWELL RECREATION PARK

1 REGIONAL

CATEGORY	TYPE	FOCUS
PARK	1 REGIONAL	PLAYGROUND SPORTS
LANDFORM	NATURALIZED	HABITAT WETLAND
CONNECTION	COMMUNITY TRAIL	PEDESTRIAN MULTI-USE
FACILITY	CENTRE	SPORTS TOURISM EVENT

SITE SIZE

132 ACRES 10.25 KM TRAILS

CURRENT USAGE LEVEL



DEMOGRAPHIC OF CURRENT USERS

CHILDREN YOUTH ADULTS SENIORS TOURISTS

SITE ACCESSIBILITY

ADEQUATE

- CLOSE PROXIMITY OF ON-SITE PARKING
- WASHROOM HAS ACCESSIBLE STALL
- PATHS BELOW 5% SLOPE, ACCESSIBLE SURFACING
- AVAILABILITY OF SEATING

NEEDS IMPROVEMENT




- ACCESSIBLE RUBBER SURFACING REQUIRES REPAIR
- NO ACCESSIBLE PLAY EQUIPMENT
- ENTRY PATH TO OUTDOOR GYM ABOVE 5% SLOPE
- MULTI-USE SPORTS COURT DOES NOT DRAIN






HANWELL PLACE + HANWELL RECREATION PARK

RECREATION AMENITIES




NATURAL PLAY EQUIPMENT ACCESSIBLE SWING

-  GENERAL MAINTENANCE
-  12 YEARS
-  COST TO REPLACE: \$750,000





ACCESSIBLE LOOP TRAIL 750 M

-  IMMEDIATE REMEDIATION
-  15 YEARS
-  COST TO REPLACE: \$350,000




MULTI-USE LOOP TRAIL LOOP(S) 9.5 KM

-  IN GOOD REPAIR
-  25 YEARS
-  COST TO REPLACE: \$150,000

MULTI-USE SPORTS COURT



-  REMEDIATION OR  REPLACEMENT
-  12 YEARS
-  COST TO REPLACE: \$250,000

OUTDOOR GYM

-  IN GOOD REPAIR
-  25 YEARS
-  COST TO REPLACE: \$175,000

SIGNAGE - BENCH FIT PROGRAM

SIGNAGE - ENVIRONMENTAL LEARNING

-  IN GOOD REPAIR
-  25 YEARS
-  COST TO REPLACE: \$10,000

SITE AMENITIES


STAFFED COMMUNITY CENTRE PUBLIC WASHROOMS

INDOOR EVENT SPACE OUTDOOR WATER REFILL STATION




PARKING LOT

-  IN GOOD REPAIR
-  50+ YEARS
-  COST TO REPLACE: 3.7 M




BENCH SEATING TRASH RECEPTACLES

-  IN GOOD REPAIR
-  25 YEARS
-  COST TO REPLACE: \$45,000




PICNIC TABLES SHADE SHELTER

-  GENERAL MAINTENANCE
-  15 YEARS
-  COST TO REPLACE: \$80,000

BRIDGE

-  GENERAL MAINTENANCE
-  15 YEARS
-  COST TO REPLACE: \$120,000

SIGNAGE - WAYFINDING

-  IN GOOD REPAIR
-  25 YEARS
-  COST TO REPLACE: \$15,000

HANWELL PLACE + HANWELL RECREATION PARK



MULTI-USE SPORTS COURT

This asphalt surface does not have positive drainage, causing water to pool on approximately half the court surface, rendering it unplayable.

There are two options to remedy this:

1. Remediation - installation of drains in the areas of water pooling, and the addition of an outdoor court squeegee to be used before play. This solution may remove some standing water.
2. Replacement - removal and replacement of the asphalt surface, sub-base, fencing, and nets.



ACCESSIBLE LOOP TRAIL

The rubber surfacing of this accessible trail requires immediate remediation to bring it back up to an accessible standard. Patching of existing holes in the material, and re-installation of the edge strip will ensure that it continues to

function successfully in its intended use. This work should be undertaken as soon as possible, to avoid further deterioration of this asset, and to ensure continued public safety.

HANWELL PLACE + HANWELL RECREATION PARK



OUTDOOR GYM

This outdoor workout area, complete with accessible equipment, is currently under-used. To be considered accessible, improvements to the entry trail are required, to bring the slope under 5%.

With minimal landscape upgrades, to visually disguise the back side of the building and maintenance compound, and the addition of shade sails and picnic tables, this space could be transformed into a desirable social setting.



NATURAL PLAY EQUIPMENT

This feature playground structure, with natural wood elements, rope ladders, and climbing walls, requires the typical maintenance expected of wood products in an outdoor environment.

At this point in its life cycle, this play structure requires sanding and re-staining of all wood elements, to ensure it remains functional for its full potential lifespan.

HANWELL PLACE + HANWELL RECREATION PARK



NET WORTH: \$5,645,000

Indicates the cost to replace all Hanwell Place and Hanwell Recreation Park assets.

RISKS

PUBLIC SAFETY

- Rubber walking surface on accessible loop trail requires immediate remediation to repair damaged surfaces.
- Accessible pathway to the outdoor gym.

LOSS OF ASSETS

- Natural play structure requires maintenance.
- All wooden features such as shade shelters and picnic tables require maintenance.
- Multi-use sports court drainage issue affecting half the surface could cause the asphalt to degrade more rapidly.

DISUSE

- This site is very well used, however the addition of a safer access for pedestrians and cyclists, via Hanwell Road would increase use.

CONCLUSION

IMMEDIATE IMPROVEMENTS

- Accessible Trail: remediation of the rubber surface and edge strips where needed
- Natural Play Structure: maintenance
- Outdoor gym: visual screening
- Multi-Use Sports Court: drainage

LONG TERM SITE VISION

- Connection of the parking lot at Hanwell Place via concrete sidewalk and a crosswalk, across Nature Park Drive, for a fully accessible experience.
- Additional trails are desired by community members, for a variety of uses: running, cycling, snowshoeing, cross country skiing, etc. The site is large enough to accommodate the addition of more trails over time.



BIKE SKILLS PARK

PICNIC TABLE SEATING AREA

BOARDWALK ENTRY

BEACH VOLLEYBALL

AGES 5-9 PLAYGROUND

- MONKEY BARS
- SLIDE
- SWINGS

UNDEFINED GRAVEL PARKING

PICNIC TABLE

BROOKDALE RECREATION PARK

EXISTING CONDITIONS



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BROOKDALE RECREATION PARK

2 COMMUNITY

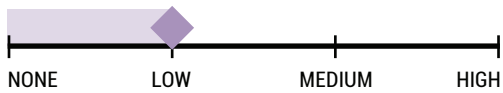
CATEGORY	TYPE	FOCUS
PARK	2 COMMUNITY	PLAYGROUND SPORTS



SITE SIZE

1.7 ACRES

CURRENT USAGE LEVEL



DEMOGRAPHIC OF CURRENT USERS

CHILDREN YOUTH ADULTS



SITE ACCESSIBILITY

ADEQUATE

- CLOSE PROXIMITY OF ON-SITE PARKING

NEEDS IMPROVEMENT




- AVAILABILITY OF SEATING
- NO ACCESSIBLE PLAY EQUIPMENT






BROOKDALE RECREATION PARK

RECREATION AMENITIES




PLAY EQUIPMENT

-  REMEDIATION
-  10 YEARS
-  COST TO REPLACE: \$150,000

VOLLEYBALL COURT




-  IN GOOD REPAIR
-  20 YEARS
-  COST TO REPLACE: \$80,000

BIKE SKILLS PARK

-  IN GOOD REPAIR
-  25 YEARS
-  COST TO REPLACE: \$90,000




SITE AMENITIES

PARKING LOT




-  GENERAL MAINTENANCE
-  25 YEARS
-  COST TO REPLACE: \$50,000

PICNIC TABLES

TRASH RECEPTACLE

-  GENERAL MAINTENANCE
-  5 YEARS
-  COST TO REPLACE: \$10,000

BOARDWALK

-  GENERAL MAINTENANCE
-  15 YEARS
-  COST TO REPLACE: \$10,000

BROOKDALE RECREATION PARK



NET WORTH: \$390,000

Indicates the cost to replace all Brookdale Recreation Park assets.

RISKS

PUBLIC SAFETY

- Boardwalk connecting to bike skills area over a small water crossing requires a handrail and a barrier rail on both sides
- The parking lot is undefined, with some boulders separating the parking lot from the playground - this space would benefit from definition, with tire stops delineating each parking space, and additional boulders to act as a safety barrier between vehicles and children

LOSS OF ASSETS

- Continued maintenance, especially that of weeds and the track surfacing, will ensure this asset performs for the entirety of its expected lifespan

DISUSE

- This park and the bike skills area within the park are visually hidden; the lack of entry signage, and wayfinding signage, is leading to the disuse of this park

CONCLUSION

IMMEDIATE IMPROVEMENTS

- Boardwalk railing
- Formalize and delineate parking area
- Entry and wayfinding signage
- Addition of play elements for tots

LONG TERM SITE VISION

- The activities on this site are high intensity: biking and volleyball on sand both use a significant amount of energy; the addition of a space to cook communally makes sense in this context, as well as adding an additional activity for parents and grandparents, making this site functional and engaging for all ages



RALPH GORMAN MEMORIAL PARK

EXISTING CONDITIONS



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RALPH GORMAN PARK

3 NEIGHBOURHOOD

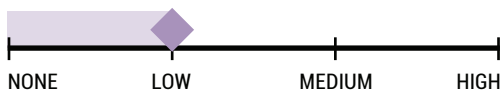
CATEGORY	TYPE	FOCUS
PARK	3 NEIGHBOURHOOD	PLAYGROUND PARKETTE
LANDFORM	NATURALIZED	POND



SITE SIZE

0.1 ACRES

CURRENT USAGE LEVEL



DEMOGRAPHIC OF CURRENT USERS

CHILDREN ADULTS SENIORS



SITE ACCESSIBILITY

ADEQUATE

- CLOSE PROXIMITY OF ON-SITE PARKING
- PATHS BELOW 5% SLOPE, ACCESSIBLE SURFACING
- AVAILABILITY OF SEATING

NEEDS IMPROVEMENT

- NO ACCESSIBLE PLAY EQUIPMENT




RALPH GORMAN PARK

RECREATION AMENITIES

PLAY EQUIPMENT

 IN GOOD REPAIR


 25 YEARS

 COST TO REPLACE: \$115,000

SITE AMENITIES

PARKING LOT


 REMEDIATION

 10 YEARS

 COST TO REPLACE: \$40,000

BENCH SEATING


 GENERAL MAINTENANCE

 10 YEARS

 COST TO REPLACE: \$12,000

SIGNAGE - WAYFINDING

 GENERAL MAINTENANCE

 10 YEARS

 COST TO REPLACE: \$10,000

PORT-A-POTTY

RALPH GORMAN PARK



NET WORTH: \$177,000

Indicates the cost to replace all Ralph Gorman Park assets.

RISKS

PUBLIC SAFETY

- On-site parking is located very close to the play area, and although it is separated by boulders and some guide rail, more separation and delineation would improve safety of children in and around the play area
- Currently there is minimal separation of the play area and the roadway, with little preventing children from entering the road; low barrier fencing to detain small children and as a visual barrier would reduce interaction between the play area and the roadway

LOSS OF ASSETS

- Parking should be delineated, and park area reclaimed to increase its small footprint

DISUSE

- Lack of wayfinding signage along roadway to direct visitors to this asset

CONCLUSION

IMMEDIATE IMPROVEMENTS

- Defining of park edges with barrier fencing, pathways, and planting
- The addition of an accessible bench overlooking a pond adjacent to the park parcel creates multiple zones of activity in this park, both passive and active, drawing new visitors of a more diverse age range

LONG TERM SITE VISION

- A multi-generational space, with additional functionality, and an increased footprint



DAVID BELL MEMORIAL PARK

EXISTING CONDITIONS



BASEBALL FIELD

PARKING

BASKET BALL COURT



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DAVID BELL MEMORIAL PARK

1 REGIONAL

CATEGORY

PARK

TYPE

2 COMMUNITY

FOCUS

PLAYGROUND

SPORTS

TOURISM

LANDFORM

NATURALIZED

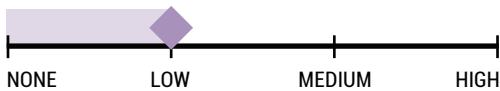
HABITAT



SITE SIZE

15.4 ACRES

CURRENT USAGE LEVEL



DEMOGRAPHIC OF CURRENT USERS

CHILDREN YOUTH ADULTS TOURISTS

SITE ACCESSIBILITY

ADEQUATE

- CLOSE PROXIMITY OF ON-SITE PARKING
- SOME PATHS BELOW 5% SLOPE

NEEDS IMPROVEMENT

- NO ACCESSIBLE PLAY EQUIPMENT
- FORMALIZED PATHS REQUIRED
- ACCESSIBLE SEATING REQUIRED



DAVID BELL MEMORIAL PARK



BASEBALL FIELD

Play surface requires immediate remediation to be retained: weeds and grasses are currently taking over, and drainage issues along the outer edge have caused a portion of fencing to begin to sag. Grasses are also taking over the dugouts

and the fencing, because there is no warning track to separate these spaces.

Access to the ball field via the nearby parking lot is not intuitive, without a delineated pathway to guide visitors, and separated by an existing drainage ditch.

DAVID BELL MEMORIAL PARK



EVENT FIELD

This former soccer field now serves as an event field, due to the varying quality of the natural turf surface. There is a significant amount of gravel included in the grass layer, including weeds and clover intermixed. While the soccer nets remain in place, this field would require intervention to

bring it back up to a quality playing surface. As an event field, it serves the community once or twice annually, for large-scale events. Events can be licensed, as the fencing and gates provide complete enclosure. Within the field is a seacan used for storage, complete with power acquired from a nearby pole. There is not adequate parking currently for a large-scale event.

DAVID BELL MEMORIAL PARK



PLAY EQUIPMENT

This play area features a small tower, swings, and several spring toys. One of the spring toys is missing, requiring immediate remediation to prevent a public safety hazard. The swing set

features two tot swings, and four regular swings; there is opportunity to replace two swings with an inclusive net swing. This space is not accessible, due to the peagravel surface material, and the spread-out nature of the play area.



BASKETBALL COURT

The asphalt is in good condition, however the line painting does not align with the basketball nets. A broken pipe underneath the entry path prevents adequate drainage, and creates a spongy walking surface.



SHADE SHELTER

This simple shade structure could accommodate an additional picnic shelter. Repairs to the eaves trough, and new shingles are required to maintain the lifespan of this structure.




DAVID BELL MEMORIAL PARK

RECREATION AMENITIES




PLAY EQUIPMENT

-  IMMEDIATE REMEDIATION  REPLACEMENT
-  10 YEARS
-  COST TO REPLACE: \$150,000




BASEBALL FIELD DUGOUTS FENCING

-  IMMEDIATE REMEDIATION
-  20 YEARS
-  COST TO REPLACE: \$275,000

EVENT FIELD




-  IMMEDIATE REMEDIATION
-  20 YEARS
-  COST TO REPLACE: \$120,000

BASKETBALL COURT




-  REMEDIATION
-  15 YEARS
-  COST TO REPLACE: \$40,000

SITE AMENITIES




PARKING LOT

-  GENERAL MAINTENANCE
-  25 YEARS
-  COST TO REPLACE: \$50,000




BLEACHERS

-  GENERAL MAINTENANCE
-  5 YEARS
-  COST TO REPLACE: \$10,000

SHADE SHELTER

-  REMEDIATION
-  5 YEARS
-  COST TO REPLACE: \$15,000

SEACAN STORAGE

-  GENERAL MAINTENANCE
-  25 YEARS
-  COST TO REPLACE: \$60,000

DAVID BELL MEMORIAL PARK



NET WORTH: \$720,000

Indicates the cost to replace all David Bell Memorial Park assets.

RISKS

PUBLIC SAFETY

- Broken drainage pipes, lack of drainage
- Spring toy requires replacement
- Lack of accessible pathways overall, uneven surfacing
- Shade shelter eaves trough falling off

LOSS OF ASSETS

- Loss of baseball field asset for an entire season due to lack of maintenance
- Long-term neglect will lead to more substantial interventions to bring this park up to a functional standard

DISUSE

- Lack of wayfinding signage to invite visitors into this park

CONCLUSION

IMMEDIATE IMPROVEMENTS

- Broken drainage pipes, lack of drainage overall
- Ball field: sagging fencing and surfacing
- Parking lot: delineation
- Event field: surfacing
- Lack of accessible pathways overall, uneven surfacing
- Shade shelter + play area would benefit from improvements; spring toy requires immediate replacement

LONG TERM SITE VISION

- This site is home to an assortment of excellent and much needed community resources; while it is located outside of the core area of Hanwell, the site's features are unique and have the ability to draw visitors to this site. Every effort should be made to improve the current state of the assets in this park, bringing this space up to the same standard as the Recreation Park.



DAVID BELL MEMORIAL PARK

UPPER KINGSCLEAR COMMUNITY CENTRE

UPPER KINGSCLEAR COMMUNITY CENTRE + NATURE TRAILS

EXISTING CONDITIONS 0m 40m 80m 120m 160m 200m 240m 320m 400m



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UPPER KINGSCLEAR COMMUNITY CENTRE + NATURE TRAILS

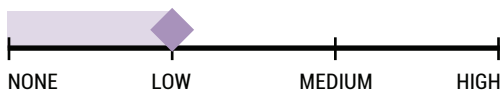
3 NEIGHBOURHOOD

CATEGORY	TYPE	FOCUS
CONNECTION	COMMUNITY TRAIL	PEDESTRIAN
LANDFORM	NATURALIZED	HABITAT
FACILITY	CENTRE	EVENT

SITE SIZE

30 ACRES

CURRENT USAGE LEVEL



DEMOGRAPHIC OF CURRENT USERS

YOUTH ADULTS

SITE ACCESSIBILITY

ADEQUATE

- CLOSE PROXIMITY OF ON-SITE PARKING

NEEDS IMPROVEMENT


- PATHS ABOVE 5% SLOPE, UNEVEN SURFACING
- INADEQUATE / DEGRADED WATER CROSSINGS
- LACK OF SITE AMENITIES: SEATING, WAYFINDING




UPPER KINGSCLEAR COMMUNITY CENTRE + NATURE TRAILS

RECREATION AMENITIES

PEDESTRIAN TRAIL


 IMMEDIATE REMEDIATION

 25+ YEARS

 COST TO REPLACE: \$30,000

BOARDWALK TRAIL

 REPLACEMENT

 1 YEAR

 COST TO REPLACE: \$40,000

WATER CROSSINGS

 REPLACEMENT

 1 YEAR

 COST TO REPLACE: \$10,000

SITE AMENITIES


COMMUNITY CENTRE

PUBLIC WASHROOMS

INDOOR EVENT SPACE

PARKING LOT

 GENERAL MAINTENANCE

 20 YEARS

 COST TO REPLACE: \$800,000

UPPER KINGSCLEAR COMMUNITY CENTRE + NATURE TRAILS



NET WORTH: \$880,000

Indicates the cost to replace all Upper Kingsclear Community Centre + Trails assets.

RISKS

PUBLIC SAFETY

- Lack of wayfinding signage, entry signage
- Trail is overgrown in many areas, further impacting wayfinding
- Trail surfacing is uneven and inconsistent, with deep ruts and pooling water
- Boardwalk trail and wood water crossings are degraded beyond a usable standard and require replacement

LOSS OF ASSETS

- Lack of regular maintenance is causing expedited aging of this assets amenities

DISUSE

- Lack of wayfinding signage along roadway to direct visitors to this asset, as well as any wayfinding signage within the property to assist visitors with navigating the trails, puts this site at serious risk of disuse. Disuse of wooded community trails leads to a decrease in overall safety, and allows vegetation to infiltrate trails, reducing usability.

CONCLUSION

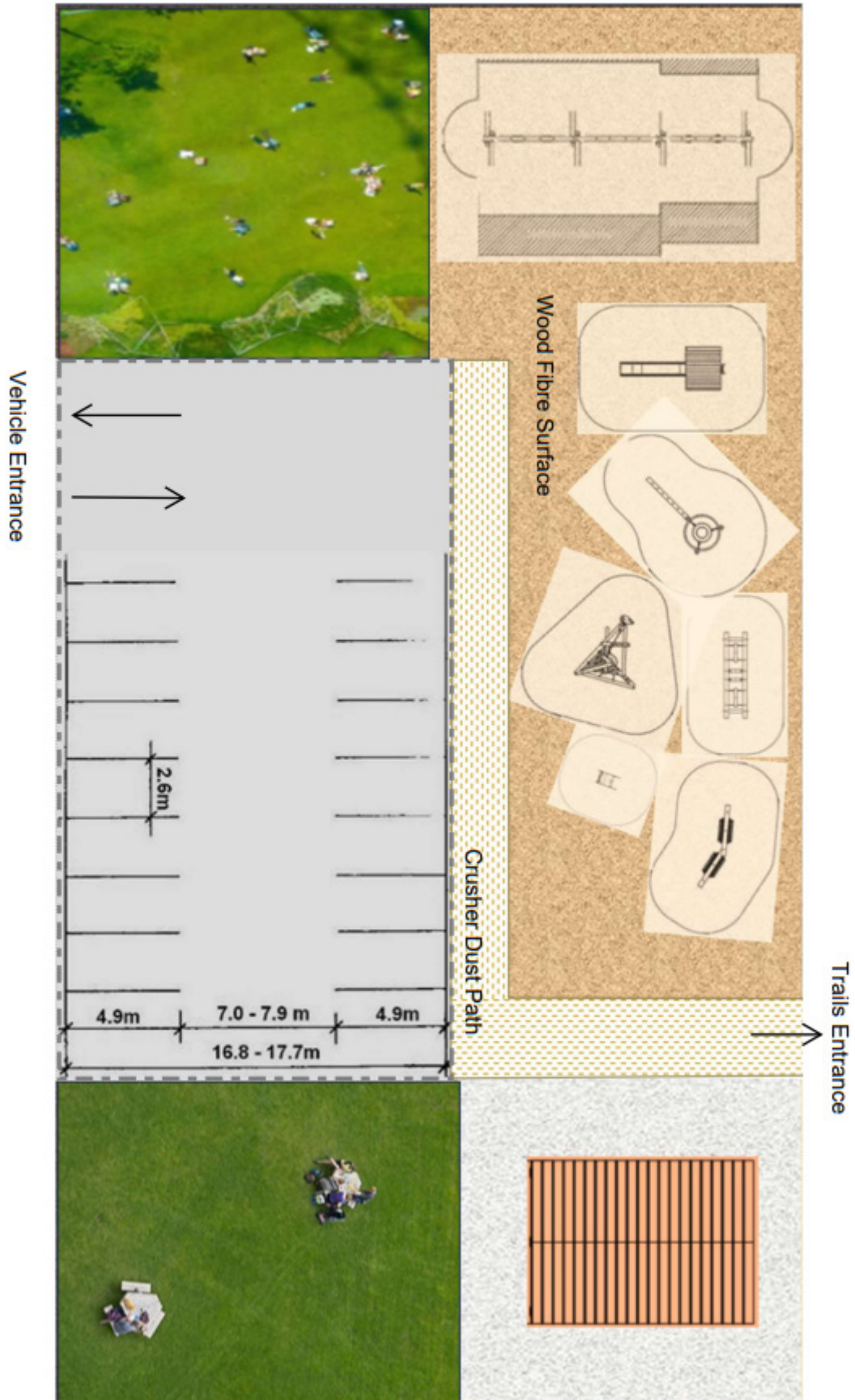
IMMEDIATE IMPROVEMENTS

- A new site name, chosen by the community, to improve community awareness of this site, as well as to foster a sense of ownership.
- New site signage:
 - Welcome sign at the Community Centre
 - Trailheads at the start of all trails, visible from Mazerolle Settlement Road, and Margaret Avenue
 - Interpretive and educational signage
 - Wayfinding signage along all trails
- Amenities: bench seating, trash receptacles
- Infrastructure: replacement of boardwalk trail

LONG TERM SITE VISION

- An upgraded community centre space, with amenities comparable to Hanwell Place, such as: open hours for public washrooms and an indoor event space available to the public through the same booking system.
- A new crosswalk with button-operated solar lights and painted lines, allowing pedestrians to cross Mazerolle Settlement Road at the Community Centre where there are adequate sightlines, improving access between David Bell Memorial Park and the Upper Kingsclear Community Centre and Trails site.

YOHO LAKE ROAD PARK - UNDER CONSTRUCTION



YOHO LAKE ROAD PARK - UNDER CONSTRUCTION

3 NEIGHBOURHOOD

CATEGORY	TYPE	FOCUS
PARK	3 NEIGHBOURHOOD	PLAYGROUND PARKETTE



SITE SIZE

0.5 ACRES

PROJECTED USAGE ONCE COMPLETE



DEMOGRAPHIC OF FUTURE USERS

CHILDREN

SITE ACCESSIBILITY

ADEQUATE

- CLOSE PROXIMITY OF ON-SITE PARKING
- PATHS BELOW 5% SLOPE, ACCESSIBLE SURFACING

NEEDS IMPROVEMENT

- NO ACCESSIBLE PLAY EQUIPMENT
- LACK OF AVAILABILITY OF SEATING



YOHO LAKE ROAD PARK - UNDER CONSTRUCTION

RECREATION AMENITIES

NATURAL PLAY EQUIPMENT



IN GOOD REPAIR



25 YEARS



COST TO REPLACE: \$115,000

TRAIL CONNECTION



IN GOOD REPAIR



25 YEARS



COST TO REPLACE: \$8,000

SITE AMENITIES

PARKING LOT



IN GOOD REPAIR



25 YEARS



COST TO REPLACE: \$55,000

SHADE SHELTER



IN GOOD REPAIR



25 YEARS



COST TO REPLACE: \$15,000

YOHO LAKE ROAD PARK - UNDER CONSTRUCTION



NET WORTH: \$193,000

Indicates the cost to replace all Yoho Lake Road Park assets.

RISKS

PUBLIC SAFETY

- On-site parking is located very close to the play area, and a walking trail. With no separation of material between the parking area and these surfaces there are risks that:
 - Vehicles could enter the play area, as there is no physical or visual barrier
 - Materials from the parking lot could invade the crusher dust path, as well as the fibar surface of the play area, and vice versa, degrading the quality and lifespan of these spaces
- No definition of the parking stalls could lead to confusion, and inefficient parking leading to loss of capacity

LOSS OF ASSETS

- Parking should be delineated, and physically separated from play area

DISUSE

- Lack of wayfinding signage along roadway to direct visitors to this asset

CONCLUSION

IMMEDIATE IMPROVEMENTS

- Defining of park edges with barrier fencing or boulders, pathways of a material that will not invade parking surface (ie. a raised boardwalk path)
- The addition of bench seating to entice a wider age range of visitors and accommodate those with accessibility requirements

LONG TERM SITE VISION

- Programming that utilizes the covered outdoor shelter, and draws the entire Hanwell community to experience this newly constructed playground park

1.2

EXISTING FACILITIES
ASSESSMENT:

**PRIVATELY OWNED
RECREATION ASSETS**



SOCCER FIELD

TENNIS COURT

SHADE SHELTER

ACCESSIBLE PLAY AREA

OUTDOOR CLASSROOM

PARKING

HANWELL PARK ACADEMY

EXISTING CONDITIONS



**GLENN
GROUP**
LANDSCAPE
ARCHITECTS AND
PROJECT MANAGERS

HANWELL PARK ACADEMY

1 REGIONAL

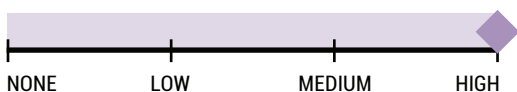
CATEGORY	TYPE	FOCUS
PARK	1 REGIONAL	PLAYGROUND SPORTS
FACILITY	CENTRE	SPORTS



SITE SIZE

4 ACRES

CURRENT USAGE LEVEL



DEMOGRAPHIC OF CURRENT USERS

CHILDREN YOUTH ADULTS



SITE ACCESSIBILITY

ADEQUATE

- CLOSE PROXIMITY OF ON-SITE PARKING
- WASHROOM HAS ACCESSIBLE STALL
- PATHS BELOW 5% SLOPE
- ACCESSIBLE + INCLUSIVE PLAY EQUIPMENT

NEEDS IMPROVEMENT

- AVAILABILITY OF OUTDOOR SEATING



HANWELL PARK ACADEMY

RECREATION AMENITIES

PLAY EQUIPMENT

ACCESSIBLE PLAY EQUIPMENT



IN GOOD REPAIR



35 YEARS



COST TO REPLACE: \$850,000

TENNIS COURT



GENERAL MAINTENANCE



15 YEARS



COST TO REPLACE: \$200,000

SOCCER FIELD



REMEDIAION



30 YEARS



COST TO REPLACE: \$600,000

BASKETBALL COURTS



IN GOOD REPAIR



20 YEARS



COST TO REPLACE: \$100,000

SITE AMENITIES

OUTDOOR CLASSROOM



GENERAL MAINTENANCE



15 YEARS



COST TO REPLACE: \$35,000

TRASH RECEPTACLES



IN GOOD REPAIR



35 YEARS



COST TO REPLACE: \$10,000

SHADE SHELTER



GENERAL MAINTENANCE



20 YEARS



COST TO REPLACE: \$30,000

INDOOR MULTI-USE COURTS

PUBLIC WASHROOMS

PARKING LOT

HANWELL PARK ACADEMY



NET WORTH: \$1,825,000

Indicates the cost to replace all outdoor Hanwell Park Academy assets.

RISKS

PUBLIC SAFETY

- This site is new, no public safety risks currently exist

LOSS OF ASSETS

- Soccer field: requires remediation to ensure continued use of this asset, as well as a seasonal maintenance plan. The field is observed to be fairly dry, with clover beginning to take over the grass at the edges of the field.
- All assets on Hanwell Park Academy site require a maintenance plan, to ensure continued operation of these assets.

DISUSE

- Community members are typically unaware that this site is available for public use after school hours, and on weekends. Public information needed in the form of online notification, and signage at Hanwell Place, especially at the bridge leading to Hanwell Park Academy.

CONCLUSION

IMMEDIATE IMPROVEMENTS

- Soccer Field: remediation, seasonal maintenance plan
- Addition of bench seating on site

LONG TERM SITE VISION

- Re-framing public perception, so that Hanwell Park Academy feels welcoming to the community for after hours recreation



2.0

**COMMUNITY
PROFILE**

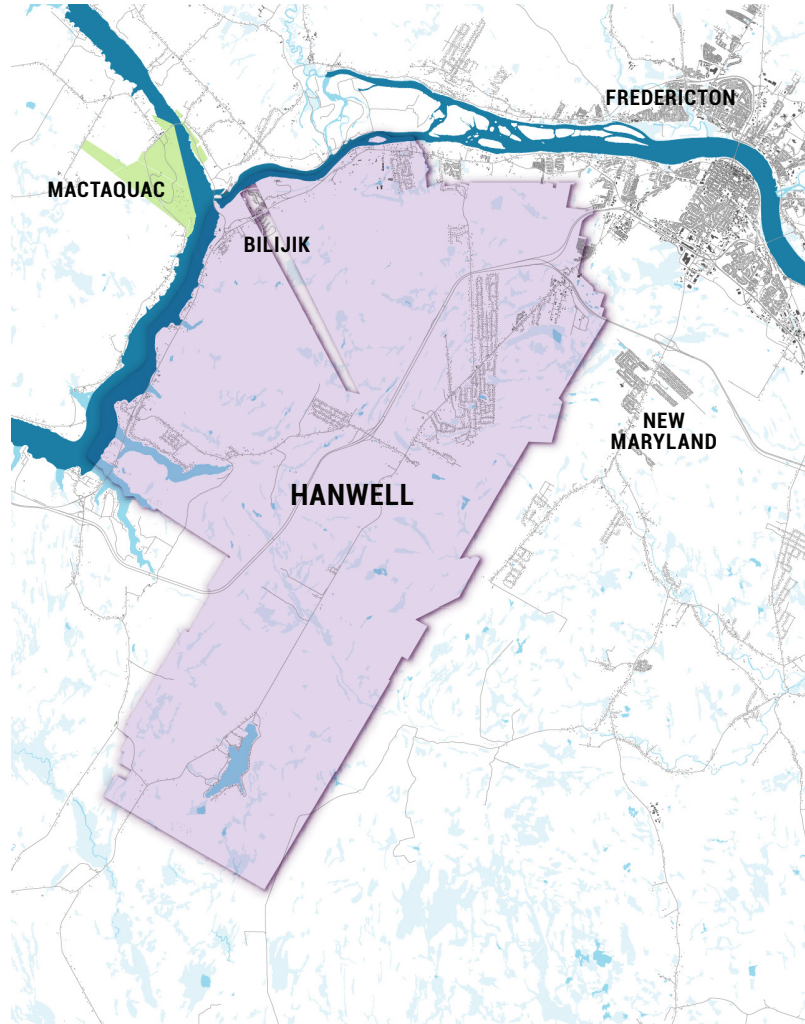
RURAL COMMUNITY OF HANWELL, NEW BRUNSWICK

“INSPIRED BY NATURE”

Hanwell is one of New Brunswick’s most rapidly evolving rural communities. Encompassing the scenic corridor of NB Route 102, from the Fredericton city limits to the forested shoreline of Yoho Lake, Hanwell is defined by rolling woodlands, watercourses, and a strong sense of place.

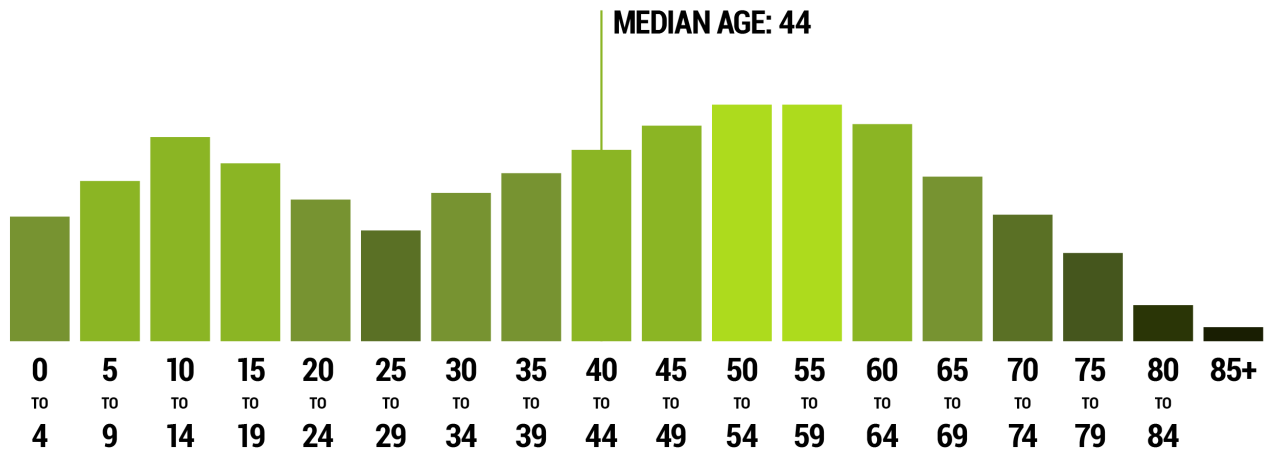
Incorporated as a Rural Community in 2014, Hanwell expanded again in 2023, with the addition of part of the Kingsclear Local Service District, increasing the population overnight from 4,743 to approximately 7,000 residents. Hanwell now surrounds its neighbour community of Bilijik (Kingsclear) First Nation on all sides, and touches the Wolastoq (Saint John River) with approximately 18 kilometers of shoreline.

Amid increasing commercial and industrial growth in Hanwell, the community strives to preserve it’s rural character. It’s most prominent park, Hanwell Recreation Park, boasts more than seven kilometers of wooded trails, natural play equipment, and educational features that connect visitors to the natural world. Hanwell’s official motto is “Inspired by Nature”.



“A RURAL COMMUNITY COMMITTED TO SUSTAINABILITY AND QUALITY OF LIFE.”

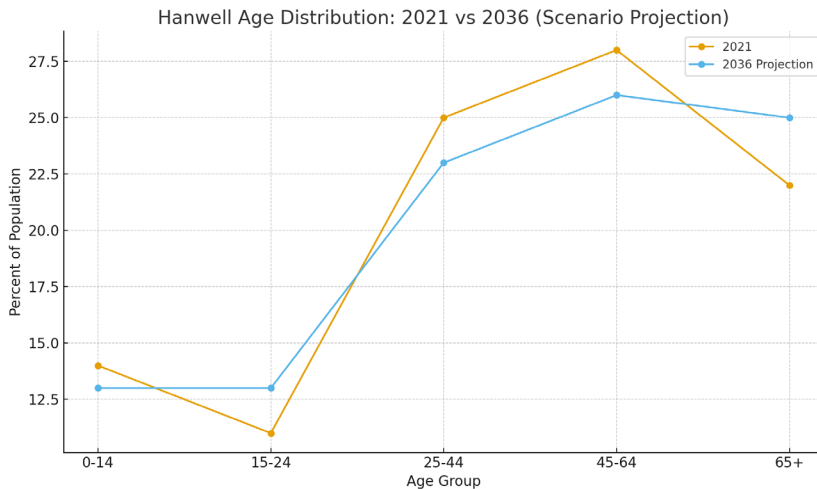
COMMUNITY DEMOGRAPHICS



AGE

The above graphic represents the age breakdown of Hanwell, showing the median age at forty-four, four years above the average age of forty in Fredericton, and almost three years less than the median age of 46.8 across New Brunswick.

The data represented here is amalgamated from the census taken in 2021, prior to the amalgamation of Hanwell with several new areas. At the time of the 2021 census, the population of Hanwell was 4,743, whereas it is now 7,000.



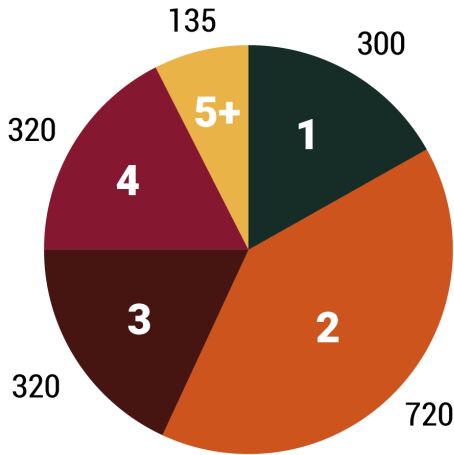
- The proportion of children (0-14) and youth (15-24) remains relatively stable
- The 25-44 age group declines slightly, while the 45-64 group remains the largest cohort but is projected to decrease from its peak
- The most notable change appears in the 65+ population, which is expected to grow substantially by 2036, rising from 22% to 25% of the community

The above chart provides a 'best guess' for population and age-based breakdowns for the life of this master plan. This projected scenario for 2036 highlights gradual demographic shifts over time.

Overall, the projection suggests that Hanwell will continue aging, with a larger share of seniors

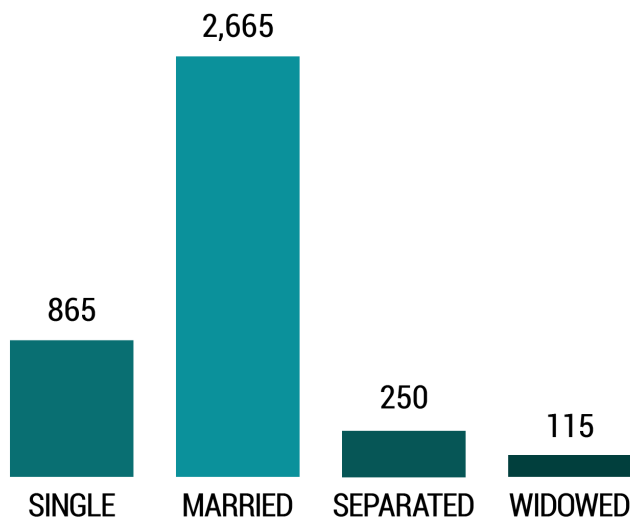
and a slightly smaller proportion of mid-career adults by 2036. This creates a realistic planning-level projection: younger cohorts hold steady, working-age groups grow modestly (migration and aging), and seniors increase as expected with New Brunswick's aging trend.

COMMUNITY DEMOGRAPHICS



HOUSEHOLD BY SIZE

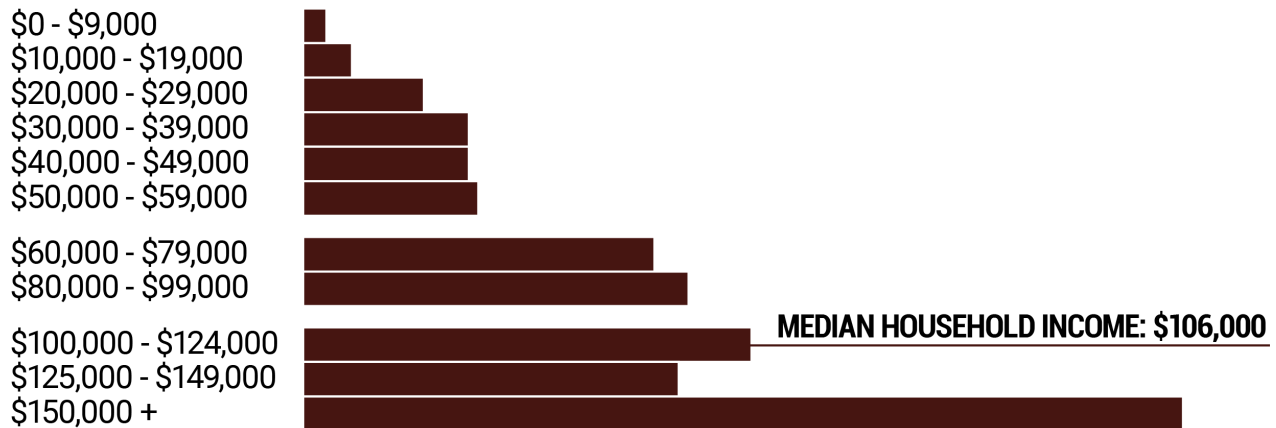
The household size chart for Hanwell, NB shows that the community is dominated by smaller households, with two-person households forming the largest group (720 households). One-person households are also significant at 300, reflecting a mix of singles, young adults, and older residents living independently. Medium-sized households are evenly represented, with three-person and four-person households each at 320, suggesting a strong presence of families with children. Larger households of five or more people are the least common at 135, indicating that multi-generational or large-family living arrangements are relatively rare. Overall, Hanwell’s household profile leans toward couples and small families, with a balanced but modest representation of larger family units.



MARITAL STATUS

The marital status profile in Hanwell, NB is strongly characterized by a predominantly married population, with 2,665 residents identifying as married, by far the largest group in the community. Single residents form the second-largest category at 865, indicating a moderate share of individuals who are not currently partnered. Smaller proportions of the population identify as separated (250) or widowed (115), reflecting typical patterns for a semi-rural, family-oriented community with a relatively stable household structure. Overall, the data suggests that Hanwell is a community anchored by married couples, with a smaller but notable presence of singles and limited representation of separated or widowed residents.

COMMUNITY DEMOGRAPHICS



HOUSEHOLD INCOME

The household income distribution in Hanwell, NB reflects a community with strong earning power. While only a small share of households fall below \$30,000, the distribution expands through the mid-range categories and peaks in the upper tiers, with significant representation between \$60,000–\$149,000 and the \$150,000+ category standing as the single largest group. With a median household income of \$106,000,

Hanwell is notably more affluent than nearby Fredericton, where the median household income is \$73,000. This \$33,000 gap underscores Hanwell’s position as one of the region’s higher-income rural–suburban communities, suggesting a population with strong purchasing power, stable employment, and generally lower levels of economic vulnerability compared with the provincial capital.

SUMMARY

Hanwell’s demographic profile reflects a rural community that has evolved into a family-oriented, and relatively mature population centre within the Fredericton region. The marital status data shows that married households dominate the community, with singles and separated or widowed residents representing much smaller segments. Household size patterns reinforce this family structure: two-person households are the most common, followed by balanced numbers of three- and four-person families, while larger households (five or more) remain uncommon. The age distribution shows a median age of 44, indicating a population that is older than many urban centres, with strong representation in the

40–64 age ranges, typical of established rural–suburban communities with long-term residents and stable careers. Income levels further distinguish Hanwell, with a median household income of \$106,000, significantly higher than Fredericton’s median of \$73,000. The community shows a pronounced concentration in upper income brackets, including a large share earning over \$150,000. Taken together, these metrics portray Hanwell as a prosperous, primarily family-based rural community with strong economic stability, mature age characteristics, and a demographic structure that reflects both its rural character and its close connection to the urban employment opportunities of Fredericton.

A photograph of a paved path winding through a forest. On the left, a large tree trunk is prominent, and a wooden bench sits on the ground. The path leads into the distance, flanked by tall, thin trees. The entire image has a semi-transparent purple overlay.

2.1

BENCHMARKS

BENCHMARKS FOR PARKS AND RECREATION ASSETS

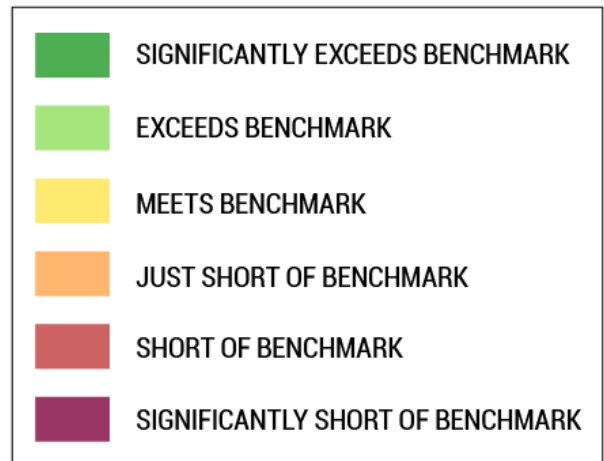
Traditionally, Hanwell has relied on regional facilities in Fredericton and the surrounding area. With amalgamation, the resident population has expanded significantly, from 4,743 to approx. 7,000, shifting the community into a new phase of growth and spatial opportunity.

As Hanwell continues to evolve, and with a clear aspiration toward greater self-sufficiency, the community can be assessed for its capacity to support regional-scale facilities that enhance everyday life for residents. Thoughtfully planned recreational infrastructure can serve as a catalyst for both economic activity and residential development, strengthening Hanwell's ability to sustain growth from within its own landscape.

Presented here are statistical benchmarks for a variety of facility types found across central New Brunswick. These benchmarks draw from a national review of comparable towns and cities, producing population-based averages that help estimate the scale and type of facilities that may be appropriate for Hanwell's tax base and community profile. While these figures are not prescriptive, they offer a valuable indicator of facility needs, particularly when interpreted alongside community input.

Each facility must also be assessed for feasibility, however these benchmarks provide an informed starting point for aligning Hanwell's future amenities with its landscape character, growth trajectory, and community priorities.

BENCHMARK SCORE



The benchmark score system provides a quick visual measure of how Hanwell's current recreation assets compare to national and Atlantic Canadian standards for communities of similar size.

Dark Green – Significantly Exceeds Benchmark:

Hanwell has more than enough of this asset relative to population.

Light Green – Exceeds Benchmark:

Hanwell meets and surpasses the recommended amount.

Yellow – Meets Benchmark: Hanwell is aligned with recommended standards.

Orange – Just Short of Benchmark: Slightly below recommended levels; may need investment in coming years.

Red – Short of Benchmark: Clearly under-supplied for current population.

Purple – Significantly Short of Benchmark: Major gap; high priority for future investment.

BENCHMARKS FOR PARKS AND RECREATION ASSETS

		2025	2026	2036
INDOOR ASSETS	BENCHMARK	~ 7,000	7,075	8,000
	RESIDENTS PER ASSET	CURRENT RESIDENTS	+1.0% RESIDENTS	+1.2% RESIDENTS
COMMUNITY CENTRE	15,000	2	2	2
EVENT SPACE	21,000	2	2	2
MEETING ROOM	21,000	2	2	2
POOL	36,000	0	0	0
ARENA	12,000	0	0	0
MULTI-USE GYM	7,000	2	2	2

The indoor asset benchmarking shows that Hanwell is generally well positioned to meet community needs as it grows to an estimated population of 8,000 in 2036. Most indoor facilities fall within the light and dark green categories, indicating that Hanwell either exceeds or significantly exceeds the recommended benchmarks for its population size.

Both the community centre, event space, and meeting room categories land firmly in the significantly exceeds benchmark, meaning Hanwell is appropriately served by its existing indoor gathering and cultural facilities. These assets are well aligned with the municipality's role as a rural-suburban community with a strong emphasis on community events, civic programming, and multi-purpose use. The presence of two multi-use gyms indicate a strong indoor recreation foundation that will remain robust even as the population expands.

Both the pool and arena categories remain marked as zero; however, neither registers as a benchmark shortfall. According to national standards, communities generally require a pool at around 36,000 residents per asset and an arena at 12,000 residents per asset, placing both well outside the threshold for a municipality of Hanwell's size. Their absence is therefore consistent with benchmark expectations, though future planning may consider these amenities based on community preference rather than benchmark deficiency.

Hanwell's indoor recreation inventory is stable, well-balanced, and forward-compatible with its projected growth trajectory. The benchmark chart shows no acute deficiencies in the indoor category through 2036, enabling the municipality to focus its upcoming investments on outdoor and network-based recreation improvements while maintaining its indoor assets.

BENCHMARKS FOR PARKS AND RECREATION ASSETS

OUTDOOR ASSETS	BENCHMARK RESIDENTS PER ASSET	2025	2026	2036
		~ 7,000 CURRENT RESIDENTS	7,075 +1.0% RESIDENTS	8,000 +1.2% RESIDENTS
POOL	25,000	0	0	0
BALL FIELD	5,000	1	1	1
NATURAL TURF FIELD	7,000	1	1	1
ARTIFICIAL TURF FIELD	30,000	0	0	0
EVENT FIELD	10,000	1	1	1
TENNIS COURT (ONLY)	7,000	0	0	0
PICKLEBALL COURT (ONLY)	4,000	0	0	0
BASKETBALL COURT (ONLY)	5,000	0	0	0
MULTI-USE COURT	4,000	2	2	2
MULTI-USE RACQUET COURT	5,000	1	1	1
BEACH VOLLEYBALL	16,000	1	1	1
BIKE SKILLS PARK	50,000	1	1	1
WALKING/RUNNING TRACK	7,000	0	0	0
COMMUNITY GARDENS	9,000	0	0	0
WATERCRAFT LAUNCH	10,000	0	0	0
1 KM OF NATURE TRAIL	1,000	11	11	11
PLAYGROUND	2,000	5	6	6
ICE SURFACE	6,000	0	0	0
SPLASHPAD	10,000	0	0	0
DOG PARK	30,000	0	0	0
OUTDOOR GYM	15,000	2	2	2

*MULTI-USE COURT: BASKETBALL, PICKLEBALL

**MULTI-USE RACQUET COURT: TENNIS, PICKLEBALL

BENCHMARKS FOR PARKS AND RECREATION ASSETS

The benchmark analysis for outdoor recreation assets reveals several clear gaps that will become more pronounced as Hanwell grows toward a projected population of 8,000 by 2036. The most significant shortfalls appear where the benchmark score turns purple, indicating assets that are significantly below recommended levels. By 2036, both an outdoor ice surface and an additional ball field fall into this category, highlighting them as major unmet needs.

Additional notable deficiencies are: a natural turf field and dedicated court infrastructure, signaling increased pressure on field sports and court sports as the population grows. Other shortfalls are notably pickleball courts, which aligns strongly with survey responses calling for increased capacity. A walking/running track and splash pad also appear in the deficit category, reinforcing the demand for more family-oriented, community-focused outdoor spaces.

Overall, while Hanwell exceeds expectations in some categories, such as playgrounds, several high-impact assets remain under-supplied and will require targeted investment to meet future community needs.

INVESTMENT PRIORITIES

Based on benchmark performance and projected population growth, Hanwell's top outdoor recreation investment priorities should focus on the areas with the largest benchmark deficits:

Outdoor Ice Surface (Highest Priority)

- Significantly short of benchmark by 2036
- Strong alignment with community feedback calling for more winter recreation

Additional Ball Field

- Also significantly below benchmark
- Field sports remain a high-demand area for youth programs and local leagues

Natural Turf Field

- Short of benchmark by 2036
- Additional capacity will be required to support soccer, field sport training, and community events

Dedicated Court Infrastructure

- Stand-alone courts are significantly short of benchmark
- Demand for pickleball in particular remains high and aligns with community feedback
- A low-cost investment with significant benefit for seniors and active adults

Walking/Running Track

- Supports all-ages, low-barrier fitness activity

Splash Pad

- Appears as deficit area and aligns with community desire for more inclusive, family-friendly recreation spaces

CONCLUSION

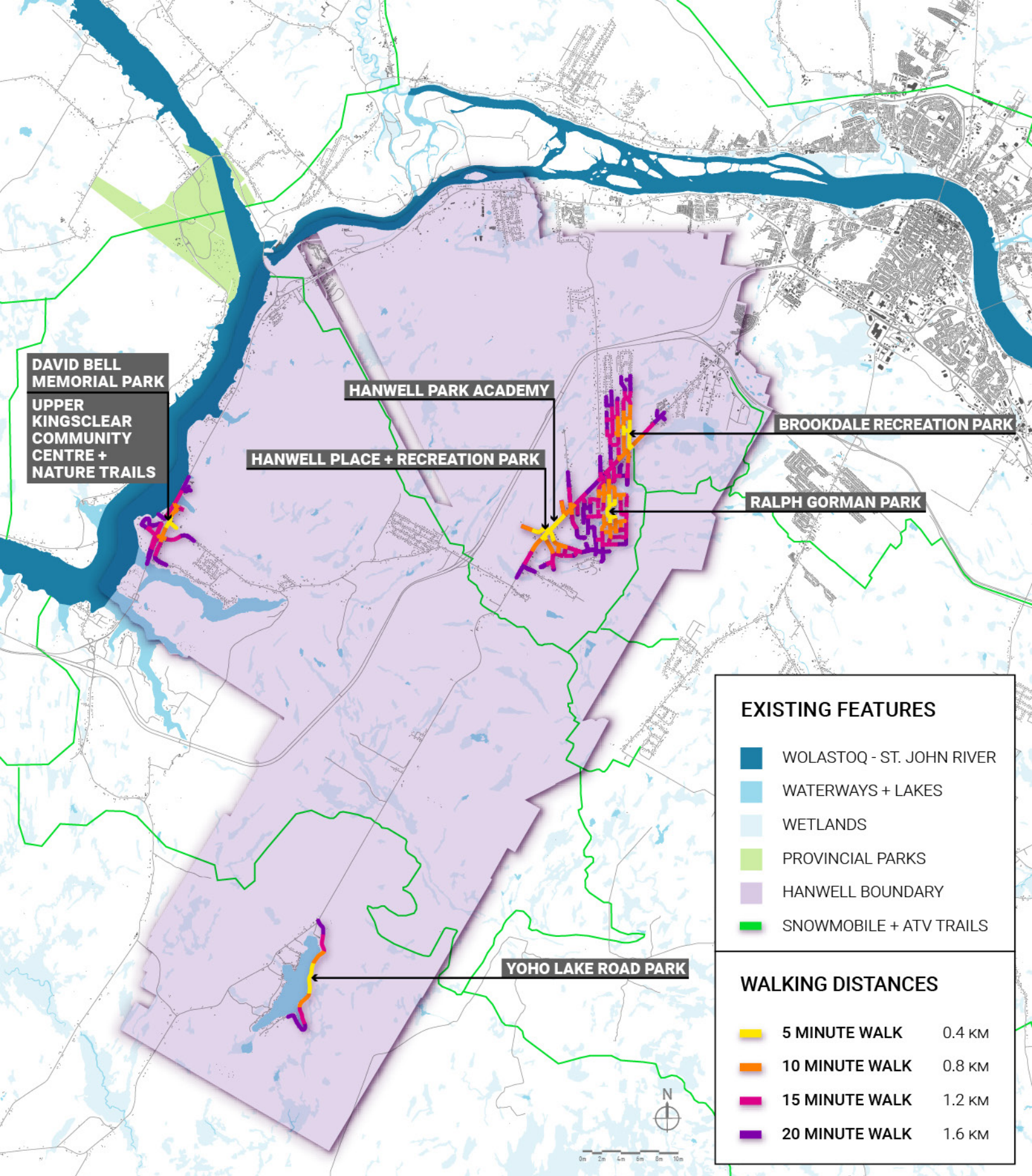
The benchmark analysis makes it clear that Hanwell must focus its next decade of recreation investment on addressing critical shortages in outdoor ice, ball fields, turf fields, sports courts, and family-focused amenities. The most urgent needs will require early planning and capital commitment. The benchmarking chart does not take into account the condition of the existing ball field asset; remediation of this existing ball field asset at David Bell Memorial Park is of the utmost priority moving into 2026.

Supporting investments in expanded field sport capacity and additional dedicated court infrastructure, especially for basketball and pickleball, will ensure the recreation system evolves in step with community demand and demographic growth. These priorities form a balanced strategy that strengthens year-round activity, supports multi-generational recreation, and ensures Hanwell's outdoor assets remain resilient, and aligned with national and regional benchmarks based on Hanwell's population.

A photograph of a paved path winding through a forest. On the left, a large tree trunk is prominent, and a wooden bench sits on the path. The path leads into the distance, flanked by tall trees. The entire image has a semi-transparent purple overlay.

2.2

GAP ANALYSIS



**DAVID BELL
MEMORIAL PARK
UPPER
KINGSCLEAR
COMMUNITY
CENTRE +
NATURE TRAILS**

HANWELL PARK ACADEMY

BROOKDALE RECREATION PARK

HANWELL PLACE + RECREATION PARK

RALPH GORMAN PARK

YOHO LAKE ROAD PARK

HANWELL RECREATION MASTER PLAN

HANWELL PARKS + RECREATION GAP ANALYSIS MAPPING

GAP ANALYSIS MAPPING

CONCLUSIONS

Of the six total parks and recreation assets, four are located in the heart of Hanwell, accessible from Hanwell Road, the central spine of the community. The gap analysis mapping appears to show this core residential area to be adequately served, with recreation assets within a reasonable walking distance of most residences. However, it is important to note that Hanwell Road is not a space that pedestrians or cyclists feel safe to navigate, alongside vehicular traffic moving at a speed limit of 80 km/hr.

The mapping also reveals areas that are currently under-served, namely those located off Mazerolle Settlement Road, the areas of Central and Lower Kingsclear, and the newly amalgamated area of Island View.

JURISDICTION

While privately owned assets like Hanwell Park Academy and Garden Creek Falls Trail contribute to the overall density and accessibility of outdoor and indoor recreation spaces, they are not owned or controlled by the municipality.

In the case of Hanwell Park Academy, a joint maintenance agreement (a Memorandum Of Understanding) gives a general outline of the shared responsibility for the maintenance of outdoor recreation assets, between Hanwell and Hanwell Park Academy.

OUTSIDE OF HANWELL JURASDICTION

PARK

- PRIVATE PARK
- NON-PROFIT PARK
- GOLF COURSE
- PROVINCIAL PARK
- FEDERAL PARK

LANDFORM

- PRIVATE LAND
- PROVINCIAL LAND
- FEDERAL LAND

TRAIL

- BIKE LANE
- TRANS CANADA TRAIL
- SNOWMOBILE
- ATV

FACILITY

- FIRST NATIONS RESERVE
- UNIVERSITY & COLLEGE
- SCHOOL
- CHURCH & PRIVATE



2.3

ENGAGEMENT

ENGAGEMENT

Public engagement is a foundational element of any parks and recreation master plan, and in a rural-suburban community like Hanwell, it becomes especially critical. The design of public spaces must be grounded in the lived experiences, values, and aspirations of the people who will use them every day. Hanwell's growth, diverse household structures, and evolving recreation needs mean that no single dataset can fully capture the community's identity, only its residents can. Offering an online survey ensured that the data collected was broad and inclusive. Complementing this with an open house at Hanwell Place, the heart of civic life, created an

SUMMARY OF THE DATA COLLECTED

The public engagement process in Hanwell, which combined an online survey with an in-person open house at Hanwell Place, provided a clear and compelling picture of a community that is both active and aspirational, eager to shape its recreational future.

In the online survey residents consistently expressed a desire for amenities close to home, with gym programs, skating opportunities, sports courts, fitness classes, and trail networks emerging as major themes. Pools and splash pads, were among the most frequently requested amenities, along with year-round skating, expanded pickleball access, and multi-use recreation programming for children, youth, adults, and seniors. Respondents also placed strong emphasis on trail connectivity, with over 83% indicating they would use a trail system linking Hanwell to neighbouring communities. The vast majority of residents reported using existing amenities at Hanwell Place, while usage of smaller satellite parks was more limited, suggesting opportunities to re-balance investment across the system.

When asked about enhancing existing facilities like David Bell Memorial Park, residents cited the need for updated playgrounds, improved sports fields, better signage, accessible washrooms, shaded seating, and more inviting social

accessible forum for dialogue, allowing residents to move beyond check-box answers and speak directly about how they use existing parks, where gaps exist, and what they imagine for the future. These conversations reveal patterns not visible in statistics: local traditions, preferred gathering spaces, barriers to access, and the nuances of everyday recreation. Engaging the community in this way ensures that the master plan is not imposed on Hanwell, but shaped with Hanwell, reflecting the character, culture, and priorities of a growing rural community that values its open spaces, trail networks, and shared places.

spaces. Concerns about accessibility, safety, and the desire for inclusive, multi-generational design were recurring themes throughout the responses. Many residents want programs that reduce travel to Fredericton, reflecting Hanwell's growing identity as a self-sufficient rural community with suburban characteristics.

Attendees of the open house session highlighted a desire for more non-motorized trails, outdoor ice surfaces, safe crossings near the school, and a desire for local, drop-in indoor pickleball, reinforcing survey findings. Participants also voiced concerns about active transportation along Highway 640. The open house also underscored the need for communication and coordination between residents and municipal staff, particularly around trail etiquette, maintenance standards, and safety features.

Collectively, this engagement process paints a clear picture: Hanwell residents are invested in creating a cohesive, connected, and family-centered recreation system that supports year-round activity, fosters local identity, and reduces reliance on neighboring municipalities. The insights gathered here are instrumental in shaping a master plan that ensures that future investments align with community aspirations, and long-term quality of life.

CONCLUSION

The community's feedback provides a clear and actionable roadmap for where Hanwell should focus its recreation investments over the next decade. Across both the online survey and the open house session, a consistent message emerges: residents want expanded, year-round recreation opportunities that reduce their reliance on Fredericton and strengthen Hanwell's identity as a complete, family-oriented community.

The strongest priorities: water-play features, enhanced ice and winter recreation, improved trail connectivity and the addition of more trails overall, and upgraded sports courts and fields. These priorities reflect a desire for facilities that serve all ages and support active lifestyles in every season.

At the same time, residents are looking for safe, accessible infrastructure, from multi-use trails and road crossings to inclusive playgrounds and modern amenities at existing parks. The low usage of certain satellite parks, coupled with the overwhelming use of Hanwell Place, suggests that strategic reinvestment, rather than expansion alone, will be essential to balance the system and elevate under performing assets. Environmental stewardship, maintenance capacity, and long-term sustainability also emerged as key community values that must inform future design decisions.

Taken together, this data points to a ten-year vision centered on connectivity, inclusivity, and year-round programming, with signature investments in aquatics, trails, winter recreation, and neighbourhood park upgrades forming the backbone of a resilient and community-driven recreation network for Hanwell.

ACTIVE TRANSPORTATION NETWORK

The data strongly supports the need for an active transportation network and safer bike and pedestrian access along Hanwell Road, and it does so in multiple, reinforcing ways:

From the online survey, residents repeatedly emphasized their desire for connected trail systems; this is a clear indicator that residents want safe, continuous routes for walking, running, and cycling, not just recreationally, but as a functional part of daily movement.

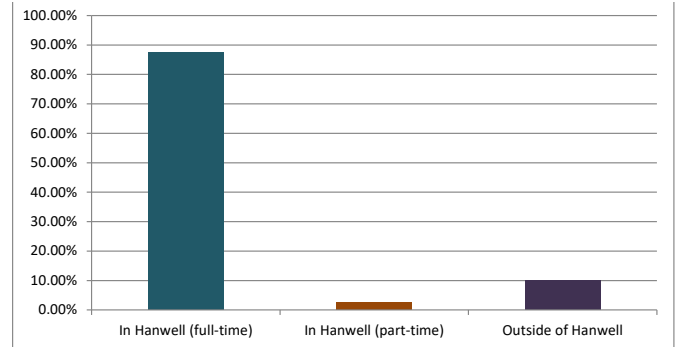
The open house session further strengthens this conclusion. Several comments recorded on the engagement board highlight concerns specifically about walking or biking along Highway 640, noting that many residents are not comfortable using this corridor. Further, many attendees of the open house session spoke about a desire for children to bike and walk to Hanwell Academy everyday, but feeling that Hanwell Road lacks the infrastructure and safety measures to accommodate cyclists and pedestrians, especially children. Requests for safe crossing points, better lighting, crushed rock multi-use trails, and active transportation routes to the school all point to a strong community appetite for improved non-motorized access. Residents specifically referenced Lincoln's bike trail network as an example, underscoring an awareness of regional precedent and a desire to bring similar infrastructure to Hanwell.

Taken together, the survey and open house results show a community that wants to move more safely and more often without a vehicle. The desire for connected trails, safe crossings, cycling routes, and school-based active transportation is consistent, widespread, and clearly articulated. This data strongly supports prioritizing an active transportation network along Hanwell Road, with an emphasis on safer, separated pedestrian and cycling infrastructure as a key ten-year investment for the community.

COMMUNITY INPUT - ONLINE SURVEY RESULTS

1. WHERE DO YOU LIVE?

In Hanwell (full-time)	87.42%	132
In Hanwell (part-time)	2.65%	4
Outside of Hanwell	9.93%	15
Answered		151
Skipped		0



2. WHAT RECREATION ACTIVITIES WOULD YOU PARTICIPATE IN, IF THEY WERE ON YOUR DOORSTEP IN HANWELL, INSTEAD OF DRIVING TO OTHER COMMUNITIES?

Overall trends

Respondents showed strong interest in aquatic facilities, sports programs, fitness options, and outdoor recreation, with a recurring theme of wanting amenities locally to avoid traveling to other communities.

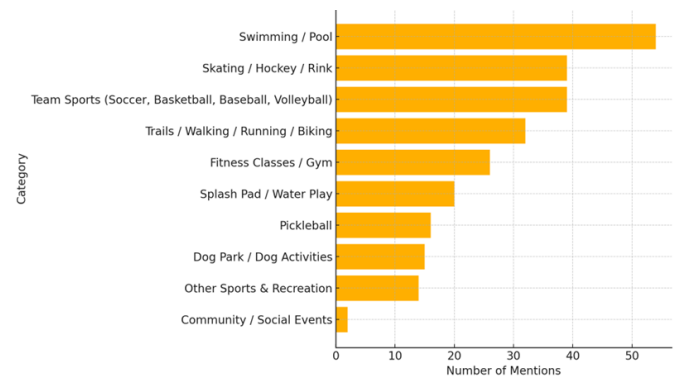
Most Commonly Requested Activities:

1. Swimming & Aquatic Facilities

- Pools (indoor/outdoor), lane swimming, swimming lessons, water aerobics.
- Splash pads and wading pools for all ages.

2. Sports & Courts

- Pickleball (most frequently mentioned specific sport).
- Basketball, soccer, baseball/softball, volleyball, football.
- Tennis and badminton also noted.



3. Ice Sports

- Skating rinks (indoor/outdoor), pond hockey, hockey leagues.

4. Trails & Outdoor Recreation

- Walking, running, hiking trails, biking paths, mountain biking.
- Cross-country skiing, snowshoeing.
- Safer active transportation routes.

5. Dog Parks & Pet-Friendly Spaces

- Off-leash dog parks, dog walking trails.

6. Fitness & Exercise Programs

- Yoga, Pilates, Zumba, spin classes, gyms, outdoor fitness equipment.
- Exercise programs for seniors.

COMMUNITY INPUT - ONLINE SURVEY RESULTS

7. Community & Family Activities

- Movie nights, concerts, community fairs, markets, family events.
- Programs for toddlers and youth sports leagues.
- Art, dance, and music classes.

8. Other Notable Requests

- Golf, disc golf, archery, ATV trails, trampoline parks, boating access.

Key Themes

Accessibility & Convenience – People want diverse options close to home.

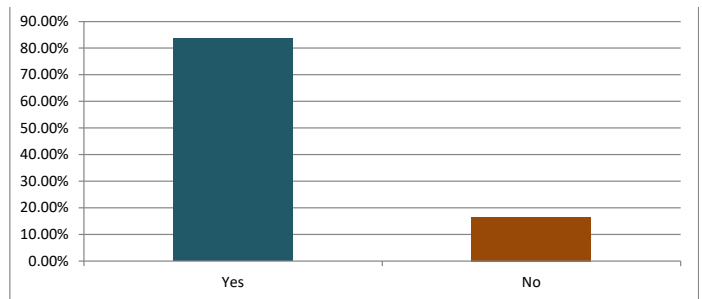
Multi-Generational Appeal – Requests span from toddler play spaces to senior fitness programs.

Year-Round Options – Interest in both summer water play and winter skating/hockey.

Social Connection – Desire for events and programs that foster community gathering.

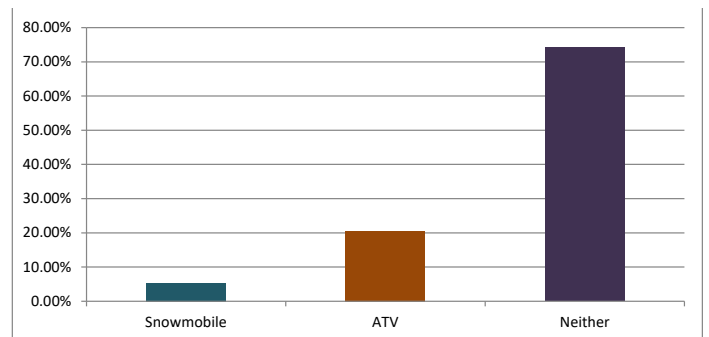
3. WOULD YOU USE A TRAIL SYSTEM THAT CONNECTS HANWELL TO OTHER COMMUNITIES, IF THERE WAS ONE?

Yes	83.44%	126
No	16.56%	25
Answered		151
Skipped		0



4. DO YOU USE AN ATV OR SNOWMOBILE AROUND HANWELL?

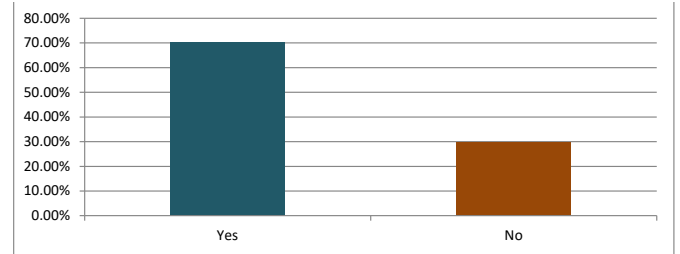
Snowmobile	5.3%	8
ATV	20.53%	31
Neither	74.17%	112
Answered		151
Skipped		0



COMMUNITY INPUT - ONLINE SURVEY RESULTS

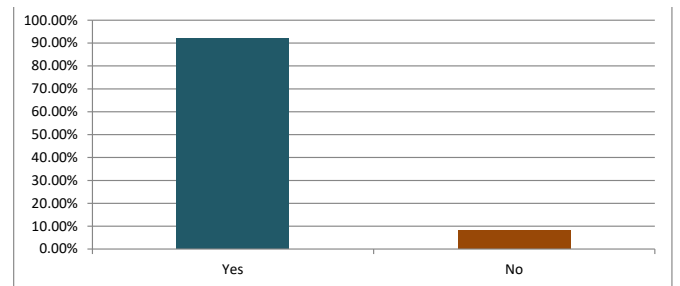
5. DOES YOUR FAMILY CURRENTLY TAKE ADVANTAGE OF THE PLAYGROUND / PICKLEBALL COURTS / BASKETBALL COURTS / SOCCER FIELD / GYM AT HANWELL PARK ACADEMY?

Yes	70.2%	106
No	29.8%	45
Answered		151
Skipped		0



6. DOES YOUR FAMILY USE THE COMMUNITY TRAIL SYSTEM / PLAYGROUND / COURTS / OUTDOOR GYM AT HANWELL PLACE?

Yes	92.05%	139
No	7.95%	12
Answered		151
Skipped		0

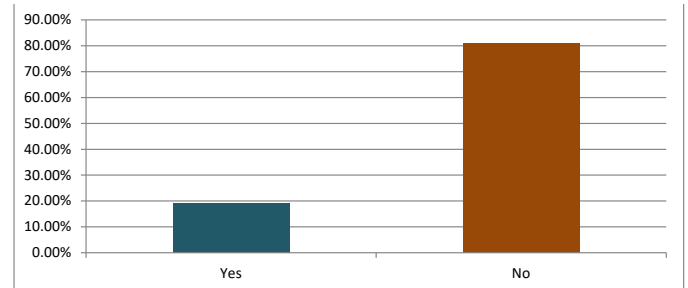


COMMUNITY INPUT - ONLINE SURVEY RESULTS

7. DOES YOUR FAMILY USE THE BICYCLE SKILLS PARK / BEACH VOLLEYBALL COURT / PLAYGROUND AT BROOKDALE RECREATION PARK?

Yes	19.21%	29
No	80.79%	122

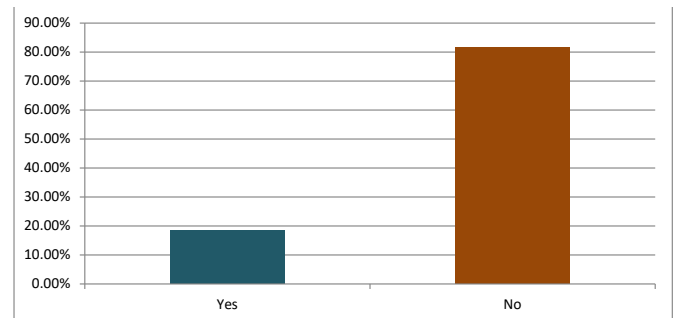
Answered	151
Skipped	0



8. DOES YOUR FAMILY USE THE NEW COMMUNITY PLAYGROUND AT RALPH GORMAN PARK?

Yes	18.54%	28
No	81.46%	123

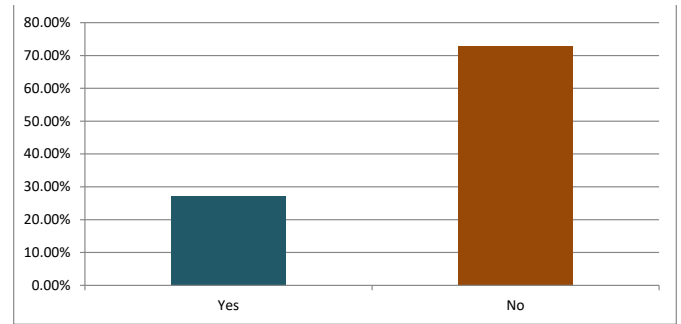
Answered	151
Skipped	0



COMMUNITY INPUT - ONLINE SURVEY RESULTS

9. DO YOU USE THE DAVID BELL MEMORIAL PARK IN UPPER KINGSCLEAR?

Yes	27.15%	41
No	72.85%	110
Answered		151
Skipped		0



10. WHAT UPGRADES WOULD YOU SUGGEST TO DAVID BELL MEMORIAL PARK?

Key Findings

Low Awareness / Low Usage:

- A large proportion of respondents had never visited the park or were unsure of its location.
- Many stated they could not suggest upgrades because they had no experience using it.
- Several noted it feels uninviting or too far from the community center and school to be a regular destination.

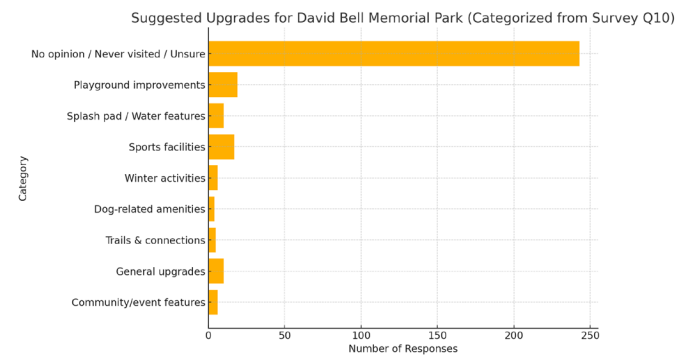
Most Common Upgrade Suggestions

1. Playground Improvements

- Replace or modernize play structures.
- Add features for different age groups (toddlers through older children).
- Include accessible and inclusive equipment.

2. Water Features

- Install a splash pad, wading pool, or small water park.
- Provide drinking water fountains (including



dog-friendly options).

3. Sports & Recreation Facilities

- Pickleball/tennis courts, basketball upgrades, soccer field leveling.
- Outdoor rink for winter use.
- Walking trails, connected trail systems, outdoor track.

4. Amenities & Comfort

- Permanent washrooms instead of portable toilets.
- More benches, shaded seating, and picnic tables.
- Better signage from the road and within the park.
- Fencing for safety and to contain pets.

5. Dog Facilities

COMMUNITY INPUT - ONLINE SURVEY RESULTS

- Off-leash dog park or designated pet-friendly trails.

6. General Upkeep & Accessibility

- Improve grounds maintenance (lawn care, pothole repair).
- Make the park more visually appealing and welcoming.
- Ensure accessibility for people with disabilities.

11. WHAT NEW RECREATION PROGRAMS SHOULD HANWELL CONSIDER?

Overall Trends:

- Strong interest in fitness, sports, and community programs for all ages.
- Calls for more accessible, local programming to reduce the need to travel to Fredericton or other towns.
- Many want a balance of structured sports and casual drop-in activities.

Most Common Suggestions

1. Aquatics & Water Play

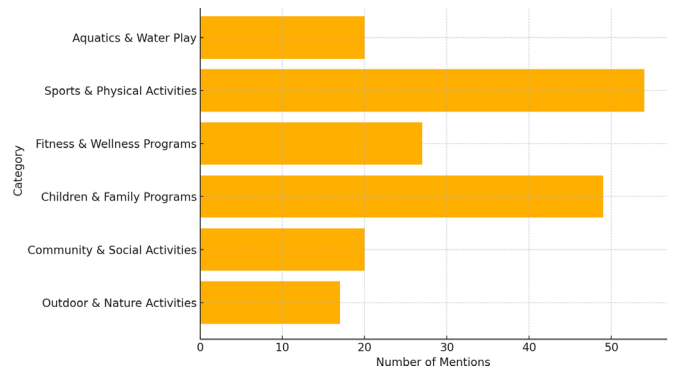
- Swimming pool, splash pad, wading pools, swim lessons.
- Seen as a major gap in local offerings.

2. Sports & Physical Activities

- Youth and adult leagues: soccer, basketball, baseball/softball, volleyball, pickleball, tennis, badminton, hockey.
- Outdoor/seasonal: skating rinks, pond hockey, cross-country skiing, cycling.
- Multi-sport programs and tournaments.

Other Suggestions:

- - BBQ/cooking stations.
- - Open play features like logs, bridges, and huts for creative play.
- - Permanent stage for events.
- - Archery field.
- - Security cameras and gates for safety.



3. Fitness & Wellness Programs

- Yoga, Pilates, Zumba, spin classes, fitness boot camps.
- Outdoor fitness equipment.
- Wellness days and mental health programs.

4. Children & Family Programs

- Playgroups (“Mommy and Me”), drop-in activities, arts and crafts, summer camps.
- Programs for under-5s, accessible non-competitive sports.
- After-school clubs for art, music, or martial arts.

COMMUNITY INPUT - ONLINE SURVEY RESULTS

5. Community & Social Activities

- Trivia nights, movie nights, pancake breakfasts, community picnics, game nights.
- Intergenerational programs where youth teach seniors (and vice versa).
- Workshops (woodworking, bush craft, gardening).

6. Outdoor & Nature Activities

- Walking/running clubs, biking groups, organized nature walks, trail development.
- Bush craft and outdoor skills workshops.

Notable Themes

Accessibility: Many want programs that don't require long travel or high fees.

Inclusivity: Requests for activities for seniors, toddlers, teens, and people with disabilities.

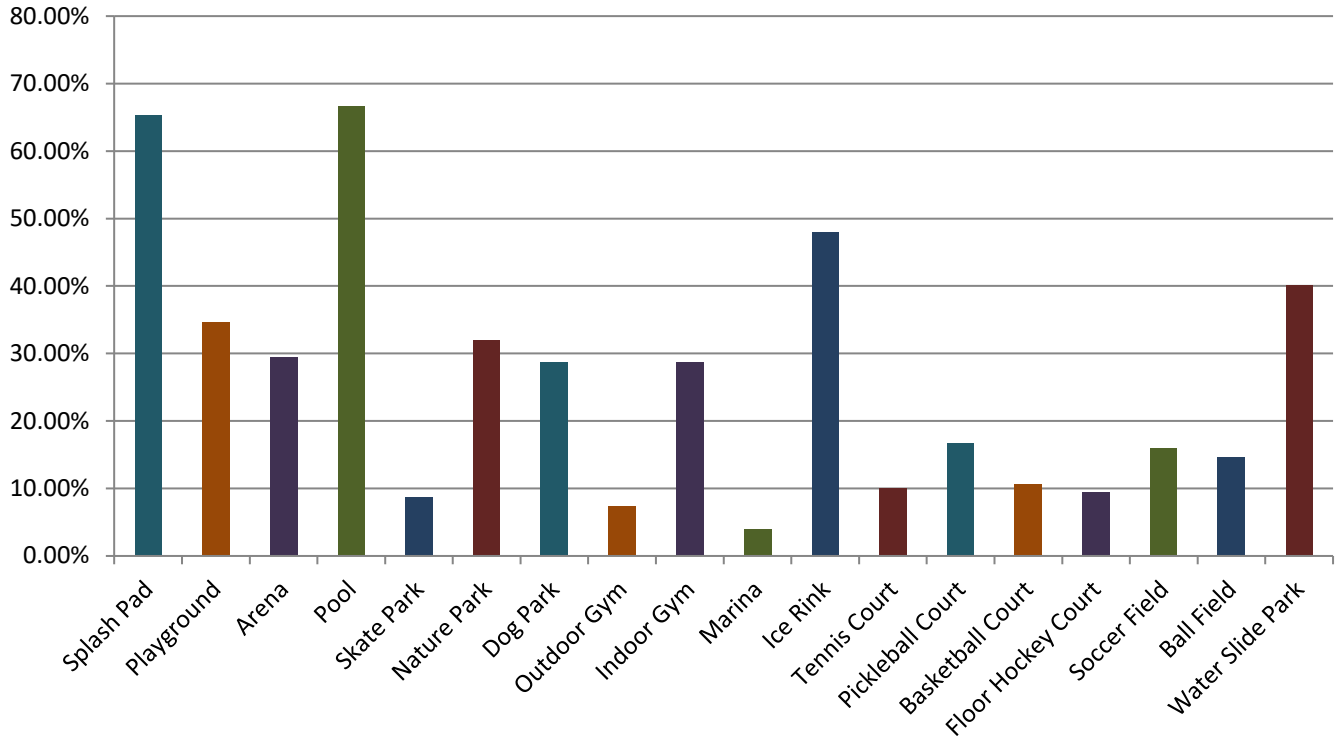
Scheduling: Calls for convenient times (avoiding nap times for toddlers, evening classes for working adults).

Capacity: Some sports programs are filling too quickly; residents want expanded availability.

12. WHAT ARE YOUR FAVOURITE FACILITIES IN NEIGHBOURING COMMUNITIES?

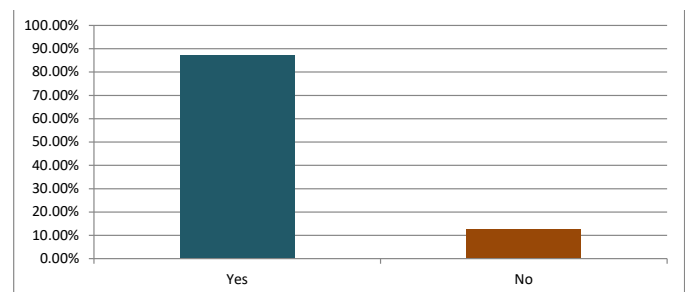
Splash Pad	65.33%	98	Tennis Court	10.00%	15
Playground	34.67%	52	Pickleball Court	16.67%	25
Arena	29.33%	44	Basketball Court	10.67%	16
Pool	66.67%	100	Floor Hockey Court	9.33%	14
Skate Park	8.67%	13	Soccer Field	16.00%	24
Nature Park	32.00%	48	Ball Field	14.67%	22
Dog Park	28.67%	43	Water Slide Park	40.00%	60
Outdoor Gym	7.33%	11	Other (please specify)		24
Indoor Gym	28.67%	43			
Marina	4.00%	6	Answered		150
Ice Rink	48.00%	72	Skipped		1

COMMUNITY INPUT - ONLINE SURVEY RESULTS



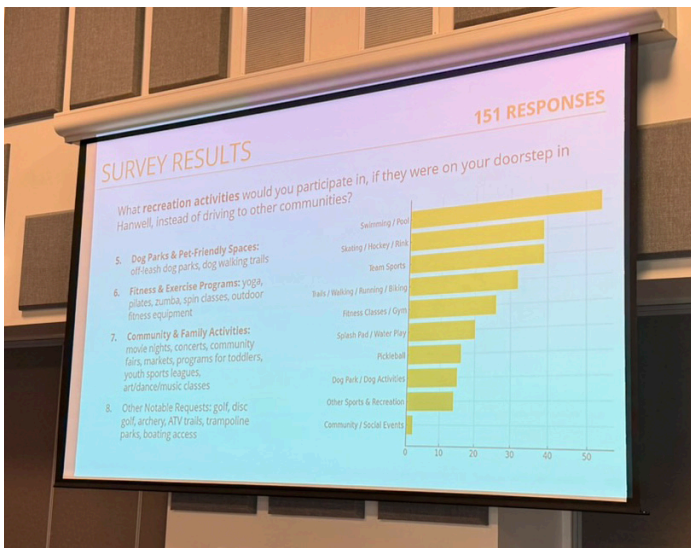
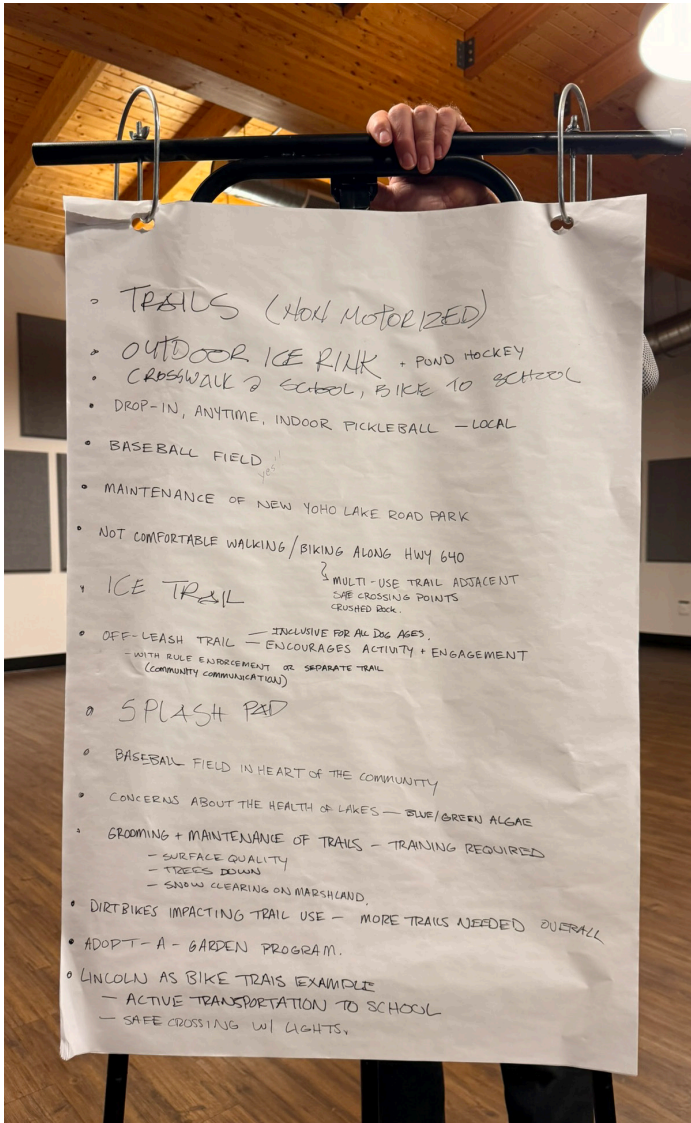
13. SHOULD HANWELL CONSIDER ADDING ANY OF YOUR FAVOURITE FACILITIES, TO MAKE IT MORE CONVENIENT FOR YOU?

Yes	87.42%	132
No	12.58%	19



Answered	151
Skipped	0

COMMUNITY INPUT - OPEN HOUSE SESSION



COMMUNITY INPUT - OPEN HOUSE SESSION

HANWELL PLACE

MONDAY OCTOBER 6, 2025

EVENING SESSION: 6-8 PM

ATTENDEES: 16 PEOPLE

- Trails (non-motorized)
- Outdoor ice rink + pond hockey
- Crosswalk at school, bike to school
- Drop-in, anytime, indoor pickleball – local
- Baseball field
- Maintenance of Yoho Lake road park
- Not comfortable walking / biking along hwy 640
 - Multi-use trail adjacent
 - Safe crossing points
 - Crushed rock surface
- Ice trail
- Off-leash trail
 - Inclusive for all dog ages
 - Encourages activity and engagement
 - With rule enforcement or separate trail
 - Requires communication between community and staff
- Splash pad
- Baseball field in heart of the community
- Concerns about the health of lakes – blue/green algae
- Grooming and maintenance of trails – training required
 - Surface quality
 - Trees down
 - Snow clearing on marshland
- Dirt bikes impacting trail use – more trails needed overall
- Adopt-a-garden, a beautifying and community-strengthening program
- Lincoln as bike trails example
 - Active transportation to school
 - Safe crossing with lights

A photograph of a paved path winding through a forest. On the left, a large tree trunk is prominent. A wooden bench sits on the path. The scene is overlaid with a semi-transparent purple filter. The text '3.0' is written in large white font across the upper half of the image.

3.0

CONCLUSIONS

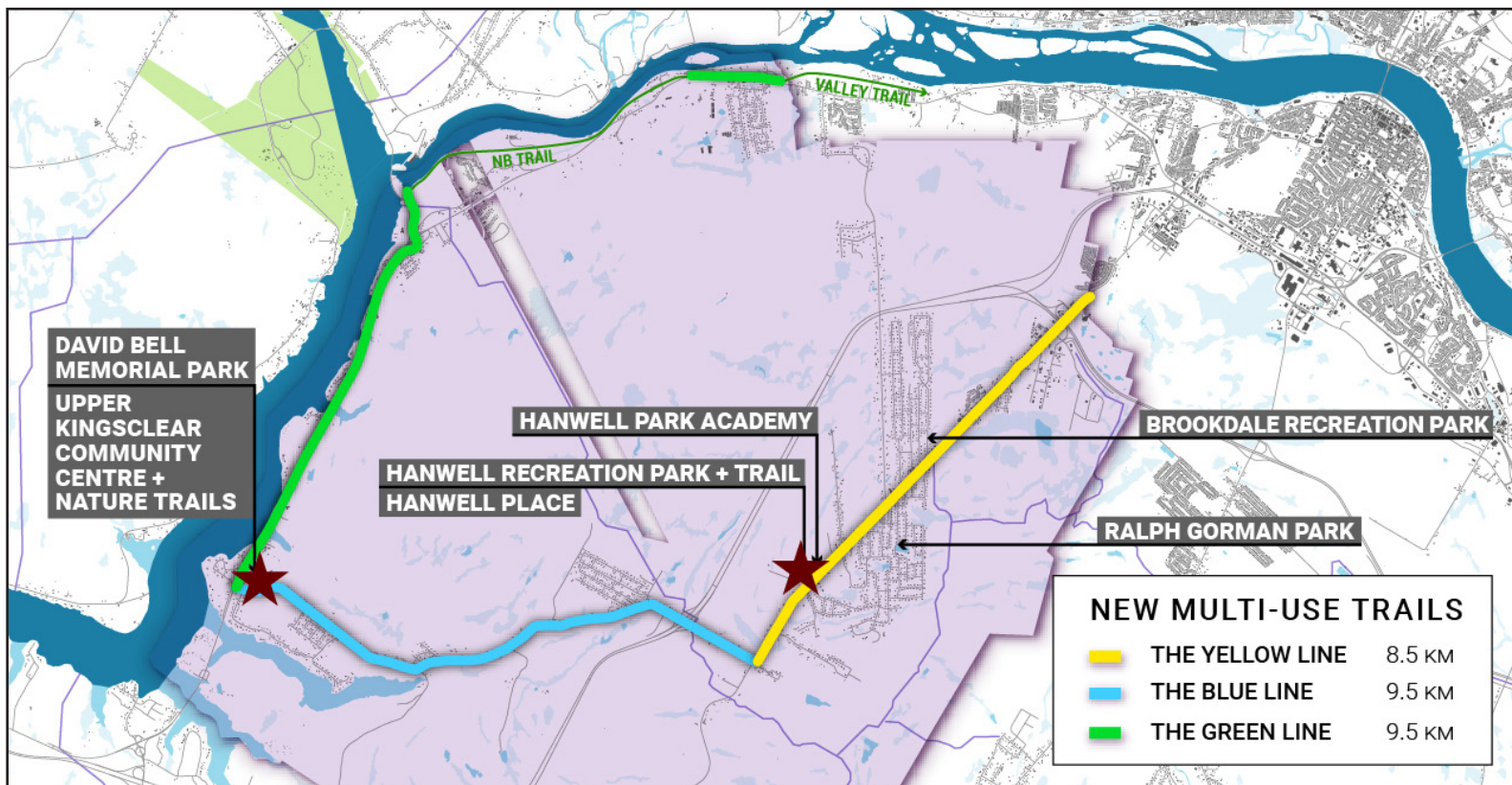
CONCLUSIONS + RECOMMENDATIONS

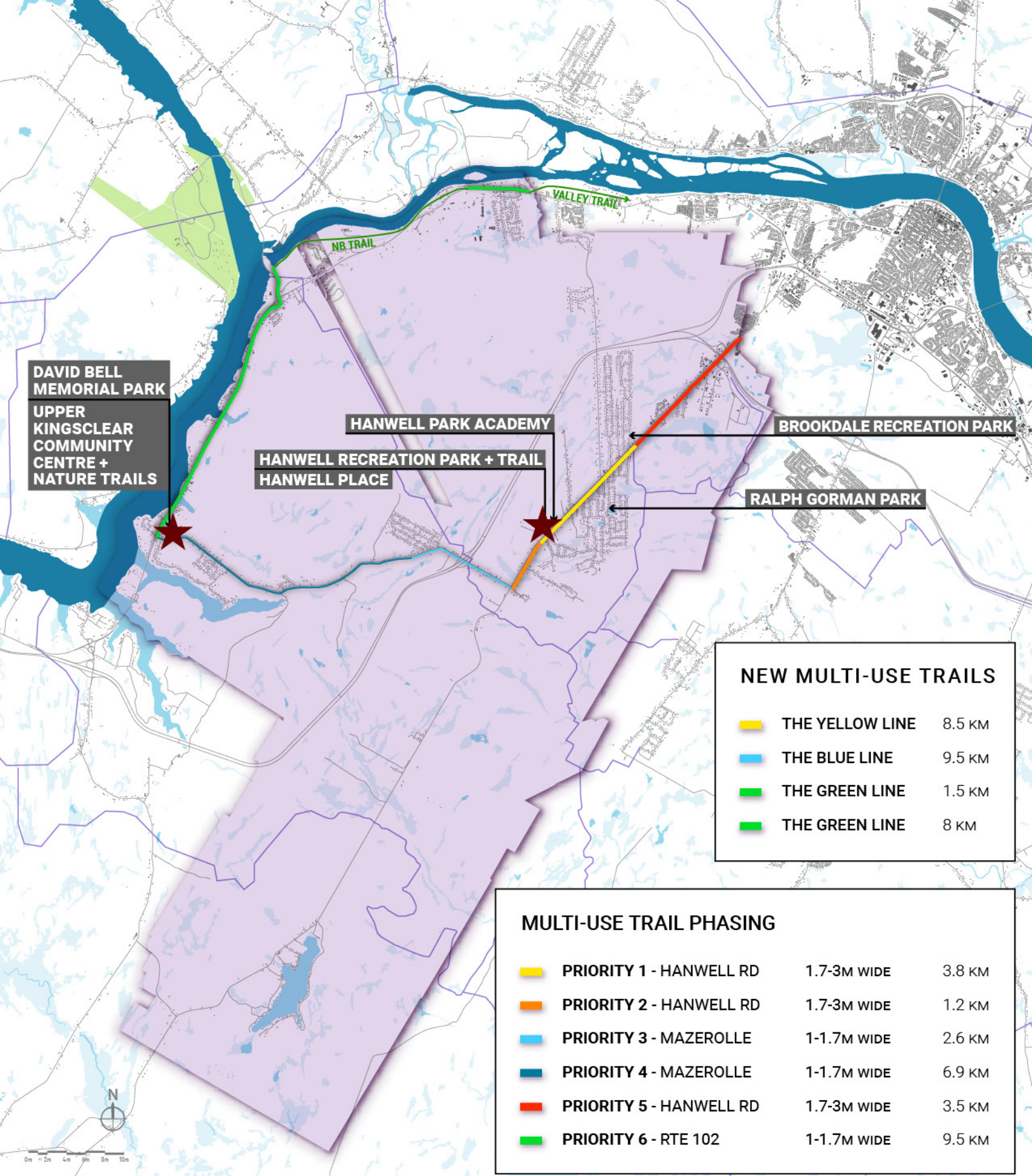
The community's strong and repeated call for safer, connected active transportation routes along Hanwell Road provides a clear mandate to establish a continuous multi-use corridor linking Fredericton to Hanwell Place, and extending westward to David Bell Memorial Park via Mazerolle Settlement Road. As illustrated in the master plan map, this corridor forms the spine of a larger trail network and directly responds to resident concerns about walking and cycling safety, school access, and the desire for year-round, non-motorized movement throughout the community.

We recommend that Hanwell prioritize the development of a fully separated, all-season active transportation route beginning at the Fredericton boundary and running the length of Hanwell Road to Hanwell Place, its civic and recreational heart. From there, the route should continue along Mazerolle Settlement Road, creating a safe, direct link to David Bell Memorial Park. These two destinations, Hanwell Place and David Bell Memorial Park, should be positioned as anchors within the recreation system: multi-generational hubs that provide

accessible amenities, event spaces, trails, play areas, courts, and winter activities. Anchoring the network at both ends ensures that residents have meaningful, complete destinations connected by infrastructure that supports walking, cycling, strollers, mobility aids, and year-round community use.

The phasing plan supports this vision by outlining a logical build-out strategy along Hanwell Road and Mazerolle Settlement Road, allowing the active transportation route to be completed in manageable stages while still advancing the long-term goal of an interconnected, community-wide system. By embracing this approach, Hanwell can transform its primary transportation corridor into a safe, vibrant, and functional public space, one that reduces reliance on vehicles, encourages healthy movement, and strengthens daily connections between neighbourhoods, schools, and parks. Most importantly, it positions Hanwell Place and David Bell Memorial Park as the community's defining recreational anchors, ensuring that residents of all ages and abilities are supported by a cohesive, accessible, and fully connected outdoor network.





DAVID BELL
MEMORIAL PARK
UPPER
KINGSCLEAR
COMMUNITY
CENTRE +
NATURE TRAILS

HANWELL PARK ACADEMY

HANWELL RECREATION PARK + TRAIL
HANWELL PLACE

BROOKDALE RECREATION PARK

RALPH GORMAN PARK

NEW MULTI-USE TRAILS

- █ THE YELLOW LINE 8.5 KM
- █ THE BLUE LINE 9.5 KM
- █ THE GREEN LINE 1.5 KM
- █ THE GREEN LINE 8 KM

MULTI-USE TRAIL PHASING

█	PRIORITY 1 - HANWELL RD	1.7-3M WIDE	3.8 KM
█	PRIORITY 2 - HANWELL RD	1.7-3M WIDE	1.2 KM
█	PRIORITY 3 - MAZEROLLE	1-1.7M WIDE	2.6 KM
█	PRIORITY 4 - MAZEROLLE	1-1.7M WIDE	6.9 KM
█	PRIORITY 5 - HANWELL RD	1.7-3M WIDE	3.5 KM
█	PRIORITY 6 - RTE 102	1-1.7M WIDE	9.5 KM

HANWELL RECREATION MASTER PLAN
TWO ANCHORS + MULTI-USE TRAILS

EXISTING CONDITIONS ALONG HANWELL ROAD

HANWELL IRVING: SIDEWALK CONDITION

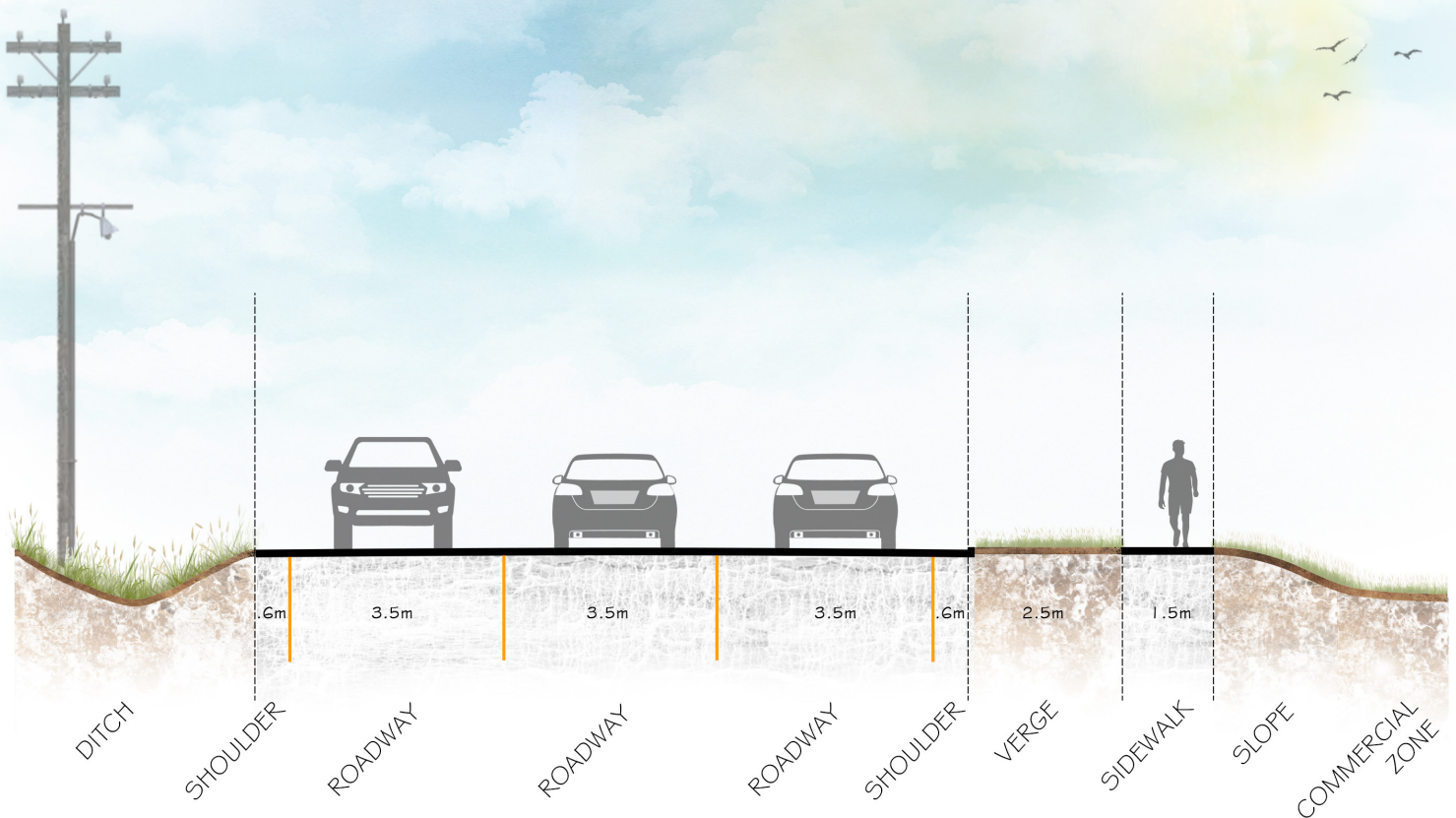
At this location shown below, Hanwell Road functions as a wide, vehicle-dominated corridor, supported by 0.6 m shoulders on both sides. Adjacent to the eastbound lanes, a 2.5 metre wide vegetated verge separates the roadway from a short section of 1.5 metre wide concrete sidewalk, offering the only dedicated pedestrian infrastructure in this stretch.

Overall, this segment reflects an environment primarily engineered for vehicle throughput, with discontinuous pedestrian accommodations that do not yet meet contemporary active-transportation standards.

HANWELL ROAD OVERPASS: SIDEWALK CONDITION

This elevated segment of Hanwell Road, shown on the opposite page, presents even more constrained conditions. The bridge deck accommodates two 3.5 m travel lanes plus shoulders, and pedestrian space is limited to a 2 metre wide sidewalk on the east side, positioned directly beside a parapet barrier. The sidewalk is not buffered by green space, bollards, or separation rail, resulting in a high-exposure environment for walking and cycling.

Given the bridge's role as a major gateway connecting Fredericton and Hanwell, the current geometry does not support safe, comfortable non-motorized travel, however the presence of the sidewalk on the east side of the road presents the opportunity for a contiguous active transportation network along this eastern side in the future.



EXISTING CONDITIONS ALONG HANWELL ROAD

BROADER EXISTING CONDITIONS ALONG HANWELL ROAD

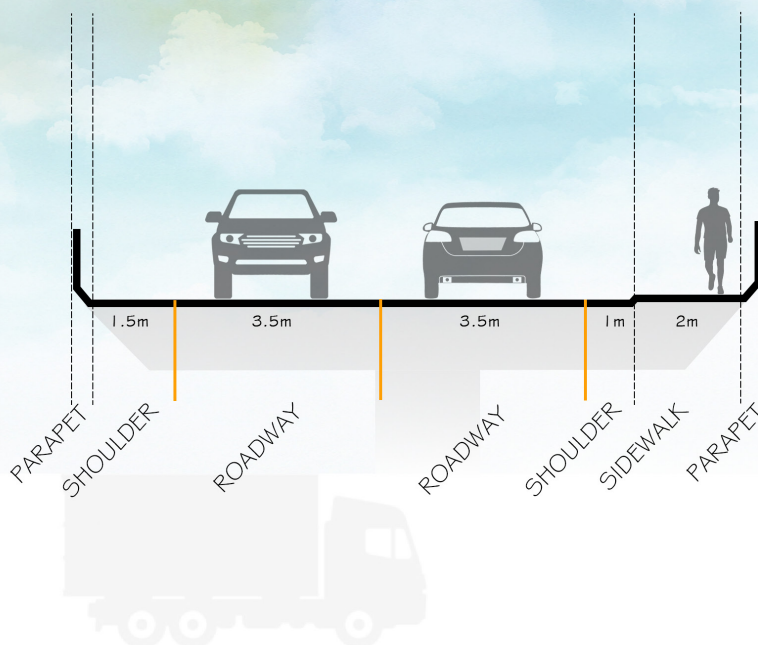
Hanwell Road displays three general conditions reflective of its transitional character between urban Fredericton and rural Hanwell:

1. Urban Fringe Condition (near Bishop Drive)
 - Urban arterial with turning lanes
 - Sidewalks are present in some sections but often discontinuous and narrow
 - Commercial driveways, signage, and turning traffic create a high-conflict environment for pedestrians
2. Suburban Residential Condition (north of Cobblestone Drive)
 - Roadway typically narrows to two or four lanes depending on location
 - No sidewalks on the west side, intermittent sidewalks on the east
 - Residential driveways and bus stops are directly exposed to traffic
 - Shoulders are frequently soft, narrow, and not suitable for cycling

3. Rural Condition (south of Hanwell Place toward Yoho Lake Road)
 - Two-lane rural highway character.
 - No curbs, no sidewalks, gravel or soil shoulders.
 - Steep side slopes, drainage ditches, forested edges limit usable walking space.
 - Vehicle speeds are higher, and pedestrian/cyclist visibility is reduced.

SUMMARY

These existing conditions collectively illustrate that Hanwell Road is not currently designed for safe or comfortable pedestrian or cycling use, despite being the primary connector between Fredericton, Hanwell Place, neighbourhoods, and regional parks. The roadway's width, traffic volume, discontinuous sidewalks, narrow shoulders, and high-speed geometry all confirm the need for a fully separated, accessible multi-use active transportation route, one that transforms Hanwell Road from a car-dominated corridor into a safe, connective spine for all ages and abilities.



EXISTING CONDITIONS: MAZEROLLE SETTLEMENT ROAD

MAZEROLLE SETTLEMENT ROAD

Mazerolle Settlement Road presents a distinctly rural, low-density character, functioning as a collector road that connects neighbourhood clusters, forested lands, and recreational destinations such as David Bell Memorial Park. The corridor transitions between residential frontage, wooded sections, and open clearing, but throughout its length shares similar structural limitations for pedestrians and cyclists.

1. Roadway Geometry & Shoulders

- Generally two lanes wide, with narrow travel lanes and minimal shoulders
- Shoulders are typically soft, composed of gravel or grass, offering no reliable surface for walking or cycling
- Steep side slopes and drainage ditches are common, further limiting usable space outside the travel lane

2. Pedestrian & Cycling Infrastructure

- There are no sidewalks, multi-use paths, or cycling lanes along the entire corridor
- Pedestrians and cyclists must use the vehicular shoulder, which varies widely in width and stability

3. Speed & Traffic Conditions

- The posted speed limits are typical of rural connectors, resulting in moderate to high vehicle speeds relative to the absence of pedestrian infrastructure
- Vehicle volumes are not urban in scale, but speeds and shoulder conditions collectively make active transportation unsafe without dedicated infrastructure

4. Environmental & Physical Constraints

- Forested edges provide shade and enclosure but limit lateral space for at-grade trail installation without selective clearing
- Drainage relies on open ditches, making any side-running trail design dependent on careful grading and culvert extensions

6. Key Destination: David Bell Memorial Park

- The park sits just off the roadway and serves as a major recreational anchor
- Currently, no formal pedestrian or cycling access routes connect the park to nearby neighbourhoods, meaning most users arrive by vehicle
- The lack of active-transportation access is especially notable given community feedback showing strong interest in enhanced park amenities and trail improvements

SUMMARY

Mazerolle Settlement Road, in its current state, is not suitable for safe pedestrian or cycling use. The combination of narrow lanes, soft shoulders, roadside ditches, variable terrain, high vehicle speeds, and the complete absence of sidewalks or trails creates conditions that are incompatible with the active-transportation network the community envisions.

However, the corridor's relatively consistent alignment, lower development density, and direct connection between Hanwell Place and David Bell Memorial Park make it an ideal candidate for a dedicated, separated multi-use trail, one that would transform the road from a purely vehicular route into a critical piece of community recreation infrastructure.

RECREATION ASSETS: DUAL ANCHOR DESTINATIONS

HANWELL RECREATION PARK

These two parks already serve essential but distinct roles in the local recreation system; formally recognizing and developing them as complementary hubs will provide structure, clarity, and long-term direction for future municipal investment in Hanwell.

Hanwell Recreation Park, located at the civic centre and adjacent to Hanwell Park Academy, functions as the community's central gathering place, a multi-generational and year-round destination that is heavily used and highly visible. Although Hanwell Park Academy is privately owned, its existing amenities are available for community use, drawing visitors both near and far. The combined amenities of these sites include cycling and walking trails, both natural and accessible playgrounds, multi-use courts, a soccer field, and indoor gym spaces, positioning this location as the natural heart of community life.

Continued investment here should focus on expanding and maintaining trails, enhancing winter recreation opportunities, improving accessibility to existing infrastructure, and the seamless integration of community site users and school aged children.

DAVID BELL MEMORIAL PARK

Situated within a more rural settlement pattern, David Bell Memorial Park has the potential to become a secondary anchor within Hanwell. This park is positioned to become a recreational destination that has the capacity to support field sports, community programming, large-scale community events, and nature-based activities. Public engagement shows low current usage, primarily due to accessibility, not lack of potential.

Strengthening this site with improved play facilities, structured sports fields, and upgraded site amenities will help distribute recreation offerings across the municipality. An enhanced sense of arrival that increases the visibility of this park, and enhanced connectivity via an active transportation network will unlock the full value of this asset.

DUAL ANCHOR DESTINATIONS

By designating these two locations as anchors, Hanwell ensures that future investments follow a coherent structure rather than a scattered, site-by-site approach. Over the next decade, recreation funding should prioritize:

- Strengthening core amenities at both sites, with a focus on year-round programming, inclusive design, and community events
- Building a continuous active transportation spine between Fredericton, Hanwell Recreation Park, and David Bell Memorial Park, enabling safe cycling and pedestrian access for all ages
- Diversifying recreational experiences across the two anchors:
 - Hanwell Recreation Park focusing on community gathering, indoor-outdoor transitions, water-based play, and structured programs
 - David Bell Memorial Park builds on large-scale community events across all seasons, enhancing and maintaining existing sports infrastructure, nature-based recreation, and improved amenities for children's play.
- Leveraging anchor destinations to elevate surrounding neighbourhood parks, using them as hubs from which smaller satellite parks and trail loops connect

CONCLUSION

Framing these two parks as the anchors of the recreation system provides Hanwell with a long-term strategy that is realistic, community-driven, and supported by public engagement. This approach strengthens identity, improves accessibility, encourages healthy living, and positions Hanwell's recreation system to grow sustainably alongside the community over the next ten years.

PROPOSED ACTIVE TRANSPORTATION NETWORK

The proposed active transportation route along the eastern edge of Hanwell Road is designed as a fully separated, accessible multi-use corridor that provides safe, comfortable movement for pedestrians and cyclists. The example sections below illustrate two potential methods that the trail could use to adapt to differing conditions, while maintaining consistent design intent:

RURAL COMMERCIAL CONDITION

(Classic Stoves & Fireplaces Area)

In this condition, the trail runs alongside a rural commercial frontage where space and grades vary. Key characteristics include:

- 1.7 m wide asphalt surface, suitable for year-round use and fully accessible
- 0.6 m separation buffer from the roadway, reinforced by reflective bike posts to enhance visibility and driver awareness

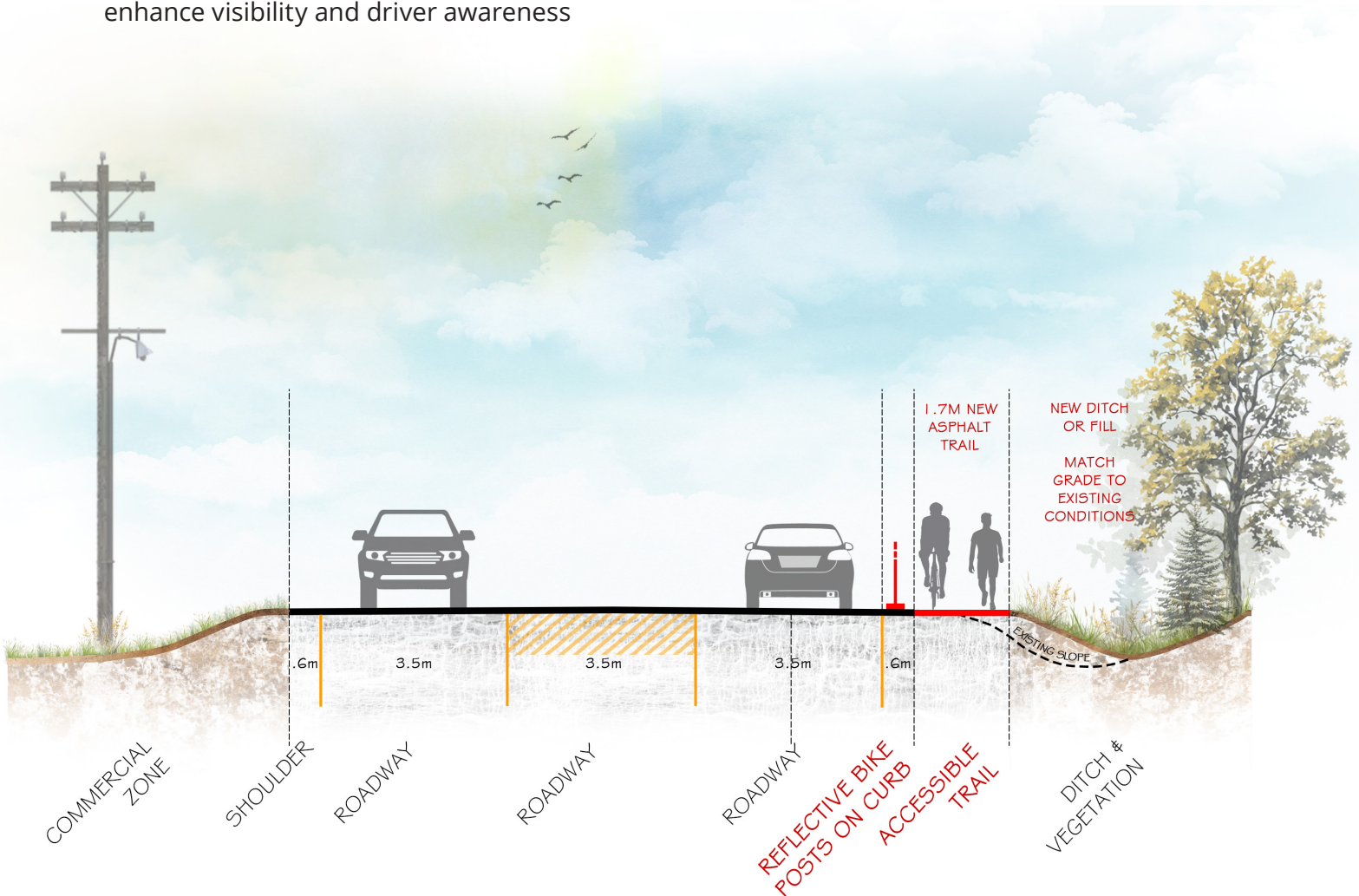
- The trail alignment follows existing grades, with new ditching or fill incorporated to maintain drainage and slope stability
- The roadway remains at 3.5 m travel lanes with one shoulder preserved, creating a clear hierarchy separating vehicles from non-motorized users

This condition emphasizes safety and minimal intrusion into surrounding commercial lands while still achieving a fully separated trail.

SUBURBAN RESIDENTIAL EDGE CONDITION

(Cobblestone Drive Area)

As Hanwell Road transitions into residential neighbourhoods, the trail widens where possible, to create a more comfortable multi-use environment:



PROPOSED ACTIVE TRANSPORTATION NETWORK

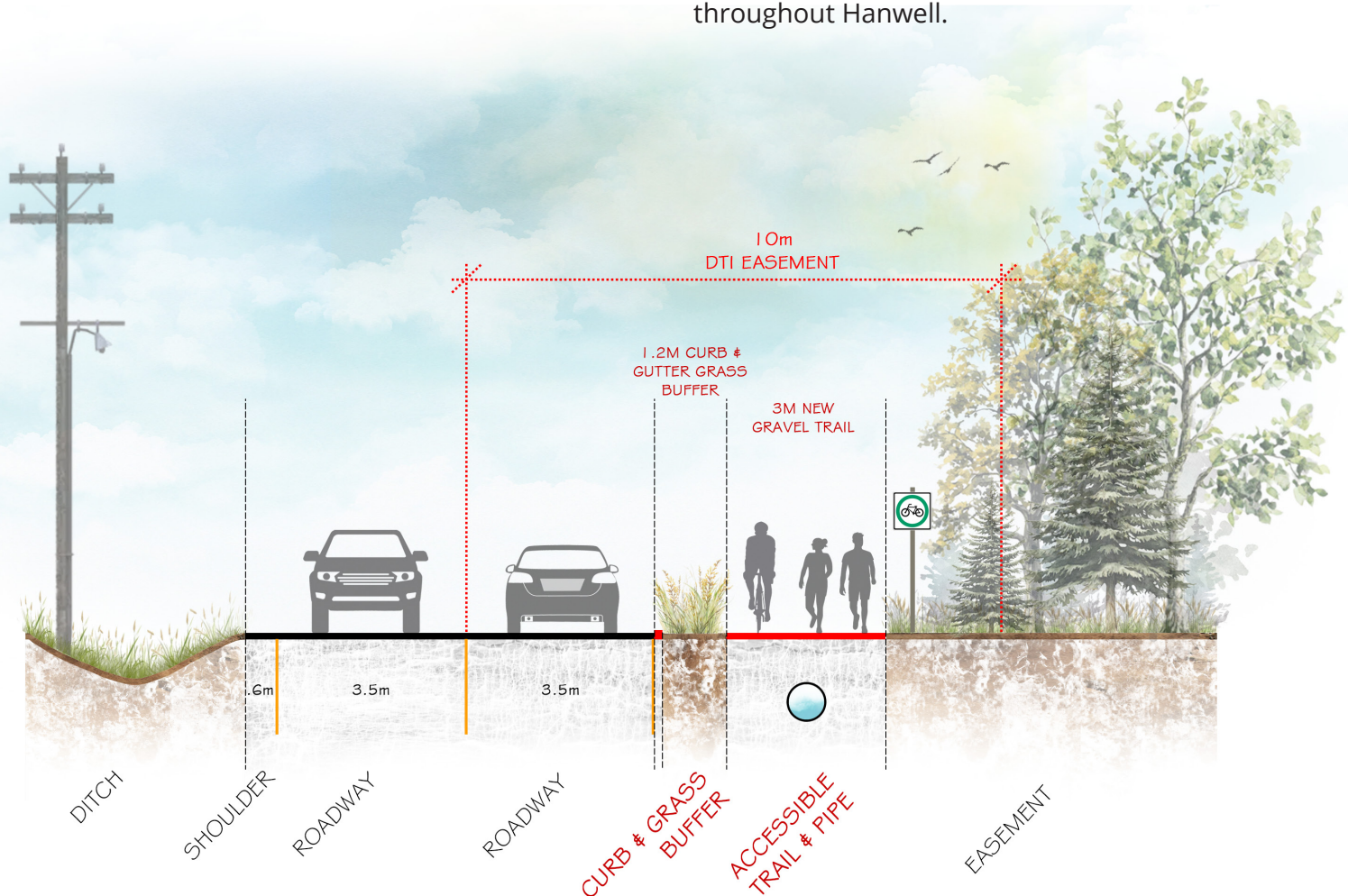
- 3.0 m wide accessible gravel trail, offering ample space for two-way cycling, walking, and strollers
- Curb-and-gutter buffer with 1.2 m grass strip that provides a physical and visual separation from traffic, improving comfort and safety, especially for youth and families
- Integration of piped drainage to ensure storm water can pass beneath the trail without disrupting mobility.
- The roadway remains at 3.5 m travel lanes with one shoulder preserved, with the multi-use path located well outside the vehicular envelope, but within the 33ft (10 metres from the centre line of the road) NBDTI easement
- This condition creates a green, park-like edge along Hanwell Road, ideal for connecting neighbourhoods to Hanwell Place and beyond

CONSISTENT DESIGN INTENT ACROSS CONDITIONS

The active transportation route is defined by:

- Separation from vehicle traffic, using buffers, grade differences, or reflective elements
- Accessibility, meeting modern standards and offering reliable surfaces
- Visibility and safety enhancements, such as reflective posts, clear signage, and continuous trail lines
- Design that responds to local topography, drainage, and land-use conditions while maintaining a cohesive user experience

The example sections below demonstrate a design approach that respects roadside character, prioritizes user safety, and creates a continuous and recognizable active transportation spine throughout Hanwell.



EXISTING BIKE SKILLS PARK

RAILING ADDITION TO BOARDWALK ENTRY

GRAVEL PATH

EXISTING BEACH VOLLEYBALL

PICNIC + OUTDOOR COMMUNAL COOKING AREA

- 12'X12' PICNIC SHELTERS
- 4 PICNIC TABLES
- 2 CHARCOAL BBQS

INCLUSIVE ALL-AGES PLAYGROUND

- NEW SWINGS
 - 2 SWINGS
 - 1 TOT SWING
 - 1 ACCESSIBLE OR MULTI-GENERATIONAL SWING
 - 1 NET SWING
- CLIMBING WALLS
- TODDLER SLIDE
- LOG STEPPERS
- SPRING TOY
- DIGGER

DEFINED PARKING



BROOKDALE RECREATION PARK

MASTER PLAN



GLENN GROUP
 LANDSCAPE ARCHITECTS AND PROJECT MANAGERS

CONCLUSIONS + RECOMMENDATIONS

OPINION OF PROBABLE COSTS - Class D

Hanwell Recreation Master Plan 2026 Capital Maintenance Budget



Date: 09/25/2025
Prepared By: Glenn Group Ltd.

Brookdale Recreation Park				
Description	Quantity	Unit	Unit Cost	Extended Cost
General Site Improvements				
Park Entry Signage	1	lump	\$ 10,000.00	\$ 10,000.00
Charcoal BBQ (Parks Canada Standard)	2	lump	\$ 1,875.00	\$ 3,750.00
Picnic Shelter	2	lump	\$ 15,000.00	\$ 30,000.00
Picnic Tables	4	lump	\$ 2,000.00	\$ 8,000.00
Total				\$ 51,750.00
Play Area				
Tot Play Structures (ages 2-5)				
Activity Wall	1	lump	\$ 4,500.00	\$ 4,500.00
Slide	1	lump	\$ 7,000.00	\$ 7,000.00
Climber	1	lump	\$ 6,000.00	\$ 6,000.00
Existing Swings				
Safety Surfacing (300mm)	24	m ³	\$ 75.00	\$ 1,800.00
Total				\$ 19,300.00
Bike Skills Park				
Handrail on Boardwalk	6	lm	\$ 250.00	\$ 1,500.00
Total				\$ 1,500.00
Base Project Cost				\$ 72,550.00
Project Contingency (10%)				\$ 7,255.00
Contractor Markup (12%)				\$ 8,706.00
Subtotal				\$ 88,511.00
Design Consultant Fees (15%)				\$ 13,276.65
TOTAL				\$ 101,787.65
HST (15%)				\$ 15,268.15
TOTAL				\$ 117,055.80



PAINTED CROSSWALK

ADDITIONAL SIDEWALK

NEW ACCESSIBLE PATH

2 SHADE SAILS WITH PICNIC TABLES

HANWELL RECREATION PARK

MASTER PLAN



GLENN
GROUP
LANDSCAPE
ARCHITECTS AND
PROJECT MANAGERS

CONCLUSIONS + RECOMMENDATIONS

OPINON OF PROBABLE COSTS - Class D

Hanwell Recreation Master Plan 2026 Capital Maintenance Budget



Date: 09/25/2025
Prepared By: Glenn Group Ltd.

Hanwell Place				
Description	Quantity	Unit	Unit Cost	Extended Cost
Play Structure				
Re-staining of Existing Wood Play Structure	1	lump	\$ 20,000.00	\$ 20,000.00
			Total	\$ 20,000.00
Outdoor Gym				
Shade Sail with Wood Uprights (Hemlock)	2	lump	\$ 5,000.00	\$ 10,000.00
Planting for Visual Screening of Maintenance Area	1	lump	\$ 2,500.00	\$ 2,500.00
Accessible Entry Path (Asphalt)	1	lump	\$ 7,500.00	\$ 7,500.00
			Total	\$ 12,500.00
			Base Project Cost	\$ 32,500.00
			Project Contingency (10%)	\$ 3,250.00
			Contractor Markup (12%)	\$ 3,900.00
			Subtotal	\$ 39,650.00
			Design Consultant Fees (15%)	\$ 5,947.50
			TOTAL	\$ 45,597.50
			HST (15%)	\$ 6,839.63
			TOTAL	\$ 52,437.13



EXISTING BENCHES

EXISTING PLAYGROUND

ACCESSIBLE BENCH + TRASH RECEPTACLE

PLANTING BEDS

EXISTING

PARK WELCOME SIGN

DEFINED ASPHALT PARKING

1.5M WIDE GRAVEL PATH

ACCESSIBLE BENCH WITH POND VIEW

MAILBOXES

RALPH GORMAN MEMORIAL PARK

MASTER PLAN



GLENN GROUP
LANDSCAPE ARCHITECTS AND PROJECT MANAGERS

CONCLUSIONS + RECOMMENDATIONS

OPINON OF PROBABLE COSTS - Class D

Hanwell Recreation Master Plan Draft Report



Date: 11/25/2025
Prepared By: Glenn Group Ltd.

Ralph Gorman Memorial Park				
Description	Quantity	Unit	Unit Cost	Extended Cost
General Site Improvements				
Park Entry Signage	1	lump	\$ 10,000.00	\$ 10,000.00
Boulders	14	ea	\$ 150.00	\$ 2,100.00
Planting	172	m ²	\$ 35.00	\$ 6,020.00
Trash Can	1	lump	\$ 1,250.00	\$ 1,250.00
Bench	1	lump	\$ 2,500.00	\$ 2,500.00
Bench Pad	1	lump	\$ 750.00	\$ 750.00
Crusherdust Path	63	m ²	\$ 75.00	\$ 4,725.00
			Total	\$ 27,345.00
			Base Project Cost	\$ 27,345.00
			Project Contingency (10%)	\$ 2,734.50
			Contractor Markup (12%)	\$ 3,281.40
			Subtotal	\$ 33,360.90
			Design Consultant Fees (15%)	\$ 5,004.14
			TOTAL	\$ 38,365.04
			HST (15%)	\$ 5,754.76
			TOTAL	\$ 44,119.79



SOCCER FIELD

TENNIS COURT

SHADE SHELTER

ACCESSIBLE PLAY AREA

OUTDOOR CLASSROOM

PARKING

HANWELL PARK ACADEMY

EXISTING CONDITIONS



**GLENN
GROUP**
LANDSCAPE
ARCHITECTS AND
PROJECT MANAGERS

CONCLUSIONS + RECOMMENDATIONS

OPINION OF PROBABLE COSTS - Class D

Hanwell Recreation Master Plan 2026 Capital Maintenance Budget



Date: 09/25/2025
Prepared By: Glenn Group Ltd.

Hanwell Park Academy				
Description	Quantity	Unit	Unit Cost	Extended Cost
Soccer Field				
Corrective Maintenance Regime	1	lump	\$ 10,000.00	\$ 10,000.00
This work to be undertaken by municipal staff, with rental equipment as required, including: aeration, soil testing, fertilizing (4 applications), top dressing (as needed), seeding, mowing, and weed removal.				
Total				\$ 10,000.00
Tennis Court				
Tennis Net				
Replacement Gears	1	lump	\$ 250.00	\$ 250.00
Total				\$ 250.00
Base Project Cost				\$ 10,250.00
Project Contingency (10%)				\$ 1,025.00
Subtotal				\$ 11,275.00
Consulting				\$ 1,500.00
TOTAL				\$ 12,775.00
HST (15%)				\$ 1,916.25
TOTAL				\$ 14,691.25



DAVID BELL MEMORIAL PARK EXISTING CONDITIONS



GLENN GROUP
LANDSCAPE ARCHITECTS AND PROJECT MANAGERS

Optional Price Items				
Description	Quantity	Unit	Unit Cost	Extended Cost
Scoreboard	1	lump	\$ 95,000.00	\$ 95,000.00
Engineering and Design	1	lump	\$ 7,500.00	\$ 7,500.00
			Total	\$ 102,500.00
			Base Project Cost	\$ 102,500.00
			Project Contingency (10%)	\$ 10,250.00
			Contractor Markup (12%)	\$ 12,300.00
			Subtotal	\$ 125,050.00
			Design Consultant Fees (15%)	\$ 18,757.50
			TOTAL	\$ 143,807.50
			HST (15%)	\$ 21,571.13
			TOTAL	\$ 165,378.63

CONCLUSIONS + RECOMMENDATIONS

OPINION OF PROBABLE COSTS - Class D

Hanwell Recreation Master Plan

Draft Report



Date: 11/25/2025

Prepared By: Glenn Group Ltd.

David Bell Memorial Park				
Description	Quantity	Unit	Unit Cost	Extended Cost
Site Master Plan				
Site Master Plan	1	lump	\$ 60,000.00	\$ 60,000.00
A site Master Plan includes an itemized phased approach, site programming, concept plan, cost estimate, and signage design.				
Total				\$ 60,000.00
Play Area				
Tot Spring Toy	1	lump	\$ 2,500.00	\$ 2,500.00
Shade Shelter Roof Repairs	1	lump	\$ 4,500.00	\$ 4,500.00
Total				\$ 7,000.00
Basketball Court				
Basketball Nets				
Remove & Replace Basketball Net	2	lump	\$ 3,000.00	\$ 6,000.00
Sonotube Base (1500 mm dia.)	2	lump	\$ 1,200.00	\$ 2,400.00
Drainage Solution				
Removal of existing broken drain pipe	1	lump	\$ 1,000.00	\$ 1,000.00
Boardwalk Entry	1	lump	\$ 8,000.00	\$ 8,000.00
Total				\$ 17,400.00
Base Project Cost				\$ 84,400.00
Project Contingency (10%)				\$ 8,440.00
Contractor Markup (12%)				\$ 10,128.00
Site Survey				\$ 7,500.00
Subtotal				\$ 110,468.00
Design Consultant Fees (15%)				\$ 16,570.20
TOTAL				\$ 127,038.20
HST (15%)				\$ 19,055.73
TOTAL				\$ 146,093.93

BASEBALL FIELD



David Bell Ball Field				
Description	Quantity	Unit	Unit Cost	Extended Cost
Demolition				
Screen Infield Surface Stones	350	m ²	\$ 3.00	\$ 1,050.00
Removal of Turf in Outfield	3350	m ²	\$ 3.00	\$ 10,050.00
			Total	\$ 11,100.00
General Site Requirements				
Grading & Excavation	4900	m ²	\$ 10.00	\$ 49,000.00
Fence Repairs & Upgrades	1	lump	\$ 20,000.00	\$ 20,000.00
Boardwalk Entry	1	lump	\$ 8,000.00	\$ 8,000.00
			Total	\$ 77,000.00
Field Upgrades				
Infield				
Infield Seed	350	m ²	\$ 4.50	\$ 1,575.00
Topsoil (250mm)	87.5	m ³	\$ 50.00	\$ 4,375.00
Drainage Layer (100mm)	35	m ³	\$ 70.00	\$ 2,450.00
New Infield Mix (Clay/Sand)(150mm)	275	m ³	\$ 115.00	\$ 31,625.00
Clay Brick Batter Box & Pitchers Mound	1	lump	\$ 5,000.00	\$ 5,000.00
Pitchers Mound & Bases	1	lump	\$ 1,000.00	\$ 1,000.00
Outfield				
Outfield Seeding	4400	m ²	\$ 4.50	\$ 19,800.00
Topsoil (250mm on average)	1100	m ³	\$ 50.00	\$ 55,000.00
Drainage Layer (100mm)	440	m ³	\$ 70.00	\$ 30,800.00
Chalk Lines	1	lump	\$ 4,000.00	\$ 4,000.00
Draintile - Infield & Outfield	800	lm	\$ 80.00	\$ 64,000.00
Crusherdust Warning Track				
Crusherdust (100mm)	62	m ³	\$ 60.00	\$ 3,720.00
Gravel Base (100mm)	62	m ³	\$ 45.00	\$ 2,790.00
Excavation (200mm)	124	m ³	\$ 20.00	\$ 2,480.00
			Total	\$ 228,615.00
Landscaping/Outside Field				
Seeding	150	m ²	\$ 3.00	\$ 450.00
Topsoil (150mm)	23	m ³	\$ 30.00	\$ 675.00
			Total	\$ 1,125.00
			Base Project Cost	\$ 317,840.00
			Project Contingency (10%)	\$ 31,784.00
			Contractor Markup (12%)	\$ 38,140.80
			Subtotal	\$ 387,764.80
			Design Consultant Fees (15%)	\$ 58,164.72
			TOTAL	\$ 445,929.52
			HST (15%)	\$ 66,889.43
			TOTAL	\$ 512,818.95

3.1

PARKS CLASSIFICATION SYSTEM

PARKS + RECREATION ASSETS CLASSIFICATION SYSTEM

Developing a classification system for parks and recreation assets is a vital step to forming a greater understanding of how those sites serve the community where they are located. Assets are first classified into Regional, Community, and Neighbourhood level assets, and further categorized according to their characteristics. The four site characteristics are Park, Landform,

Trail, and Facility; the classification system begins to reveal the nature of an asset, based on how many Asset Characteristics categories a site falls under.

To add a finer level of detail, Asset Components communicate the activities that take place within each recreation asset.

HANWELL ASSET CLASSIFICATION

RECREATION, PARKS, GROUNDS, + FACILITIES

1 REGIONAL

These parks draw residents within a 15-20 minute drive.

2 COMMUNITY

These parks draw residents within a 20 minute walk - 5 minute drive.

3 NEIGHBOURHOOD

These parks draw residents within a 5-10 minute walk.

ASSET CHARACTERISTICS + COMPONENTS

ASSET CHARACTERISTICS

PARK

LANDFORM

TRAIL

FACILITY

ASSET COMPONENTS

PARKETTE

WETLAND

PEDESTRIAN

SPORTS

PLAYGROUND

WATERWAY

MULTI-USE

TOURISM

SPORTS

HABITAT

BIKE

EVENT

TOURISM

OFF-LEASH

1 REGIONAL

PARK

LANDFORM

TRAIL

FACILITY



HANWELL PLACE

4 ACRES

- PARKING LOT
- WALKING TRACK
- OUTDOOR GYM
- WATER STATION
- MULTI-USE COURT
- PUBLIC WASHROOMS



HANWELL RECREATION PARK

128 ACRES 10.25 KM TRAILS

- NATURAL PLAY STRUCTURE & SHADE SHELTER
- ACCESSIBLE LOOP TRAIL 750 M
- MULTI-USE LOOP TRAIL 9.5 KM

PARK

FACILITY



HANWELL PARK ACADEMY

- PARKING LOT
- BASKETBALL COURTS
- TENNIS COURT
- INDOOR GYM FACILITIES
- SOCCER FIELD
- HANWELL LOOP ACCESS
- ACCESSIBLE PLAY STRUCTURE + SHADE SHELTER

PARK

LANDFORM



DAVID BELL MEMORIAL PARK

15.4 ACRES

- PARKING LOT
- BASKETBALL COURT
- BASEBALL FIELD
- PLAY STRUCTURE
- FENCED EVENT FIELD
- SHADE SHELTER

2 COMMUNITY

PARK



BROCKDALE RECREATION PARK

1.7 ACRES

- PARKING LOT
- PLAY STRUCTURE
- VOLLEYBALL COURT
- PICNIC TABLES
- BIKE SKILLS PARK - CONTOURED GRAVEL TRACK

PARK

LANDFORM



RALPH GORMAN PARK

0.1 ACRES

- ROAD SHOULDER PARKING
- PLAY STRUCTURE

PARK



YOHU LAKE ROAD PARK UNDER CONSTRUCTION

- NATURAL PLAY STRUCTURE
- SHADE SHELTER - COMMUNITY EVENT SPACE

CONCLUSIONS

HANWELL ASSET CLASSIFICATION

A classification system is a useful visual tool, and can offer insight for recreation assets that have diverse functionality. Recreation assets that boast multiple Asset Characteristics and Asset Components may offer the greatest opportunity for long-term investment.

The most important aspect of the classification system however, is whether a recreation asset is a Regional, Community, or Neighbourhood asset. Typically, Regional Assets demand the highest investment, as they draw visitors from the largest physical area. The above layout reveals a strong set of Regional Assets, one Community Asset, and two Neighbourhood Assets. This spread is adequate, but investment in Community level assets appears needed to round out Hanwell's recreation portfolio.

Future investment in the Upper Kingsclear Community Centre and Nature Trails may cause its classification to change from a Neighbourhood asset to a Community or Regional asset.

LANDFORM

TRAIL

FACILITY



UPPER KINGSCLEAR COMMUNITY CENTRE + NATURE TRAILS

30 ACRES

- PARKING LOT
- NATURE TRAILS
- COMMUNITY CENTRE ATTACHED TO FIRE HALL

3.2

MANAGEMENT

NATURAL TURF BALLFIELDS

UNDERSTANDING FIELD STANDARDS + COMMUNITY EXPECTATIONS

As Hanwell continues to grow and expand its recreation network, it becomes increasingly important that the municipality, user groups, and residents share a common understanding of what different levels of baseball field quality entail. The David Bell Memorial Ball Field has served the community in past years, but its current condition is characterized by turf decline, compaction, drainage issues, and general wear. This condition requires the municipality to act quickly to protect and retain this recreation asset, and consider how far to invest in renewed infrastructure and long-term maintenance. To make an informed decision, Hanwell must first establish clarity around the three recognized tiers of natural turf ball field standards: Basic, Municipal Standard, and Tournament-Ready.

Each tier represents a distinct combination of performance expectations, maintenance effort, and annual operating cost. A Basic field provides safe, functional play space for casual community use but offers limited consistency and durability, requiring rest periods to recover and longer rests after a rain event. A Municipal Standard field, by contrast, supports league play, minor baseball programming, and predictable surface quality through structured maintenance practices, more intensive turf management, and routine infield and fence line upkeep. At the highest tier, a Tournament-Ready field delivers a highly refined playing experience with superior turf density, laser-graded infield geometry, enhanced safety features, and robust drainage and irrigation systems. These fields

require significantly greater investment, both in initial remediation and ongoing maintenance, but enable the municipality to host or partner on regional events and accommodate heavy programming schedules.

Understanding these standards is critical for Hanwell because the level of remediation chosen for the David Bell Memorial Ball Field directly influences the field's longevity, cost of upkeep, and capacity to support community sport. Without a shared framework, expectations may become misaligned, leading either to under-investment, where the field fails to meet league requirements, or over-investment, where capital and operating costs exceed what the municipality can sustainably support. By clearly defining what each standard includes and what it will cost to achieve and maintain, the community can confidently evaluate options, set realistic service levels, and prioritize investments according to Hanwell's broader recreation goals.

This chapter provides that framework. It outlines the performance benchmarks, maintenance obligations, and cost implications of each tier, and aligns these with the current condition of David Bell Memorial Ball Field. Establishing a common understanding of standards ensures that future decisions are transparent, defensible, and rooted in community values, ultimately guiding Hanwell toward a ball field strategy that is financially responsible, operationally achievable, and reflective of the type of recreation experience the community wishes to offer.

WHAT “GOOD ENOUGH” MEANS

Different users expect different levels of field quality. Casual community users may find a Basic Field acceptable, while organized leagues may require Municipal Standard conditions to support consistent play. If Hanwell’s goal is to host tournaments, then a high-performance tournament-ready facility is required.

By understanding these standards, residents and Council can align expectations with what the field can realistically provide.

COST + LONG-TERM COMMITMENT

Field standards aren’t just about looks, they determine the annual operational burden. Higher standards require more frequent mowing, aeration, infield grading (dragging), overseeding, fertilizing, and greater weed control. Lower standards reduce costs but limit usability and can increase safety risks. Hanwell must match the desired level of service to the sustainable budget it can commit to each year.

THE RIGHT REMEDIATION PATH

The David Bell Field has observable issues; to remedy these, Hanwell must first decide what outcome they want:

- Basic remediation will restore safety and basic playability
- Municipal standard remediation will result in a reliable field intended for minor baseball
- Tournament-level remediation will require an intensive rebuild, and long-term investment

Understanding the three tiers ensures the community doesn’t over or underspend in a way that fails to meet user needs.

TRANSPARENT DECISION-MAKING

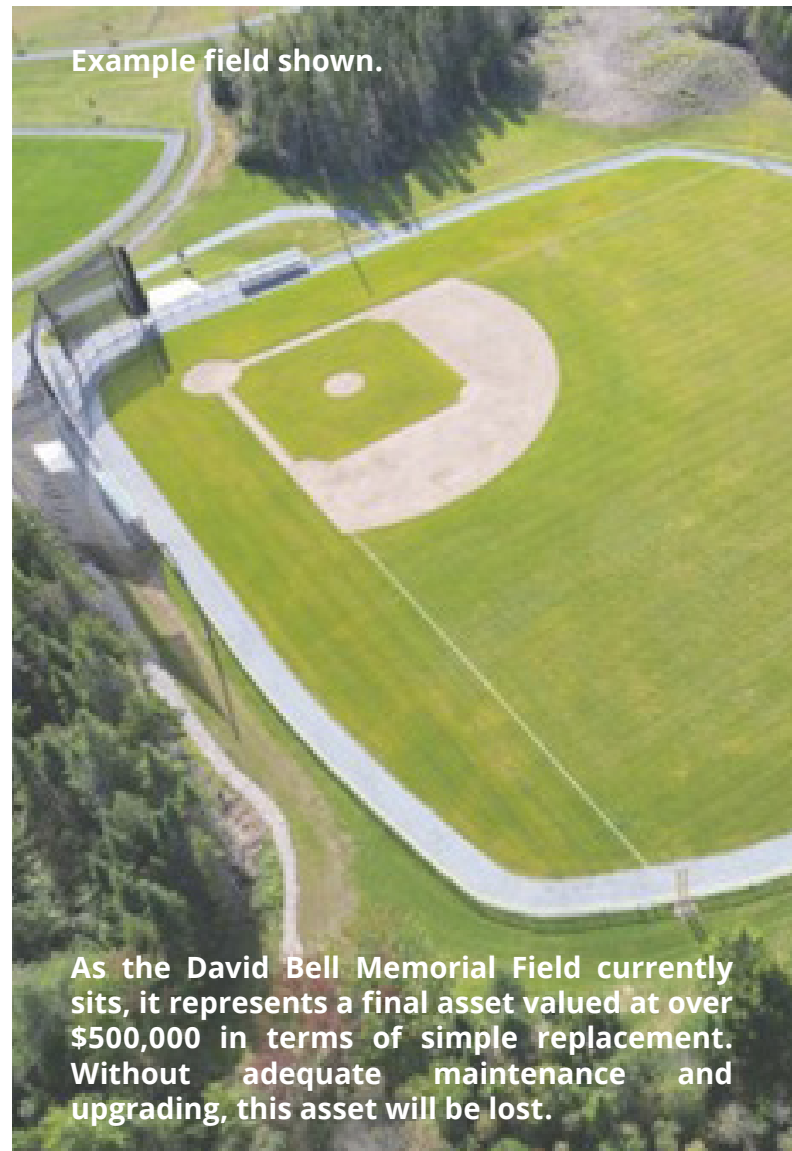
Residents, sports organizations, and Council need a common language for evaluating field conditions. Standards help provide that by clearly defining the quality the field is expected to reach, what work is required to reach that level, and how much ongoing maintenance is needed to preserve the field. This transparency makes the final remediation decision defensible, predictable, and widely understood.

PROTECTING INVESTMENT

Remediation without a defined standard can result in short-term fixes that fail within a few seasons, inconsistent quality, higher long-term repair costs, and frustration from user groups. Choosing a target standard ensures the remediation plan is appropriate, durable, and financially responsible.

COMMUNITY IDENTITY + PRIORITIES

David Bell Memorial Ball Field is a key recreation asset. Choosing a standard is not just a technical decision, it reflects how Hanwell values recreation, and the type of programming and the role of baseball and youth sports that the community wants to support into the future.



	BASIC	MUNICIPAL	TOURNAMENT
TURF DENSITY	60–75%	80–90%	90–95%+
SURFACE EVENNESS	25–40 mm depressions	< 25 mm depressions	< 10–15 mm depressions
WEEDS	< 15%	< 5%	< 1%
BALL ROLL	Unpredictable	< 10–12 cm deviation	< 5 cm deviation
INFIELD QUALITY	Basic dragging	Leveled regularly	Laser-graded, pro mix
MOUND + PLATE	Basic shape	Maintained monthly	Professional geometry
FENCE LINE	Periodic cleaning	Weekly trimming + gravel band	Full perimeter weed control
USE CASE	Casual / Low Use	Minor League / Municipal Play	Tournaments / Showcase

BASIC FIELD STANDARD

Low-use community field, limited upkeep, lowest cost

TURF & OUTFIELD STANDARDS

- Turf density: 60–75% coverage
- Bare spots acceptable if < 10% of outfield
- Uneven surface tolerated; depressions up to 25–40 mm
- Weed presence acceptable if < 15%
- Grass height inconsistent; mowing 1–2×/week
- Surface drainage only

INFIELD STANDARDS

- Infield mix basic and uneven; minor lips allowed
- Dragging weekly or before scheduled play
- Mound may not meet regulation shape or firmness
- Batter's box wear expected; minimal clay maintenance

SAFETY STANDARDS

- Field must be safe, but cosmetic defects tolerated
- Fence line vegetation trimmed occasionally
- Bases anchored but may require frequent re-leveling

USER EXPECTATIONS

- Suitable for informal community play, youth practices
- Not designed for league competition consistency
- Rain-outs more common due to slower drainage

MUNICIPAL STANDARD FIELD

Moderate-to-high use; consistent performance; balanced cost

TURF & OUTFIELD STANDARDS

- Turf density: 80–90% coverage
- No bare patches > 1 m²
- Ball roll deviation < 10–12 cm
- Surface evenness: depressions < 25 mm
- Weed presence: < 5%
- Grass height controlled at 2.25–3 inches (regular mowing 2–3×/week)
- Subsurface and surface drainage
- Regular topsoil analysis to inform fertilizer regime
- Seasonal aeration to promote turf growth
- Topdressing as needed

INFIELD STANDARDS

- Infield regularly leveled; lips minimized
- Slide paths raked and maintained for consistent traction
- Pitcher's mound rebuilt monthly; meets

minor baseball geometry

- Batter's box repaired regularly
- Infield moisture maintained for dust control

SAFETY STANDARDS

- Fence caps intact
- 300 - 500 mm gravel band around perimeter to control vegetation, possibly a warning track of crusherdust
- Dugouts clean and unobstructed
- Bases level and anchored securely

USER EXPECTATIONS

- Reliable for minor ball leagues, recreation events
- Predictable playability
- Moderate weather resilience; reduced cancellations
- Bleachers, possibly press box and scoreboard

TOURNAMENT-READY FIELD

Showcase field, heavy scheduled play, regional tournaments

TURF & OUTFIELD STANDARDS

- Turf density: 90–95%+ uniform coverage
- Zero bare spots in field of play
- Surface evenness: depressions < 10–15 mm
- Ball roll deviation < 5 cm
- Weed presence: < 1%
- Grass height maintained precisely at 2.25–2.75 inches with pattern mowing
- Growth regulator program may be used
- Subsurface and surface drainage
- Regular topsoil analysis to inform fertilizer regime
- Seasonal aeration to promote turf growth
- Topdressing in high-use zones

INFIELD STANDARDS

- Laser-graded infield with professional infield mix
- Lips eliminated; transition between turf and dirt seamless
- Daily drag + moisture management

- Pitcher's mound and plate clay built to MLB geometry (scaled for level)
- Professional edging every 2–4 weeks
- Warning track present and maintained

SAFETY STANDARDS

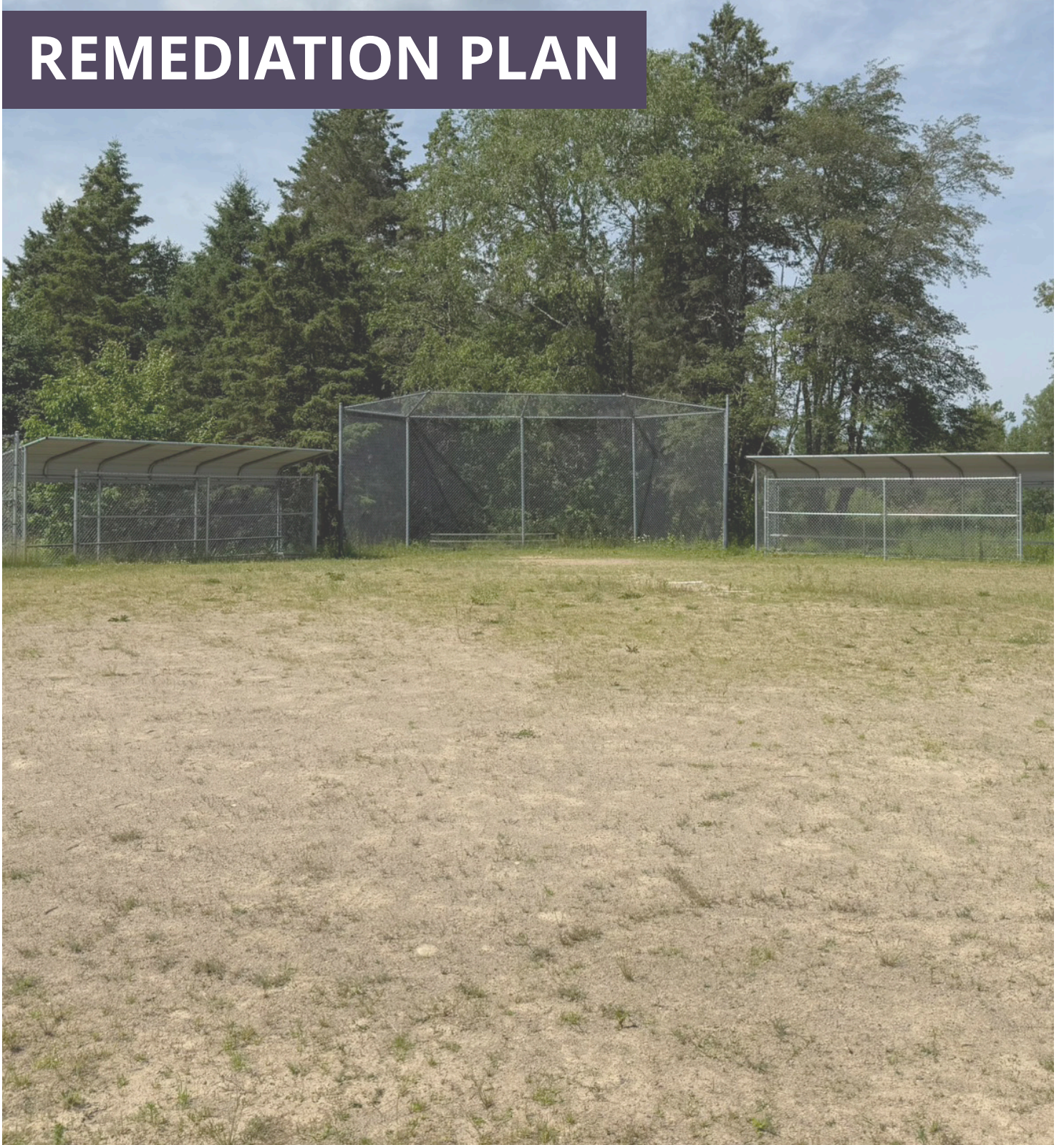
- Fence lines 100% clear; gravel band + weed control
- Dugouts with structured flooring (concrete or engineered aggregate)
- Backstop padding maintained to a set standard
- Bases perfectly level, securely anchored, and upgraded annually

USER EXPECTATIONS

- Tournament-quality consistency
- High reliability in wet conditions due to superior drainage and maintenance
- Very low variability in ball bounce, roll, and traction
- Can support provincial or national events
- Bleachers, press box, and scoreboard

DAVID BELL BASEBALL FIELD

REMEDIATION PLAN



DAVID BELL BASEBALL FIELD CONDITION OVERVIEW

The baseball field shows severe turf loss, high weed infestation, poor fertility and soil compaction, and overgrown fence lines and dugouts. The infield appears dry, nutrient-poor, and structurally degraded with breakdown of the infield mix and extensive weed infiltration. Uneven grading across the entire field is likely leading to poor turf establishment and runoff. Inadequate drainage is likely causing water to pool at the fence line, leading to the fence leaning in some spots due to water being present in this area during transition seasons when the water is repeatedly freezing and thawing. A lack of consistent maintenance on this site has compounded these issues, putting this recreation asset at risk.

RESTORATION OPTIONS

COST-EFFECTIVE

MINIMUM SAFE STANDARD

\$ 20,000 – \$40,000

- Topsoil analysis and fertilizer regime determination
- Vegetation clearing
- Basic aeration + overseeding
- Light infield repair
- Minimal soil amendments
- Dugout/backstop cleaning
- Fence re-alignment

MID-RANGE

MUNICIPAL STANDARD

\$40,000 – \$150,000

- 2x core aeration + soil remediation
- Topsoil revitalization and reseedling
- Infield laser regrade + new mix
- Full fence-line cleanup, realignment + gravel weed barrier
- Accessible entry
- Warning track installation
- New infield mix
- Bleachers

PREMIUM

TOURNAMENT-READY

\$100,000 – \$400,000

- Installation of sub-surface drainage
- New infield mix
- Full topsoil replacement
- Drainage layer
- New fencing + warning track installation
- Accessible entry
- High-spec infield rebuild
- Dugout and backstop upgrades, new bleachers
- Lighting installation
- Bleachers, scoreboard, press box

OUTCOME

Safe but inconsistent field; short-term fix.

OUTCOME

Reliable, consistent field suitable for minor ball and community leagues.

OUTCOME

Showcase-quality field, low maintenance, supports tournaments and events.

RESTORATION OPTIONS - DETAILED ESTIMATES

COST-EFFECTIVE MINIMUM SAFE STANDARD **\$ 20,000 – \$40,000**

SCOPE:

Vegetation clearing & fence-line trimming:	\$1,500 – \$3,000
Basic soil aeration (1 pass):	\$1,200 – \$2,000
Light topsoil repairs & overseeding (no full turf rebuild):	\$4,000 – \$7,000
Basic infield rehab (dragging, light regrade, 3–4 tonnes infield mix):	\$3,500 – \$6,000
Dugout & backstop cleanup:	\$1,000 – \$2,000
Limited turf fertilizer & soil amendments:	\$2,000 – \$3,500
Equipment rentals & contingency (10–15%):	\$3,000 – \$6,000

OUTCOME:

- Safe but not high-quality field
- Grass coverage improved but not uniform
- Infield playable but not professionally leveled
- Short-term fix; may require major work later

MID-RANGE MUNICIPAL STANDARD **\$40,000 – \$150,000**

SCOPE:

Step 1 - Topsoil + Subsoil Investigation:	\$7,500
Based on Step 1 - Subsurface and Surface Drainage:	\$100,000 – \$120,000
Based on Step 1 - Fencing:	\$7,500
Full perimeter vegetation clearing + gravel weed barrier:	\$4,000 – \$7,000
Core aeration (2 passes) + outfield soil remediation:	\$4,000 – \$6,000
Seeding:	\$25,000 +
New topsoil and regrading of weak areas (50–100 m ³):	\$12,000 – \$30,000
Full-field overseeding (heavy rate) + topdressing:	\$6,000 – \$9,000
Infield laser regrade + new mix (10–15 tonnes):	\$16,000 – \$20,000
Pitcher's mound rebuild:	\$1,200 – \$2,000
Dugout refurbishment + concrete/stone dust floor:	\$3,500 – \$5,000
Backstop repairs, padding upgrades:	\$2,000 – \$4,000
Fertility program (full season):	\$2,000 – \$3,500
Contingency (10–15%):	\$4,000 – \$6,000

OUTCOME:

- Strong turf recovery across outfield
- Professionally graded infield
- Greatly reduced weed pressure
- Field ready for consistent municipal programming

RESTORATION OPTIONS - DETAILED ESTIMATES

PREMIUM

TOURNAMENT-READY

\$100,000 – \$400,000

SCOPE:

Complete vegetation removal + 18" crusher-dust warning track:	\$12,000 – \$20,000
Outfield excavation + full topsoil replacement (150–250 m ³):	\$20,000 – \$35,000
Full irrigation installation (optional):	\$35,000 – \$55,000
Full sod installation instead of seed (1,500–2,000 m ²):	\$25,000 – \$40,000
High-grade infield material, laser grading, professional mound/plate:	\$12,000 – \$18,000
Fence repairs, new padding, dugout concrete slabs:	\$10,000 – \$15,000
Contingency (15%):	\$10,000 – \$15,000

OUTCOME:

- Tournament-ready natural field
- Minimal weed pressure for years
- Extremely durable & consistent play quality
- High visual quality for community events and sports tourism

RECOMMENDATION

The mid-range Municipal Standard Restoration Option represents the most balanced and sustainable path forward for Hanwell as it considers the long-term performance, operating costs, and community expectations for the David Bell Memorial Ball Field. This option invests in the core components that directly influence playability and durability, such as proper infield regrading, soil remediation, turf recovery, and perimeter vegetation control, without committing the municipality to the significantly higher capital and annual maintenance costs required for a tournament-ready facility. By addressing the root causes of field decline rather than applying short-term fixes, the Municipal Standard approach improves drainage, turf density, and infield consistency, which in turn reduces future repair needs and prevents the compounding deterioration that leads to costly full rebuilds. Financially, this tier provides a stable, predictable level of annual upkeep that aligns with typical municipal operations budgets, ensuring the field remains safe, resilient, and functional without overextending staff capacity or long-term resources.

Choosing this mid-range option ensures that Hanwell supports community sport and minor baseball with a reliable, high-quality playing surface while protecting the municipality from the escalating lifecycle costs associated with under-maintained fields or high-performance standards that exceed local programming needs.

PROPOSED MID-RANGE RESTORATION PHASING PLAN

PHASE 1 - YEAR 1

IMMEDIATE SAFETY + STABILIZATION

\$12,000 – \$25,000

- Topsoil analysis
- Clear vegetation along fences & dugouts
- Spot infield repairs
- Core aeration
- Overseeding thin areas
- Fertilizer application
- Fence re-alignment

Primary Goals:

The field becomes immediately safer, turf begins early recovery, improve playability quickly.

PHASE 2 - YEAR 2

STRUCTURAL REHABILITATION (PRIMARY WORK)

\$30,000 – \$300,000

- Drainage improvements
- Infield laser regrade + new material
- Outfield topsoil repairs
- Heavy overseeding & topdressing
- Dugout resurfacing
- Perimeter weed control

Primary Goals:

The infield becomes fully playable and consistent, outfield turf begins to fill in uniformly, maintenance intensity decreases over time.

An in-depth field condition assessment is required to determine the extent of drainage improvements needed to bring this field up to a municipal standard. If the assessment determines that sub-surface drainage is required for the long-term sustainability and functionality of David Bell Memorial Field, the budget for Phase 2 would need to increase. The installation of sub-surface drainage would require complete removal and replacement of the fencing, and the municipality may consider replacing the surface with sod instead of seed, to bring the field up to a higher standard and ensure playability the following season.

PROPOSED MID-RANGE RESTORATION PHASING PLAN

PHASE 3 - YEAR 3

LONG-TERM UPGRADES + QUALITY IMPROVEMENT

\$25,000 – \$40,000

- Warning track installation
- Dugout upgrades
- Seating improvements (bleachers)
- Accessible Entry
- Begin annual turf management program

Primary Goals:

The field reaches a high-quality, low-maintenance standard. Enables tournaments, provincial games, and higher league use.

Phase 3 of the proposed mid-range restoration plan focuses on long-term upgrades that elevate David Bell Memorial Field to a high-quality, low-maintenance standard. This stage includes installing a warning track, upgrading dugouts, improving seating through new bleachers, and creating an accessible entry to support inclusive community use. Phase 3 also initiates the annual turf management program, ensuring that the field's improved condition is maintained consistently year over year. Together, these investments complete the transition from basic remediation to a fully modernized, durable, and community-ready ballfield.

OPTIONAL FUTURE WORK

TOURNAMENT-READY

\$70,000 – \$500,000

- High-spec infield rebuild
- Accessible seating + new bleachers
- Lighting
- Improvements to adjacent parking lot
- Site wayfinding signage

Primary Goals:

The field draws users and spectators from surrounding communities. Enables tournaments to be played on a regular basis, into the evenings, and accommodates accessibility needs of visitors.

PROPOSED MID-RANGE RESTORATION: DETAILS

SITE PREPARATION + VEGETATION

Perimeter Clearing

- Remove tall grass and invasive weeds along the entire outfield fence.
- String-trim right to the fence line, then apply a landscape fabric strip or gravel band to reduce vegetation pressure.

Infield Weed Removal

- Use a mechanical dethatcher or power rake to remove surface weeds.
- Spot treat persistent broadleaf weeds with a selective herbicide (municipally permitted only).
- Remove all debris and rake to a clean mineral infield surface.

Dugout Area Cleanup

- Cut back vegetation inside and behind both dugouts.
- Remove accumulated soil/weeds growing into the chain link edges.
- Assess for drainage issues or ponding behind structures.

GRADING & SOIL REMEDIATION

Infield Laser Regrade

- Bring in fresh infield mix (clay/sand/silt blend suitable for NB municipal diamonds).
- Laser-grade to proper crown and slope toward sidelines.
- Target depth: 3 - 4 inches of new playable infield surface.

Outfield Soil Remediation

- The outfield edge shows better turf, but large central areas near home plate are thinned.
- Aerate the entire outfield with a core aerator.
- Drag-mat to break up cores.
- Add topsoil in depressions, ensuring a smooth transition to the infield.

Test Soil

- Given the turf loss, nutrients and pH are likely low.
- Conduct a full soil test (pH, NPK, organic matter).
 - Likely: low nitrogen, low phosphorus, and compacted sand-heavy soil.
- Amend soil based on soil test results:
 - Lime if pH < 6.0
 - Starter fertilizer before reseeding
 - Topdress with screened topsoil (0.25" layer) ahead of seeding

Drainage Enhancement

- If water currently flows off the infield into dugouts or low points:
 - Install a shallow French drain behind backstop or dugouts.
 - Correct regrading as needed to ensure proper flow.
- To permanently fix freeze/thaw movement of fencing and ensure long-term usability of the field: install sub-surface drainage



FULL OUTFIELD RESEEDING

Seed Mix

- Use a sports-turf blend appropriate for Hanwell, NB:
 - 25 % Impact Bluegrass
 - 25 % Absolute Bluegrass
 - 15% Freedom III Bluegrass
 - 15% Long Fellow Chewing Fescue
 - 20 % Top Gun II Perennial Ryegrass

- Seed at rate of 3.0 kg per 100 m²

Application

- Overseed at 5 - 7 lbs/1,000 sq ft (heavy rate for recovery).
- Apply topdressing after seed for moisture retention.
- Irrigate lightly and frequently for first 2 - 3 weeks.

INFIELD RENOVATION

Final Grooming

- Install base anchors properly.
- Edge all grass/infield boundaries to create crisp lines.
- Rebuild pitcher's mound with structured mound clay.
- Re-cut home plate and base paths.

DUGOUT & BACKSTOP REFURBISHMENT

- Remove vegetation growing under pads and chain link.
- Replace/clamp any loose protective padding.
- Add stone dust or crusher dust floor inside dugouts to prevent weed regrowth.
- Inspect roof posts and chain link for corrosion and stability.

SAFETY & PLAYABILITY IMPROVEMENTS

- Ensure all fence caps are intact.
- Remove any exposed roots, stumps, or tripping hazards along fence lines.
- Add warning track:
 - 1.5 - 3 m wide crusherdust band along entire outfield fence.
- Remove grass and weeds from crusherdust areas regularly

FIELD ACCESS

Accessible Entry

- Install an accessible walking surface from the parking lot to the ball field gate, including a boardwalk over, or culvert for, an existing drainage swale.
- Continue accessible pathway to bleacher seating or bench seating to accommodate all accessibility needs of spectators.

DAVID BELL BASEBALL FIELD

MAINTENANCE PLAN



MAINTENANCE LEVEL

TIER 1	TIER 2	TIER 3
BASIC MAINTENANCE	MUNICIPAL STANDARD	TOURNAMENT-READY
\$ 18,000 – \$30,000	\$35,000 – \$55,000	\$70,000 – \$120,000+
<p>Low-use community fields; basic safety + playability.</p>	<p>Active community ballfields, minor baseball, regular use.</p>	<p>Tournament sites, heavy-use leagues, showcase fields.</p>
<p>Service Level</p>	<p>Service Level</p>	<p>Service Level</p>
<p>Mowing: 1×/week Fertilizer: 2 applications/yr Aeration: 1×/year Overseeding: patch repairs Infield: dragging only, limited mix replacement Fence Line: periodic trimming Weeds: only major weed removal Dugouts/Backstop: basic cleaning, no structural work</p>	<p>Mowing: 1 - 2×/week, alternating patterns Fertilizer: full NB program (Spring, Early Summer, Late Summer, Fall) Aeration: spring + fall Overseeding: full outfield + grass arc every September Infield: Dragging 2×/week Monthly edge maintenance Annual laser regrade as needed Fence Line: weekly trimming + 300 - 500 mm gravel band Weeds: <5% coverage allowed Dugouts/Backstop: regular inspection and repairs Irrigation: deep watering schedule if available</p>	<p>Mowing: 2 - 3×/week with growth regulator Fertilizer: customized monthly nutrient plan Aeration: 3 - 4×/year, including deep-tine aeration Overseeding: twice annually; option for sod replacement Infield: Laser regrade annually High-grade pro infield mix Mound + plate rebuilt to MLB standards Fence Line: gravel band + chemical weed control (if municipal policies permit) Warning Track: crusher dust band fully built out Dugouts/Backstop: structural upgrades + full padding Irrigation: automated, multiple cycle programming</p>
<p>EXPECTED OUTCOME</p> <ul style="list-style-type: none"> • Safe, inconsistent surface • Turf thinness acceptable, not ideal • Infield playable but not professionally level • Higher long-term deterioration risk 	<p>EXPECTED OUTCOME</p> <ul style="list-style-type: none"> • Excellent turf density (85–90%) • Consistent infield playability • Reduced repair costs • Predictable, reliable field conditions 	<p>EXPECTED OUTCOME</p> <ul style="list-style-type: none"> • Tournament-quality surface, consistency • Very low weed pressure • Near-perfect infield geometry and traction • Highest player safety and surface reliability

TIER 2: MUNICIPAL STANDARD SEASONAL TASKS

SPRING (APRIL – MAY)

1. Field Start-Up & Inspection

- Remove winter debris, branches, and accumulated thatch.
- Inspect all fences, gates, dugouts, backstop components, and padding.
- Reset base anchors and check alignment and depth.
- Assess turf for winter kill and thin areas requiring overseeding.

2. Early Turf Management

- First fertilizer application (starter fertilizer with balanced NPK).
- Core aeration of the outfield and grass arc to relieve compaction.
- Topdressing thin turf areas with screened topsoil.
- Overseed thin sections at recommended rates.

3. Infield Commissioning

- Shape and rebuild pitcher's mound and home plate using mound clay.
- Establish clean infield edges with a mechanical edger.
- Add infield mix where low spots are present.
- Drag, level, and moisture-condition the infield prior to first use.

4. Infrastructure Preparation

- Clean and prepare dugouts; sweep concrete or stone dust floor.
- Install garbage bins, player benches, and score keeping equipment.

SUMMER (JUNE – AUGUST)

1. Turf Mowing & Care

- Mow 1 - 2 times per week, alternating direction to prevent compaction.
- Maintain grass height at:
 - Outfield: 2.5 - 3 inches
 - Infield grass edge: 2 - 2.5 inches

2. Fertility Program

- June: Apply balanced fertilizer (0.75 lb N/1,000 sq ft).
- August: Apply light summer fertilizer (0.5 lb N/1,000 sq ft).

3. Infield Maintenance

- Drag the infield after every game or at least twice weekly.
- Rake base paths, batter's box, and mound slope routinely.
- Maintain moisture to control dust and enhance surface consistency.
- Add infield mix where depressions appear.

4. Fence Line & Perimeter Control

- Weekly trimming of entire fence perimeter.
- Maintain 300 - 500 mm gravel or stone-dust barrier to suppress vegetation.
- Prune back overhanging or shading branches.

5. Safety & Amenity Checks

- Inspect base anchors weekly for height and stability.
- Confirm fence caps, gates, and dugout structures remain secure.
- Refresh field lines as required.

TIER 2: MUNICIPAL STANDARD SEASONAL TASKS

FALL (SEPTEMBER – OCTOBER)

1. Major Turf Recovery Window

- Conduct core aeration to relieve summer compaction.
- Heavy overseeding of outfield and grass arc (≈ 3 lbs/1,000 sq ft).
- Topdress overseeded areas to improve soil contact and moisture retention.
- Apply fall fertilizer (1 lb N/1,000 sq ft) to strengthen root development.

2. Infield Restoration

- Edge turf along the infield arc, base paths, and warning track.
- Rebuild pitcher's mound and home plate as needed.
- Add infield mix before freeze-up to repair late-season wear.

3. Equipment & Infrastructure Review

- Inspect dugouts, benches, and backstop for off-season repair needs.
- Document any infrastructure issues for winter budgeting.

GOOD CULTURAL PRACTICES

Alternate mowing directions and keep mower blades sharp to prevent compaction and turf damage; irrigate deeply in the early morning and avoid evening watering; ensure even fertilizer coverage, especially in high-wear zones; maintain a smooth, firm infield by avoiding over-dragging and keeping drags clear of the grass edge; use a mechanical edger to prevent lip formation; clean aeration and overseeding equipment to avoid weed transfer; trim fence lines carefully to prevent scalping; and keep dugouts clean and well ventilated to control debris, pests, and moisture buildup.

LATE FALL / SEASON SHUTDOWN (OCTOBER – NOVEMBER)

1. Field Winterization

- Remove bases; install base plugs.
- Store mound and plate clay in a dry place.
- Perform final drag and moisture conditioning of infield.
- Shut down any irrigation or seasonal water systems.

2. End-of-Season Turf Care

- Final mow at 2.75 inches.
- Complete any final overseeding if temperatures allow.
- Apply winterizing fertilizer if part of the program.

3. Documentation & Planning

- Photograph the field and record turf conditions.
- Log maintenance performed and deficiencies noted.
- Prepare budget requests for next year's maintenance and improvements.

REPAIRS

Repairs should be completed promptly whenever turf becomes thin or bare, depressions exceed 25 mm, or safety concerns arise. Staff should topdress and overseed worn turf, add infield mix to low spots, remove lips at grass-infield transitions, and rebuild the pitcher's mound or batter's box as needed. All base anchors must remain level and secure, fence caps and hardware must be maintained, and dugout or backstop issues addressed quickly. Weather-related damage such as puddling, rutting, or drought stress, should be corrected immediately, and all repairs should be logged to monitor recurring issues and guide future maintenance planning.

NATURAL TURF SOCCER FIELD

MAINTENANCE STANDARD

TURF HEALTH INDICATORS

Turf Density:

Minimum 85% live turf cover across field; 90%+ in high-performance tier.

Uniformity:

No bare patches > 0.25 m² outside goal mouths; no more than 5% of field with visible thinning.

Clipping Distribution:

Even distribution; no windrows.

Colour & Vigor:

Turf should maintain consistent colour during active season with no extended chlorosis.

PLAYABILITY STANDARDS

Surface Evenness:

No depressions > 25 mm within player circulation zones.

Ball Roll:

Lateral deviation < 10 cm over 10 m roll test on dry turf.

Traction:

Surface shear strength ≥ 25 N·m (or equivalent field-test rating).

Infill/Soil Firmness:

G_{max} target ≤ 120 (ASTM F355 A-missile equivalent for natural turf firmness testing).

CLARITY AND SAFETY

Line Visibility:

$\geq 90\%$ line visibility between applications.

Goal Mouth Condition:

Turf cover $\geq 75\%$ maintained during season ($\geq 85\%$ in high-performance tier).

Weed Threshold:

Clover or broadleaf coverage $\leq 5\%$ of field area.

ANNUAL PROGRAM

MOWING

Height: 2.25–3 in (57–76 mm)

Frequency:

- Peak season: 1-2×/week
- Shoulder seasons: 1×/week

Pattern rotation every mow

FERTILITY

Total N/year: 2.5–3 lbs/1,000 sq ft

Schedule: Spring, mid-summer, early fall

Soil testing: 1×/year; maintain pH 6.0–7.0

AERATION

Core aeration: 2×/year (spring + fall)

Spike aeration: Monthly in high-wear areas

OVERSEEDING

Window: Late August–mid September

Rate: 3–5 lbs/1,000 sq ft

Seed Mix: Sports blend (bluegrass/rye/fescue)

CLOVER MANAGEMENT

Cultural control first (fertility, mowing height, overseeding)

Herbicide only if permitted and applied by certified contractor

IRRIGATION

Deep watering: 1 in./week

Early morning watering only

IN-SEASON REPAIRS

Goal mouths: topdress + overseed every 2–3 weeks

Replace divots within 24 hours

Touchline wear management monthly

SEASONAL CHECKLIST

SPRING (APR–MAY)

1. Soil test, lime as necessary
2. Spring fertilizer
3. Core aerate
4. Repair winter damage
5. Start weekly mowing

SUMMER (JUN–AUG)

1. Mow 1-2× weekly
2. Mid-summer fertilizer
3. Monthly spike aeration
4. Goal-mouth repairs
5. Monitor clover patches, weed

FALL (SEPT–OCT)

1. Annual overseeding
2. Core aerate
3. Apply fall fertilizer
4. Reduce mowing frequency

LATE FALL (OCT–NOV)

1. Final mow at ~2.75 in
2. Remove nets
3. Restrict traffic
4. Document end-of-season condition

HANWELL PARK ACADEMY FIELD PROFILE



FIELD TYPE	Natural Turf Soccer Pitch (Full Size)
CONDITION	Light clover encroachment on perimeter; moderate compaction
MAINTENANCE	April–November
STAFFING	Municipal public works

EXISTING TURF HEALTH

Turf Density:	< 85% (Standard)
Goal Mouth Turf:	< 75% (Standard)
Uniformity:	No bare patch > 0.25 m ² , number of bare spots
Vigor:	Uneven colour; chlorosis
Drainage:	Adequate (no pooling), lumpy ground

EXISTING PLAYABILITY

Surface Evenness:	Very uneven < 25 mm
Ball Roll:	Max deviation < 10 cm over 10 m

EXISTING CLARITY AND SAFETY

Weed Threshold:	Clover > 7% cover, little turf, mostly weeds, in danger of losing the field
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IN PARTNERSHIP WITH HANWELL PARK ACADEMY

A formal memorandum of understanding is required, so that municipality can program and maintain at a level to support programming of the field. The existing field is in danger of being lost for programmed activities because of its lack of proper maintenance and minimal design standards. Once the field is brought back to a healthy state, one of the following levels of maintenance should be a priority.

MAINTENANCE LEVEL

TIER 1	TIER 2	TIER 3
BASIC MAINTENANCE	MUNICIPAL STANDARD	TOURNAMENT-READY
\$ 6,000 – \$9,000 / YR	\$7,500–\$14,500 / YR	\$15,000–\$25,000 / YR
<ul style="list-style-type: none"> • Mowing 1–2×/week • One fertilization in spring + one in fall • One annual aeration • Overseeding only in visibly thin areas • Minimal clover control • Field meets minimum safety standards, but playability varies throughout season. 	<ul style="list-style-type: none"> • Mowing 2–3×/week peak season • Three annual fertilizer applications • Spring + fall core aeration • Full-field annual overseeding • Cultural clover suppression + optional spot herbicide • Goal-mouth repairs routine 	<ul style="list-style-type: none"> • Mowing 3–4×/week with plant-growth-regulator program • Customized fertility + monthly micro-nutrient supplements • Aeration up to 4×/year • Overseeding twice annually • Scheduled irrigation program • Aggressive weed/clover management • In-season Gmax and traction testing
<p data-bbox="188 1493 459 1587">EXPECTED PERFORMANCE</p> <ul style="list-style-type: none"> • Turf density 70–80% • Moderate clover presence tolerated • Good for low-intensity community use 	<p data-bbox="675 1493 946 1587">EXPECTED PERFORMANCE</p> <ul style="list-style-type: none"> • Turf density 85–90% • Clover kept below 5% coverage • Consistent ball roll + safe footing • Appropriate for municipal leagues and regional play 	<p data-bbox="1162 1493 1433 1587">EXPECTED PERFORMANCE</p> <ul style="list-style-type: none"> • Turf density 90–95%+ • Tournament-level playability • Minimal weed presence • Reliable ball roll and high surface consistency

TYPICAL MAINTENANCE PLAN – NATURAL TURF FIELD

SOIL TESTING & AMENDMENTS

- Annual soil test (early spring) to check pH, NPK, and organic matter.
- Clover thrives when soil pH is slightly acidic to neutral, but turf generally prefers 6.0–7.0.
- Lime applications every 2–3 years if pH drops below 6.0.

FERTILITY PROGRAM

Clover often appears because nitrogen is low:

- Early Spring (late April–early May): Slow-release fertilizer, 1 lb N/1,000 sq ft.
- Mid-Summer (late June): Light application, 0.5–0.75 lb N/1,000 sq ft, using a balanced fertilizer.
- Early Fall (September): Key feeding period, 1 lb N/1,000 sq ft, preferably slow-release.
- Avoid over-fertilizing phosphorus unless soil test indicates need.

MOWING PROGRAM

- **Frequency:** 1-2 times per week during peak growing season (late May–early September); weekly in spring/fall.
- **Height:** Maintain at 2.25–3 inches (57–76 mm). Clover tolerates low mowing, so higher cutting height gives turf grass a competitive advantage.
- **Patterns:** Alternate directions to prevent grain and compaction.
- **Clippings:** Mulch unless turf stress or disease pressure is high.

AERATION & COMPACTION RELIEF

Municipal NB fields typically aerate:

- Spring (May) and Fall (September/October) core aeration preferred.
- High-wear zones (goal mouths, sidelines) may need monthly spiking during heavy use.
- Overseed immediately after aeration to thicken turf.

OVERSEEDING PROGRAM

To push out clover, the field must out-compete it:

- **Timing:** Late August–mid September is most effective; secondary window in May.
- **Seed:** Sports blend (Kentucky bluegrass, perennial ryegrass, and/or turf-type fescues).
- **Rate:** 3–5 lbs/1,000 sq ft depending on thinness of turf.
- Apply topdressing (sand/soil mix) after overseeding in bare zones.

CLOVER MANAGEMENT

Most NB municipalities choose a cultural management approach first, with herbicides as a last resort.

Cultural Measures:

- Raise mowing height.
- Increase nitrogen.
- Overseed high-density grass varieties.
- Improve drainage and compaction.

IRRIGATION

- Deep, infrequent watering (1 inch/week).
- Water early morning only.
- Avoid frequent shallow watering, which strengthens clover and weakens turf.

IN-SEASON REPAIRS

- **Goal mouths:** Re-seed and topdress every 2–3 weeks.
- **Sidelines & warm-up zones:** Aerate spike-tine monthly; add seed as needed.
- **Divots:** Replace within 24 hours.

LATE FALL SHUT-DOWN (OCT - NOV)

- Final mow at ~2.75 inches.
- Apply fall fertilizer.
- Last aeration + overseed if temperatures allow.
- Keep goals and traffic off the field once soil softens.

SEASONAL MAINTENANCE CHECKLIST

SPRING (APRIL–MAY)

- Conduct soil test.
- Apply spring fertilizer, lime if necessary.
- First core aeration of the year.
- Repair winter damage; seed bare areas.
- Begin weekly mowing once growth starts.
- Evaluate perimeter clover patches.

SUMMER (JUNE–AUGUST)

- Mow 1-2× weekly.
- Apply mid-summer nitrogen.
- Monitor irrigation needs (if applicable).
- Spike aerate high-wear zones monthly.
- Maintain goal mouths, touchline wear areas.
- Spot-treat clover only if essential and municipally approved.

FALL (SEPTEMBER–OCTOBER)

- Primary overseeding window (late Aug–mid Sept).
- Second core aeration.
- Apply fall fertilizer.
- Final field repairs before winter.
- Reduce mowing frequency as growth slows.

LATE FALL / PRE-WINTER (OCT–NOV)

- Final cut at ~2.75 in.
- Remove nets, close field if soil is soft.
- Document end-of-season condition for next year's budget planning.

TYPICAL ANNUAL BUDGET RANGE

CENTRAL NB

\$8,500–\$16,000

MAINTENANCE ELEMENT:

Soil Testing + Analysis	\$1,000 - \$1,500
Mowing program	\$3,500 - \$6,000
Fertilizer & soil amendments	\$1,000 - \$2,000
Aeration (2×/yr)	\$1,200 - \$2,000
Overseeding + topdressing	\$1,000 - \$2,500
Clover control (spot herbicide)	\$300 - \$800
In-season repairs (seed, sand, miscellaneous)	\$500 - \$1,200

OUTCOME:

- Greatly reduced weed pressure
- Field ready for consistent municipal programming

3.3

**MUNICIPAL
BUDGET
+ STAFF**

RECOMMENDED STAFFING LEVELS FOR HANWELL'S PARKS & RECREATION SERVICES

Hanwell currently operates its parks and recreation system with two full-time staff and four seasonal workers, a staffing level that is under-served for the size, diversity, and maintenance needs of the municipality's recreation asset portfolio. Although a third full-time position exists within the organization for building maintenance, the demands associated with Hanwell's community buildings leave no capacity for this role to support grounds care or field operations.

Benchmarking against comparable rural-suburban municipalities in Atlantic Canada shows that Hanwell already requires at least one additional skilled full-time position, specifically dedicated to the oversight and technical maintenance of outdoor recreation assets. This staffing gap is becoming more pronounced as improvements to existing facilities like David Bell

Memorial Park Ballfield expand maintenance requirements. As the municipality's ongoing responsibility for Hanwell Park Academy's Soccer Field continues, and as new parks are developed and lands acquired and earmarked for new recreation assets, Hanwell's operational responsibilities increase year over year.

To ensure that all parks, sports fields, trails, and playgrounds are maintained to municipal standards, remain safe and accessible, and can support the community's growing expectations, Hanwell must adopt a phased, long-term staffing strategy, beginning with the addition of a dedicated Parks Maintenance Supervisor to lead field operations, manage work programs, and provide the technical capacity needed to maintain and protect the expanding recreation infrastructure portfolio.

DEFINING STAFF ROLES

Clearly defining the roles of Hanwell's three full-time Parks and Recreation staff is essential to ensuring that every component of the municipality's recreation system receives the dedicated oversight it requires. As the municipality's parks, trails, sports fields, and community facilities continue to expand and evolve, each of these roles must address distinct and increasingly specialized responsibilities. Three distinct roles are recommended: Parks and Recreation Director, Parks Maintenance Supervisor, and Recreation Programming and Events Coordinator.

The Parks and Recreation Director role provides overall leadership, long-term planning, budgeting, and service-level oversight, ensuring that municipal standards for Hanwell are established and met. The Parks Maintenance Supervisor is responsible for the day-to-day technical operations, managing the maintenance of natural turf fields, scheduling work programs,

coordinating seasonal staff, and addressing on-the-ground challenges in parks, trails, and sports facilities. The Recreation Programming & Events Coordinator ensures that Hanwell's recreational assets are well used and well supported, handling user group relations, facility bookings, planning and executing community events, programming development, and attending events as needed.

Without clear and intentional role definition, critical tasks risk being duplicated, overlooked, or inconsistently delivered, particularly as assets like David Bell Memorial Park, Hanwell Park Academy grounds, and new facilities such as the Yoho Lake Playground Park add to the municipality's operational complexity. Establishing these role distinctions creates accountability, improves service efficiency, and ensures that every aspect of the parks and recreation system, from infrastructure maintenance to community programming, receives appropriate and ongoing management.

RECOMMENDED ROLES FOR THREE FULL-TIME STAFF

1. PARKS & RECREATION DIRECTOR

Recommended: 1 Full-Time Position

Rationale: Hanwell has reached the threshold where recreation planning, budgeting, asset management, and community partnership development require dedicated oversight.

Role Focus: Ensures long-term planning, maintenance standards, and capital improvements are consistent, strategic, and cost-controlled.

The Parks & Recreation Director provides overall strategic direction and operational oversight for the community's parks, trails, open spaces, and recreation facilities. This role develops annual budgets, oversees capital projects, establishes maintenance standards, coordinates community programming, and ensures compliance with municipal policies and safety regulations. They serve as the key liaison with Council, user groups, and the public, and are responsible for integrating long-term planning with day-to-day service delivery.

This role becomes increasingly important as Hanwell adds new infrastructure like upgraded ball fields and event fields, trail expansions, and general park upgrades.

2. PARKS MAINTENANCE SUPERVISOR

Recommended: 1 to 2 Full-Time Positions

Rationale: Maintenance of Hanwell's outdoor assets is typically completed by seasonal staff, requiring oversight and professional direction. An additional full-time position requiring similar skills, operating under the Parks Maintenance Supervisor would bring Hanwell above the absolute minimum baseline staffing quantity.

Role Focus: Ensures standardized weekly maintenance schedules, asset condition monitoring, safe playground and sports field operations, and skill-based tasks like aeration, topdressing, infield grading, etc. are performed correctly.

The Parks Maintenance Supervisor organizes and directs the hands-on work required to maintain ballfields, playgrounds, trails, green spaces, and outdoor amenities. This role oversees seasonal staff, plans weekly maintenance schedules, conducts equipment and facility inspections, and responds to operational issues such as turf deterioration, storm damage, or safety hazards.

Ball fields, playgrounds, and trails each have different technical maintenance requirements, requiring a supervisor with turf knowledge, equipment operation skills, and safety inspection training.

Operational Reality: One full-time Lead Hand can effectively manage 1 - 2 sports fields, 6 - 8 parks / playgrounds, and 10 - 20 km of trails, provided that seasonal staff support is available. Hanwell is approaching this threshold now.

3. RECREATION PROGRAMMING & EVENTS COORDINATOR

Recommended: 1 Full-Time Position, 1 Seasonal

Rationale: With projected population growth, Hanwell has an increased demand for programming, sport coordination, volunteer engagement, special events, and facility booking.

Role Focus: Supporting minor ball and field user groups, scheduling and booking fields, parks, and pavilions, managing community events, grant writing and partnership development, and public-facing communication about recreation services offered in Hanwell.

The Recreation Coordinator is responsible for organizing community recreation programs, managing field and facility bookings, supporting local sports associations, and delivering outreach that promotes healthy, active living. They serve as the primary contact for resident inquiries, coordinate special events, monitor facility usage, and gather feedback on community needs. In many rural municipalities, this role also assists with volunteer engagement, marketing, grant writing, and partnerships with schools or regional recreation organizations.

JUSTIFICATION FOR RECOMMENDED PARKS & RECREATION STAFFING LEVELS

As Hanwell grows into a more suburban, family-oriented community adjacent to Fredericton, the municipality's parks and recreation service demands have expanded. The existing staffing capacity, appropriate for a small rural local service district in the past, no longer aligns with the quantity, complexity, or expectations of Hanwell's current and emerging recreation assets. To ensure safe operations, protect municipal investments, and deliver a consistent level of service, the municipality requires a structured staffing approach comparable to other rural-suburban communities across Atlantic Canada.

1. INCREASING POPULATION AND RECREATION DEMAND

Hanwell's population growth, coupled with a demographic shift toward families with children, creates more pressure on parks, sports fields, trails, and community programs. Instead of occasional use, facilities now experience frequent, structured, year-round demand. This increased usage accelerates wear on assets such as the David Bell Memorial Ball Field, playgrounds, and trail systems, and requires more consistent maintenance, inspections, and public communication than the municipality has historically provided. A dedicated recreation workforce ensures these demands are managed proactively rather than reactively.

2. EXPANSION AND DIVERSIFICATION OF RECREATION ASSETS

In addition to the ballfield and playgrounds, Hanwell now manages a growing inventory of parks, green spaces, trail corridors, and public amenities. Each asset type has different technical requirements, from turf management and infield grooming to playground safety inspections and trail surfacing. As assets expand, the workload and specialized knowledge required for proper maintenance exceed what can be reasonably

absorbed by general public works staff. A structured Parks team, including a dedicated Maintenance Lead, allows Hanwell to maintain its assets to municipal standards and reduce lifecycle costs.

3. INCREASING COMMUNITY EXPECTATIONS AND PROGRAM COMPLEXITY

As a municipality on the edge of a major city, Hanwell experiences higher service expectations than remote rural communities. Residents expect well-maintained fields, responsive programming, professional communication, safe playgrounds, and reliable facility booking systems. A Recreation Coordinator is required to manage user group relations, coordinate minor sport schedules, support community events, administer bookings, pursue grant opportunities, and ensure programs evolve with community needs. Without adequate staffing, demand will quickly exceed municipal capacity, leading to service gaps and reduced resident satisfaction.

4. BENCHMARKING AGAINST COMPARABLE MUNICIPALITIES

Rural communities adjacent to larger cities across Atlantic Canada, such as Grand Bay-Westfield, Hampton, West Hants, and Portugal Cove-St. Philip's, typically operate with:

- 1 full-time Recreation Manager or Director
- 1 full-time Parks Maintenance Lead Hand
- 1 full-time or part-time Recreation Coordinator
- 2-4 seasonal Parks staff

These staffing levels are considered the minimum required to maintain sports fields, parks, and trails at a safe, reliable standard while supporting community programming. Hanwell's current staffing falls below these benchmarks, creating an identifiable service and capacity gap.

JUSTIFICATION FOR RECOMMENDED PARKS & RECREATION STAFFING LEVELS

PROTECTING MUNICIPAL INVESTMENTS AND CONTROLLING LIFECYCLE COSTS

Insufficient staffing leads to asset deterioration, especially for high-maintenance features such as ballfields, playgrounds, and trail systems. Deferred maintenance compounds quickly and ultimately results in higher capital expenses, premature asset failure, and safety risks.

Establishing a dedicated Parks & Recreation staffing structure allows Hanwell to:

- Maintain turf and sports fields to their expected standard
- Conduct timely playground and trail inspections
- Extend the lifespan of municipal assets
- Reduce costly major repairs through routine maintenance
- Ensure user safety and reduce municipal liability
- Investing in staffing is therefore a proactive financial strategy, not a discretionary expense.

IMPROVING COORDINATION, SAFETY, AND SERVICE DELIVERY

Having clear roles, Manager, Maintenance Lead, Recreation Coordinator, and seasonal support, ensures:

- Consistency in maintenance practices and field quality
- Efficient scheduling and communication with user groups
- Standardized safety checks for equipment, playgrounds, and trails
- Reliable response to weather events, damage, or repairs
- A visible and accountable point of contact for residents

This staffing structure supports a professional, sustainable Parks and Recreation service model suitable for Hanwell's scale and the community's growth trajectory.

CONCLUSION

Strengthening Parks and Recreation staffing is essential for Hanwell to meet present-day expectations and responsibly manage its growing inventory of recreational infrastructure. The recommended staffing model aligns with regional best practices, supports financial

sustainability, and ensures that facilities remain safe, functional, and responsive to the needs of a rapidly developing community. Establishing this staffing foundation now will enable Hanwell to deliver high-quality recreation experiences well into the future.

SUMMARY OF HANWELL'S 2026 PARKS & RECREATION BUDGET

TOTAL 2026 PARKS + RECREATION BUDGET

\$762,000 – \$792,000

CATEGORY

Grounds Work	\$8,000
Repairs & Maintenance	\$23,000
Full-Time Staff (3)	\$170,000–\$200,000
Summer Students (4)	\$36,000
Parks & Playgrounds	\$155,850
Recreation Agreement with Fredericton	\$370,000

HOW THIS COMPARES TO SIMILAR RURAL-SUBURBAN MUNICIPALITIES

Communities near major Atlantic cities typically fall into the \$1.0M–\$3.0M annual Parks & Recreation budget range, depending on the size of their asset base and whether they operate indoor facilities.

Examples include:

Grand Bay–Westfield (NB)

- Population similar to Hanwell
- Parks + Rec spending typically \$1.1M–\$1.5M, including staff, fields, trails, events, and rec agreements
- Higher per capita spending on recreation infrastructure

Hampton (NB)

- Moderate outdoor recreation footprint
- Typically \$1.0M+ annually including maintenance, staff, and program delivery

West Hants Regional Municipality (NS)

- Significant recreation investment due to suburban growth

- Parks + Rec budgets \$2.0M–\$4.0M, including programming staff and field maintenance

Portugal Cove–St. Philip's (NL)

- Rapidly growing suburban municipality
- Typically \$2.0M–\$3.0M annually for recreation and parks

Windsor / Central Kings (NS)

- Similar suburban–rural hybrid
- \$900k–\$1.5M for outdoor rec assets and programming

KEY TAKEAWAYS: HOW HANWELL COMPARES

1. TOTAL BUDGET WITHIN EXPECTED RANGE

Hanwell's total of ~\$780k is typical for a rural–suburban municipality of its size that does not operate indoor facilities. It is slightly below average compared to communities with more developed recreation departments or higher park inventories.

JUSTIFICATION FOR RECOMMENDED PARKS & RECREATION STAFFING LEVELS

2. HANWELL SPENDS LESS ON GROUNDS MAINTENANCE AND FIELD UPKEEP THAN COMPARABLE MUNICIPALITIES

Many rural-suburban communities spend \$60,000–\$150,000 per year on grounds work + field maintenance versus Hanwell’s \$8,000 + \$23,000 = \$31,000 total for all grounds and repairs. This is very lean relative to typical municipal standards.

3. HANWELL SPENDS MORE ON EXTERNAL RECREATION AGREEMENTS THAN MOST COMPARABLE COMMUNITIES

A \$370,000 annual recreation fee to Fredericton is unusually high compared to municipalities that operate their own facilities, however since Hanwell does not have assets like arenas, rinks, splash pads, etc., this number makes sense.

This means a large share of Hanwell’s recreation dollars are off-site rather than invested in local assets, however Hanwell does not have the operational burden associated with large-scale indoor facilities, or outdoor facilities that require significant infrastructure investment.

4. STAFFING BUDGET IS ON PAR, CURRENT STAFF QUANTITY/ROLES ARE INADEQUATE

A staffing cost of \$170k–\$200k for three FTEs is exactly in line with Grand Bay–Westfield, Hampton, Kings County communities, and the Shediac / Dieppe rural edges.

Hanwell is currently under staffed, and with the underpowered maintenance budget supporting these staff, delivery of service is a challenge.

5. PARKS & PLAYGROUNDS CAPITAL (\$155,850) IS REASONABLE

Many similar communities budget \$100k - \$300k annually for outdoor capital; Hanwell is in the normal range for replacement cycles, playground upkeep, and minor capital improvements.

OVERALL BUDGET ASSESSMENT

- Normal in total size, relative to population and regional comparators
- Light on grounds and field maintenance, which increases long-term lifecycle costs
- Weighted heavily toward external recreation service fees, unlike comparable municipalities investing in local assets
- Under-served in staffing, and staffing effectiveness is limited by low maintenance allocations

Risk:

Without increased grounds maintenance funding and staff, Hanwell is likely to experience:

- Accelerated deterioration of ball fields, playgrounds, and open spaces
- More frequent and costly capital interventions
- Lower field performance and user satisfaction
- Higher long-term lifecycle costs

CONCLUSION

To keep pace with regional peers and manage long-term costs, Hanwell should consider:

- Increasing the grounds and field maintenance budget in 2027
- Developing a long-term strategy to re-balance spending toward local assets and away from external agreements
- Expanding parks and recreation staffing immediately and over time, commensurate with the growth of the recreation asset base

BUDGET LEVELS FOR SPORTS FIELD MAINTENANCE

WHY THIS MATTERS

Hanwell's current field maintenance budget (\$31,000 in total) is far below the level typically required to maintain municipal-standard ball fields and open spaces.

Underfunding the maintenance budget leads to turf deterioration, infield degradation, poor drainage, higher repair costs, reduced playability and safety, and faster asset depreciation. To establish sustainable maintenance practices, Hanwell needs to adjust its annual operating budget to align with regional benchmarks.

THREE OPTIONS FOR ANNUAL MAINTENANCE BUDGET RANGE

1. Functional Maintenance

\$40,000–\$60,000 PER YEAR

This range supports:

- One ballfield
- Basic parks
- Modest trail network
- Weekly mowing
- Basic fertilizer program
- Light aeration
- Occasional field repairs
- Modest infield maintenance

Risks: Field quality will remain inconsistent; lifecycle costs will increase; not recommended as a long-term solution.

2. Sustainable Maintenance Level

\$75,000–\$100,000 per year

This range supports:

- 2–3 mows per week during peak season
- Full fertilizer and overseeding program
- Biannual aeration
- Annual infield laser-grading or touch-ups
- Gravel perimeter weed control
- Ballfield clay, infield mix, and topdressing replenishment
- Playground and amenity upkeep
- Contingency for weather-related repairs
- Strong turf density
- Consistent infield performance
- Safe playing conditions
- Lower long-term capital costs

3. Enhanced Maintenance

\$110,000–\$150,000+ per year

Recommended only when Hanwell adds more sports fields, pursues tournament-ready standards, and / or builds complex multi-park infrastructure. This is the level seen in higher-growth municipalities such as West Hants or Portugal Cove–St. Philip's.

Includes:

- Specialized turf care
- Growth regulators
- Advanced clay management
- Irrigation operation
- High-quality surface grooming
- More frequent repairs
- Expanded staffing or contractor use

RECOMMENDED: SUSTAINABLE MAINTENANCE LEVEL

To maintain the David Bell Memorial Ball Field and Hanwell's growing inventory of parks and open spaces at a safe, reliable, and municipally acceptable standard, the annual field maintenance budget must increase to more closely align with regional benchmarks. Hanwell's current allocation of approximately \$31,000 for grounds and repairs is significantly lower than comparable rural-suburban municipalities in Atlantic Canada, where sustainable field care typically requires \$75,000 - \$100,000 per year. This level of funding supports essential practices such as regular mowing, fertilization, aeration, overseeding, infield grading, vegetation control, and routine repairs, activities that collectively reduce long-term lifecycle costs and prevent the accelerated deterioration now evident at David Bell Memorial Ball Field. Adjusting Hanwell's maintenance budget to a municipal standard ensures the community's recreation assets remain functional, safe, and cost-effective to operate, and protects the municipality's capital investment as recreation demands continue to grow.

A sustainable Tier 2 maintenance budget typically allocates funds as follows:

SUSTAINABLE MAINTENANCE LEVEL TOTAL	\$75,000 – \$100,000
Annual Soil Testing & Analysis	\$3,000 - \$5,000
Mowing & Turf Care	\$22,000 - \$28,000
Fertilizer & Soil Amendments	\$8,000 - \$10,000
Aeration & Overseeding	\$10,000 - \$12,000
Infield Mix, Clay, Laser Grading	\$15,000 - \$18,000
Fence Line & Vegetation Control	\$5,000 - \$10,000
Repairs & Contingency	\$12,000 - \$17,000

This model creates a predictable, repeatable annual maintenance cycle that keeps fields consistently playable and avoids costly rebuilds every 5 to 10 years

A PHASED BUDGET INCREASE

To bring Hanwell's field and park maintenance practices in line with regional municipal standards while maintaining fiscal responsibility, the master plan recommends a phased increase in the annual maintenance budget over a three- to five-year period. Beginning with a modest rise to address urgent deficiencies and stabilize field conditions, the funding incrementally expands each year to support enhanced turf care, structured fertilization, aeration, infield restoration, and vegetation control. By Year 3, the municipality reaches a sustainable maintenance budget of approximately \$75,000 - \$85,000, allowing staff to implement a full municipal-standard maintenance cycle that significantly improves field performance, safety, and reliability while reducing long-term lifecycle costs. An optional Year 4 to 5 phase positions Hanwell for future growth by optimizing service levels, improving efficiency, and preparing for additional recreation assets.

This phased approach ensures predictable annual budgeting, protects municipal investments, and establishes a financially prudent path toward high-quality, durable recreation infrastructure.



4.0

ACTION PLAN

ACTION PLAN: THE NEXT STEPS FOR HANWELL

The following Action Plan translates the findings, community input, and recommendations of this Recreation Master Plan into a clear, phased implementation strategy. It is structured to prioritize asset retention, address operational

gaps, and guide capital investment in a fiscally responsible manner. The actions outlined below are intended to be achievable within Hanwell's current organizational capacity while allowing flexibility to scale as the municipality grows.

1 DEFINE AND STRENGTHEN STAFFING ROLES

As recreation assets expand and service expectations increase, clearly defining staff roles and responsibilities is essential to ensure safe, consistent, and efficient operations. Increasing capacity, from two full-time staff positions to a minimum of three will ensure that Hanwell has access to an individual with the necessary expertise to carry out sport field remediation and maintenance, oversee seasonal support staff, and utilize the maintenance budget to its maximum effectiveness.

Establishing defined roles early allows the municipality to protect existing assets while preparing for future growth without overextending staff capacity. Aligning future staffing increases with the delivery of new parks, trails, and upgraded facilities will ensure improvements are sustainable over the long term.

2 INCREASE THE ANNUAL MAINTENANCE BUDGET TO A MUNICIPAL STANDARD

A sustainable maintenance budget is critical to protecting Hanwell's recreation infrastructure and avoiding costly rebuilds. Based on benchmarking with comparable rural-suburban municipalities and the condition of existing assets, the plan recommends a phased increase to an annual maintenance budget in the range of \$75,000 to \$100,000.

This increase should scale in step with improvements to existing parks and fields, continued maintenance responsibilities at Hanwell Park Academy, and the addition of new parks. This approach enables Hanwell to operate at a consistent municipal standard, improving safety, reliability, and lifecycle performance while reducing long-term costs.

3 FOCUS INVESTMENT ON RETAINING CRITICAL RECREATION ASSETS

The municipality's highest-value recreation assets should be prioritized for both capital investment and ongoing maintenance. These sites form the backbone of Hanwell's recreation system and deliver the greatest community benefit. Priority assets include David Bell Memorial Ball Field, Hanwell Place and Recreation Park, and Hanwell Park Academy Soccer Field.

Immediate actions include protecting these assets from further deterioration, addressing known deficiencies, and ensuring maintenance practices align with their intended level of service. In the case of Hanwell Park Academy, further clarification and refinement of the existing memorandum of understanding (MOU) is recommended to clearly define roles, responsibilities, and long-term maintenance obligations.

4 COMPLETE A DETAILED MASTER PLAN FOR DAVID BELL MEMORIAL PARK

David Bell Memorial Park is identified as a critical recreation anchor for Hanwell. While this Recreation Master Plan establishes strategic direction, a detailed site-specific master plan is required to guide phased improvements, coordinate investment, and align future upgrades with realistic maintenance capacity.

This detailed master plan should:

- Confirm the long-term vision for the park and its role in the regional recreation network.
- Refine phasing, costs, and priorities for field upgrades, accessibility improvements, seating, circulation, supporting amenities, and new recreation functions and programming on site.
- Ensure that future capital investments are matched with sustainable operating budgets.

Completing this work early allows the municipality to move forward with confidence and reduces the risk of fragmented or reactive upgrades.

5 STAGE 1 – ACTIVE TRANSPORTATION COORDINATION

The first stage of the Active Transportation Network focuses on coordination, advocacy, and early alignment with provincial partners.

Key actions include:

- Presenting the Parks and Recreation Master Plan to the New Brunswick Department of Transportation and Infrastructure (NB DTI).
- Initiating formal discussions regarding the feasibility of a separated active transportation corridor along Hanwell Road.
- Establishing Hanwell’s long-term intent to develop a safe, accessible, all-season route linking Fredericton, Hanwell Place, and David Bell Memorial Park.

This stage is primarily planning-focused and positions the municipality for future funding and partnership opportunities.

6 STAGE 2 – ACTIVE TRANSPORTATION FEASIBILITY AND DETAILED DESIGN

Building on Stage 1, Stage 2 advances the Active Transportation Network toward implementation through technical study and detailed design.

Actions include:

- Completing a feasibility study for the first priority segment of the active transportation route along Hanwell Road.
- Undertaking detailed design to confirm alignment, cross-sections, drainage solutions, and safety measures.
- Consulting with qualified designers, traffic engineers, and provincial stakeholders to ensure the route meets current standards and integrates with existing infrastructure.

This phased approach allows Hanwell to advance active transportation incrementally while managing costs, risks, and approvals.