

Decision Note

Title: Bulrush Avenue Play Space Proposal

Date Prepared: March 18, 2026

Report To: Regular Meeting of Council

Councillor and Role: Councillor Donnie Earle

Ward: Ward 5

Decision/Direction Required:

Develop a play space at #21 Bulrush Avenue.

Discussion – Background and Current Status:

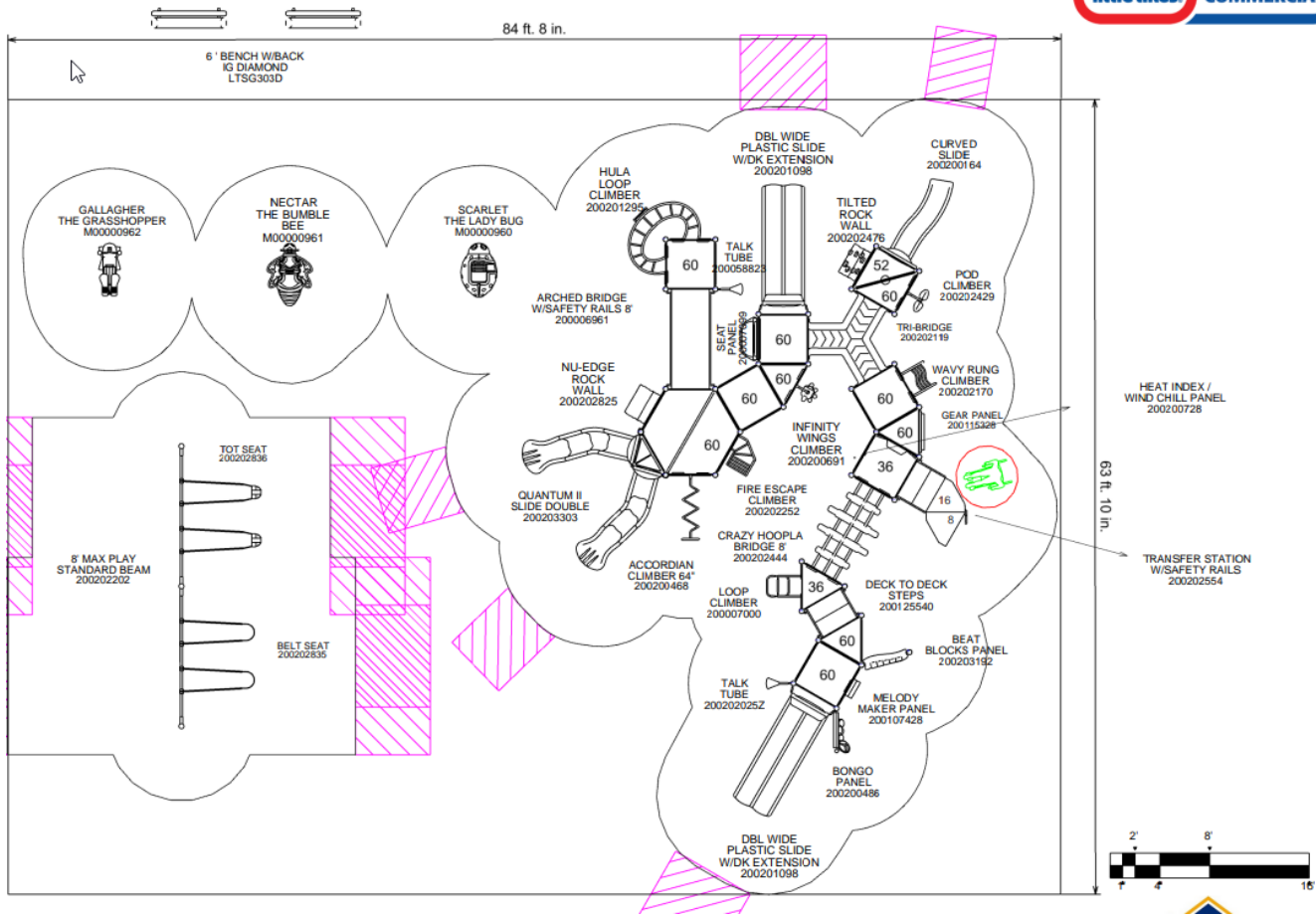
The Diamond Marsh subdivision commenced development in 2014, and since that time approximately 180 homes have been constructed, many of which are occupied by young families. Currently, there are no dedicated play spaces within the neighbourhood. The nearest facility is a 920 sq. m. tot lot located at 207 Green Acre Drive, constructed in 2005, with a service radius of 200 m. This tot lot is approximately 420 m. from the centre of the Diamond Marsh subdivision and is insufficient to meet the needs of the growing community.

To address this deficiency, a larger parcel of land measuring approximately 2,100 sq. m. has been deeded to the City of St. John's at 21 Bulrush Avenue for the development of a new play space.

Preliminary design and project costs have been developed for a play space that includes:

- Multi-structure with climbing and sliding amenities suitable for ages 5-12 years
- 2 x 2 Bay swing set with adult and tot swings (2 of each)
- 3 Spring toys
- 2 Benches located near the play space
- Pea stone protective surface within the play space
- Consideration for a trail link for the adjoining wetland should the land be transferred to City of St. John's ownership at a future date





Key Considerations/Implications:

1. Budget/Financial Implications: Design, supply and install cost is approximately \$300,000. The cost can be covered through the Open Space Reserve, established for this type of open space development.
2. Partners or Interested Parties: NA
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: Yes

The establishment of the play space is consistent with the Open Space Master Plan

If yes, are there recommendations or actions that require progress reporting? No

4. Alignment with Strategic Directions:

A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.

5. Alignment with Adopted Plans: Open Space Master Plan

6. Accessibility and Inclusion: Services children up to age 12

7. Legal or Policy Implications: NA

8. Privacy Implications: NA

9. Engagement and Communications Considerations: NA

10. Human Resource Implications: NA

11. Procurement Implications: Finance and Corporate Services, Supply Chain Division

12. Information Technology Implications: NA

13. Information Management Implications: NA

14. Other Implications: NA

Recommendation:

That Council consider approval of approximately \$300,000 for the supply and installation of the play space equipment at #21 Bulrush Avenue from resources within the Open Space Reserve.

Prepared by: Brian Head, Manager (Act.) Parks and Open Spaces Division

Approved by: Lynnann Winsor, Deputy City Manager Public Works

Report Approval Details

Document Title:	Bulrush Avenue Play Space Proposal.docx
Attachments:	
Final Approval Date:	Mar 19, 2026

This report and all of its attachments were approved and signed as outlined below:

Edmundo Fausto - Mar 19, 2026 - 3:11 PM

Lynnann Winsor - Mar 19, 2026 - 3:13 PM