

# Municipality of Lakeshore – Report to Council

## Community Health and Safety

### Corporate Leader - Community Health and Safety Services



**To:** Mayor and Members of Council  
**From:** Frank Jeney, Corporate Leader Community Health and Safety Services  
**Date:** February 3, 2025  
**Subject:** ATRC Regional Park Plan Concept Design

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### Recommendation

Direct Administration to proceed with Option 1: The ATRC Regional Park Plan Long-Term Implementation, as presented at the March 4, 2025 Council meeting; and

Direct Administration to include the costs in the annual budget, beginning in 2026.

### Strategic Objectives

2c) Developing Our Future Communities - Design and build one park per term

### Background

At the Regular Council meeting of May 11 2021, Council was presented with a Council Report that highlighted the Atlas Tube Recreation Centre (ATRC) Park Plan.

The report titled "Atlas Tube Recreation Centre Park Master Plan Phasing Plan" (Attachment 1), outlined a proposed 15-20 year phased approach to upgrading the ATRC Regional Park, per the Lakeshore Parks Plan.

Resolution #167-05-2021:

Approve the Atlas Tube Recreation Centre Park Master Plan Phasing Plan for the development of the Atlas Tube Recreation Centre regional park as presented in the Atlas Tube Recreation Centre Park Master Plan - Phasing Plan report, at the May 11, 2021 Council meeting.

Result: Carried

## Atlas Tube Recreation Centre Concept Design

The Atlas Tube Recreation Centre Regional Park Concept Plan is a guide to the potential development of the ATRC Regional Park, on the land owned by the Municipality at 477 Renaud Line. Construction of a Regional Park can take place in phases over several years, due to the funding required to complete a park of this magnitude. The ATRC Regional Park Plan can be phased over 15-20 years, as development charges and grants become available.

Per the report to Council of May 5<sup>th</sup> 2021, Stantec engaged members of the public on July 12, 2019 and held a Public Information Session #1 on September 26, 2019, at the ATRC. Summaries of the public comments received during these sessions are included in Attachment 1. On November 5, 2019, Stantec had public engagement meetings at the ATRC with Soccer and Baseball stakeholders. The outcome for both Stakeholder meetings was clear that more space is required to continue to grow these outdoor sports in the future, and technological upgrades to the Lakeshore outdoor sports facilities will help increase safety and longevity of our athletes using our facilities. For example, upgrades such as synthetic turf fields and improved drainage will extend the playing of sports during the winter months.

It is important to note that the land the ATRC sits on is currently in an active land lease with Belle River Soccer, that began on September 1, 2002, and ends on August 31 2032.

The Lakeshore Sports Field Allocation Policy, adopted by Council on May 31, 2022, added support and security for local sports user groups, ensuring exclusive protected access to our Lakeshore diamonds, pitches, and outdoor amenities. The 2024 budget includes increases to grounds maintenance operations in anticipation of this.

### The Design



The ATRC Regional Park Concept (Attachment 2) incorporates most of the elements that user groups, stakeholders, and visitors noted during the 2019 public engagement sessions. The ATRC Regional Park Concept allows for activity spaces to be enjoyed in

a park-like setting, which will add to the day-to-day enjoyment of the space. The amenities could include:

- Added soccer pitches with lights, to address the growing registration numbers in Lakeshore;
- Added diamonds with lights to allow more opportunities for Lakeshore Baseball, Fastpitch, and Adult Slow-pitch;
- A skate park and BMX pump track for bike sport enthusiasts;
- 24 pickleball courts, and 5 tennis courts, with shade structures and seating;
- Storage and workspace for user groups and parks staff;
- Shade and picnic structures for families to enjoy;
- Restroom buildings at both the East and West end of the park;
- Added parking;
- Development of the grass space between the ATRC rinks and pools;
- Trails, trees and natural amenities tying the space together; and
- Storm water pond feature that will be used for water collection, and soil irrigation.

## **Financial Impacts**

The estimated project cost (2023 dollars) for the ATRC Regional Park is approximately \$85,000,000. This estimates the detailed design to be \$8,000,000. It is anticipated that splitting out smaller detailed designs for elements of this concept plan could increase design costs over the course of the plan.

With competing priorities in Lakeshore, administration recommends that Lakeshore does not complete a full detailed design at this time. However, it is important to have a concept plan that Administration can use as a guideline to seek out funding opportunities should they arise from senior levels of government.

Administration recommends using Option 1, using the ATRC Regional Park Plan Concept Plan as a guide for future projects that could be phased in, and detailed designs could be completed for each phase as funding becomes available.

## **Construction Funding Options**

Option 1: The ATRC Regional Park Plan Long-Term Implementation: construction can take place over 15-20 years, using parkland development charges and other parks funding models. A funding model would be brought to Council for approval, to have funds set aside each year within the ATRC Regional Park capital budget. Those funds would be used for smaller pieces of the project that could be approved each year at budget.

Option 2: The ATRC Regional Park Plan Short-Term Implementation: construction can take place all at once, using parkland development charges and other parks funding

models. A funding model would be brought to Council for approval, to have funds set aside each year within the ATRC Regional Park capital budget. Construction would begin once all funds are in place.

### **Others Consulted**

Stantec

### **Attachments**

Attachment 1 – Report to Council – Atlas Tube Recreation Centre Park Plan Phasing Plan

Attachment 2 – Concept Plan 2023

Attachment 3 – Phase in Costs 2023

### **Report Approval Details**

Document Title:	ATRC Regional Park Plan Concept Design.docx
Attachments:	- Attachment 1 - AtlasTubeRecreationCentreParkMasterPlanPhasingPlan.pdf - Attachment 2 - Concept Plan 2023.pdf - Attachment 3 - Phase in Costs 2023.pdf
Final Approval Date:	Feb 21, 2025

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

Prepared by Frank Jeney

Approved by the Corporate Leadership Team