



Bezaire Partners

Urban Planners, Landscape Architects,
Planning & Construction Mediation, Public Consultation, Project Management,
Environmental Impact Studies, Park and Recreation Planning

302-180 Eugenie St. West, Windsor ON N8X 2X6
C 519 816 6844 | V 519 966 6844 | F: 519 966 4088 | E: pbezaire@bezaire.ca

Date: 2020 11 03

To: Town of Lakeshore

From: Bezaire Partners

RE: Five Year Capital Budget - Parks

AIM:

To provide an orientation to Council with respects to the parks masterplan and recommend projects to be incorporated into the five-year capital budget for parks.

BACKGROUND:

Bezaire Partners was commissioned to prepare a Parks Masterplan in 2017 for the Town of Lakeshore. The process included

- a site-based review of each park in the system to ascertain the condition and equipment available.
- A review of the town demographics including consideration to growth centres in the town
- A review of the town's history particularly around amalgamation
- A comparison of the town's parkland based on population compared to national benchmarks
- A comparison of the town's park facilities based on population compared to national benchmarks
- Round table discussions with stakeholders
- Two separate public consultation processes including three locations each time and also including on-line surveys
- Preparation of 43 recommendations.

Table No. 1 includes a list of the recommendations including the type, completion status, and rank of each recommendation.

Type: The recommendations are classified as either a "policy related", "design or planning related", or development related recommendation.

Completion Status: The town has completed several of the recommendations while others are "in progress" which means they have started but are not yet complete. A blank means that the project has not yet started.

Rank: Each recommendation is ranked as to priority. They are either "foundational" (most important and can't be left out if the plan is to unfold properly), and high, medium or low priority.

The parks plan has a window of implementation of 15 to 20 years so the five-year capital budget won't include all of the recommendations.

Table No. 1

Town of Lakeshore				
Parks Masterplan Recommendations				
	Description	Type	Status	Rank
1	Community Park Development	Policy	Complete	Foundational
2	Lakeshore Greenway	Development		Foundational
3	CWATS Linkage	Development	In progress	Foundational
4	Park Provisioning	Development		High
5	Facility Standards	Development		High
6	Population Centres	Policy	Complete	Foundational
7	Parkland Classification	Policy	Complete	Foundational
8	Parkland Classification - Regional	Policy	Complete	Foundational
9	Parkland Classification - Community	Policy	Complete	Foundational
10	Parkland Classification - Parkette	Policy	Complete	Foundational
11	Parkland Program Components	Policy	Complete	Foundational
12	Community Park Review	Planning	In progress	High
13	Town of Lakeshore Accessibility	Development	In progress	High
14	Passive Open Spaces	Development		High
15	Trash/Recycle	Development	In progress	High
16	Vandalism	Policy		High
17	Regional Parks	Planning	In progress	Medium
18	Parks Condition Report	Development	Complete	Medium
19	New Restrooms	Development	In progress	Medium
20	Park Maintenance	Development	In progress	Medium
21	Tree Planting	Development		Medium
22	Park Seating	Development	In progress	Medium
23	Parkland Dedication	Policy		Medium
24	Alternative Play	Policy		Medium
25	Baseball Diamonds	Development	see 17	Medium
26	Ladouceur Park	Development		Medium
27	River Ridge Park	Development	In progress	Medium
28	Maidstone Park Tennis Courts	Development		Medium
29	Basketball	Development		Medium
30	Sand Volleyball	Development		Medium

31	Splash Pads	Development	in prog. (27)	Medium
32	Kayak Launch	Development		Medium
33	Skate Park	Development		Medium
34	Park Lighting	Policy		Medium
35	Play Equipment Replacement	Development	In progress	Medium
36	CS Rail Partnership	Planning	in progress	Medium
37	Infrastructure investment	Planning		Medium
38	Service Levels	Policy		Medium
39	Future Maintenance Regional Parks	Policy		Medium
40	Future Maintenance Fields & Diam.	Policy		Medium
41	Woodslee Memorial Park	Development		Low
42	Dog Parks within Parks	Development		Low
43	BMX and Cycling Tracks	Development		Low

The full text of each actual recommendations is included as appendix 1. Refer to the report for the complete background and rationale for each recommendation

Bezaire Partners has been asked to prepare an overview of the parks plan to be used as an orientation for council.

As part of the assignment, administration requested that we review the demographics in the growing residential area near St. Clair Shores Park. In particular they require a recommendation on the classification and standard of development for the park.

COMMENT:

St. Clair Shores Park

St Clair Shores Park is located at the far West End of the town. The park is classified in the parks masterplan as a Neighborhood Park and there was additional discussion and consideration at the time the master plan was approved as to whether or not the classification should be changed to a Community Park.

Currently there are seven community parks in Lakeshore. Some are strategically located in former municipalities that were combined with Lakeshore at amalgamation. Those locations have been selected primarily because there is existing facilities there that for the most part would appear in a community park, the existing parking, the park facilities are a source of civic pride for the small former municipality and to some extent a major component of their self-image. Lastly, the community parks are spaced out so as to maximize coverage to the entire town.

In the northwest corner of the town from Bell River west to the town boundary, the selection was much less clear. There was a cluster of seven parks which could have been classified as community parks except that they were very close together and we were mindful of not duplicating services.

St. Clair Shores Park (SCSP) is located very close to Leffler Peace Park (LPP). The park characteristics and the rationale for LPP having been designated as a community park is as follows:

- LPP is about 11 acres in size and is considerably larger and very near the average size of the rest of the community parks. SCSP is considerably smaller at 5.2 acres which is less than half the average of the other 6 community parks.



- LPP includes a small parking lot. A parking lot is one of the normal improvements associated with a community park. SCSP has no parking lot and installing one wouldn't be recommended because of the small size of the park. There is a potential sharing arrangement that could be put in place for parking on an adjacent property.
- LPP is outfitted with sand volleyball and tennis courts. SCSP has a basketball pad.
- Both parks have a perimeter walkway. LPP is only around a portion of the park while SCSP is right at the edge and not well configured.
- With about 2km between them, the parks are considered very close together. For comparison LPP is about 5km from River Ridge which in turn is 4.3km, from Optimist Park.
- If 3.5km service radii are drawn each park, they lie within each other's service radius. The red dashed circles on the following plan represents a 3.5km distance (radius).
- Since SCSP is located near the edge of town, it's service radius is somewhat truncated.
- Because the seven potential parks were also close together, the final decision was literally to classify every second park as the community park thereby spacing them at a reasonable distance.

Based on our current review, the classification of LPP as a community park and Saint Clair shores park as a neighborhood park were valid at the time the master plan was prepared.

Since that time however, there has been considerable growth in the area around SCSP. Most of the existing homes are located near Amy Croft Drive within 650m (short walk) of SCSP. A large amount of additional development is scheduled for the area up as far as County Road 19 or under 1.5km from the park.

Community Parks

30.1% of the Parkland



Regional Parks

Community Parks

Neighbourhood Parks

Parkettes

Trails/Greenways

2 Leffler Peace Park

9 River Ridge Park

15 Optimist Park

29 Stoney Point Park

34 Millen Centre Park

35 GERALYN TELLIER-PERDU Memorial Park

37 COMBER Fairgrounds Park



7

An important consideration is the high densities of the proposed developments`

Existing development in Lakeshore consists primarily of low and medium densities (predominantly single detached dwellings, semis intown homes). However developed areas in the northwest section of Lake Shore Have densities ranging between 10 to 13 units per ha for single detached homes 15 to 18 units per ha for semis and as much as 18 to 26 units per ha for multi attached

In the area within the service radius of SCSP [Amy Croft] the Lakeshore Planning Department anticipates the following densities:

Beachside condos (Valente)

South Half – 116 apartments, 22 townhomes

- apartments - 107 units per ha
- townhomes - 59 units per ha

North Half: 174 apartments

- 108 units/dwelling per ha.

Manning Road Developments (168 apartments, 10 townhomes)

118.6 units /dwellings per ha (note: the applicant is not sure what type of condo or if there will be more than one at this time).

Considering the comparatively small size of SCSP, the lack of need for parking, the limited amount of existing facilities, limited potential for the provision of community services such as a ball diamond etc., we recommend that SCSP remain classified as a neighborhood park.

However, it is impossible to disregard the extent of existing and proposed development within that defined neighborhood.

We recommend that consideration be given to designing and implementing a plan for the park at the very highest level of a neighborhood park classification. For example, improvements could be made to the perimeter walkway with the addition of diagonal walks to add more interest to the route. Exercise stations of various types could be situated along the perimeter walkway providing recreation opportunities for youth, adults and seniors. The existing playground equipment could be substantially increased and perhaps even developed with a theme so as to become a memorable experience for the children with enhanced walkways and exercise stations. Would provide a much higher level of service to the neighborhood.

What wouldn't be provided under this scenario?

- A parking lot is not recommended since most of the neighborhood is within walking distance
- a washroom building is likely not required since most people would prefer to walk the short distance home rather than using a public facility. In a true community park, many people drive to the park and would take advantage of the public washroom facilities if needed.
- A splash pad or other park feature. This one would be up to council to decide as it is quite a costly item it may not be needed if the playground is enhanced.
- The financial implications of this decision are significant. A neighborhood park developed to this very high standard may cost in the range of \$200,000 to \$250,000 representing what we consider to be good value for the town. A community park with a splash pad, parking area, in washroom building would cost approximately \$1,000,000. This type of development however would be suitable for a service area that reaches well beyond the next community park and consequently is considered too high an expenditure for small, albeit densely populated area.
- We recommend that this development proceed early in the five-year budget contrast so that it is available as the additional development comes on-stream. More specifically, we recommend that money be set aside in 2021 for to design of the park and in 2022 for the development.

Other Recommendations and Projects

The Town has requested assistance in selecting projects to be done over the next 5 years. Bezaire Partners has reviewed the masterplan and selected a list of projects based on the following criteria:

- One major project has already been designed to the tender stage and is shovel-ready and partially funded under previous budgets.

- The town should always have projects that have been designed and shovel ready in case budget money becomes available and/or grant funds become available.
- We recommend that park design for major park improvements should be a two-step process spread over as many years. The first year, the park should be reviewed in detail and a conceptual plan or "vision" should be created. This would also include preparation of a preliminary cost estimate.
- The following year, a detailed design would be prepared to ready the project for tender.
- We understand that the cost for design and planning can be funded outside of the capital budgets.
- The masterplan places emphasis on three development aspects:
 - Lifecycle playground replacement to ensure that equipment is safe.
 - The development of the community parks to the standard established in the parks study.
 - The development of the regional parks
 - The development of trails.
 - The provision of benches in every park beginning with the community parks.
 - The provision of tree planting in every park beginning with the community parks.
 - Improvements that reduce maintenance.
 - Access to the Lake St. Clair Waterfront.

Based on this criterion, we propose the following development and associated design and planning occur within the next 5 years. **See table 2.**

Table No. 2

5 yr Capital Budget - Parks					
	1	2	3	4	5
A. Prior Funding	2021	2022	2023	2024	2025
1 Develop River Ridge Park (Phase 1 & 2)	1,700,000				
2 Regional Park Visioning -ATC	100,000				
3 Neighbourhood Park Visioning/Design St. Clair Shores Par	30,000				
4 Regional Park Design - West Beach/Lakeview Park and Belle River Marina	600,000				
Subtotal Prior Funding	2,430,000				

B. Capital Projects	2021	2022	2023	2024	2025
1 Balance of Development at River Ridge Park	700,000				
2 Splash Pad at Stoney Point Park	450,000				
3 Splash Pad at Millen Park	460,000				
4 Splash Pad at Leffler Peace Park	470,000				

<i>Capital Projects Continued</i>	2021	2022	2023	2024	2025
5 Basketball Pad at Millen Park				20,000	
6 Basketball Pad at Stoney Point Park					20,000
7 Comm. Park Tree Planting - Leffler	10,000				
8 Comm. Park Tree Planting - Optimist		10,000			
9 Comm. Park Tree Planting - Stoney Point			10,000		
10 Comm. Park Tree Planting - Millen				10,000	
11 Comm. Park Tree Planting - Geralyn					10,000
12 Comm. Park Tree Planting - Comber					10,000
13 Playground Replacement - Centennial	90,000				
14 Playground Replacement - Shanahan	45,000				
15 Playground Replacement - Stoney Point	-	115,000	-	-	-
16 Playground Replacement			90,000		
17 Playground Replacement				100,000	
18 Playground Replacement					105,000
19 Washroom at Optimist Park					500,000
20 Sand Volleyball at Millen				15,000	
21 Sand Volleyball at Geralyn-Tellier					15,000
22 Kayak Launch - TBD					30,000
23 Maidstone Tennis (or pickle ball conversion)_		60,000			
24 Neighbourhood Park Dev. - St. Clair Shores Park		250,000			
25 Deep well Trash	15,000	15,000		15,000	15,000
26 Bench Program	15,000	15,000		15,000	15,000
27 Pavilion Rehabilitation - Geralyn Tellier Perdu	8,000				
28 Parks Electrical Upgrades	6,000	6,000	6,000	6,000	6,000
29 Spectator Bleacher Replacement - Geralyn Tellier Perdu	16,000	15,000	20,000	20,000	
30 West Beach Grading /Belle River Dredging	240,000				

Capital Projects Continued		2021	2022	2023	2024	2025
31	AODA Park Paths - Comber, Gerard, Leffler, Millen 2022 Shanahan, Staples, Stoney Point	20,000	20,000			
32	Surface Conversion Playgrounds, Ladouceur, Centennial, Woodslee Memorial	22,000				
Subtotal Capital Projects		1,187,000	506,000	576,000	661,000	1,196,000

C. Design & Planning		2021	2022	2023	2024	2025
1	Visioning - Greenway/CWATS			50,000		
2	Community Park Review/Visioning - Stoney Point		7,500			
3	Community Park Design - Stoney Point		60,000			
4	Community Park Review/Visioning – Millen		7,500			
5	Community Park Design – Millen			60,000		
6	Community Park Review/Visioning - Geralyn			7,500		
7	Community Park Design - Geralyn				60,000	
8	Community Park Review/Visioning - Optimist			7,500		
9	Community Park Review/Visioning - Leffler Peace Park				7,500	
10	Community Park Design - Optimist Park				60,000	
11	Community Park Design - Leffler Peace Park					60,000
Subtotal Design and Planning		-	75,000	125,000	127,500	60,000
Capital Projects plus Design and Plan*		1,187,000	581,000	701,000	788,500	1,256,000

* Does not include Section A. Prior Funding

We propose that park design would be a two-step process. Step one would be a "visioning exercise" which would include inventory and analysis of existing site features, location of existing services, and preparation of a conceptual design. The second step would be "park design" and include preparation of construction/tender drawings, and tendering.

Note that the sequencing in Section C – Planning and Design is meant to coordinate park design for a particular park to occur in advance of any substantial development such as provision of a splash pad, washroom building etc.

FINANCIAL IMPLICATIONS

The 2021 capital budget includes funds for phase 3 of River Ridge Park. Phase 1 and 2 funding is carried forward from 2020. All three phases will proceed in 2021. The Capital Projects budget for that year is \$1,187M.

The Capital Project budgets for 2022 through 2024 will rise from \$506K to \$661K. In 2025, the Capital Project budget would increase to \$1.196M to cover two significant projects, washrooms at Optimist Park and a splash pad at Leffler Peace Park. Annual increases are needed during this 5yr forecast and beyond if the plan is to be implemented as proposed. Large projects such as the development of the regional parks are expected to extend beyond the 15-year horizon. For example, we know that the West Beach/Lakeview Park and Belle River Marina Master Plan consists of four parts to be phased in over a 6 to 8 years:

1. West Beach \$2,155,000
2. Lakeview Park \$2,000,000
3. The Pier & Marina \$2,050,000
4. Natural Habitat \$810,000

The ATC Regional Park hasn't yet been budgeted.

CONCLUSION:

The five-year Capital budget accomplishes the following objectives.

TABLE NO. 3

Item in Capital Budget	Criteria
A1	Development of a community park Project is shovel ready and 2 of 3 phases are previously funded
A3	Development of neighborhood park responding to neighborhood needs
A2 and A4	Development of regional Parks.
B1 to B6	Development of Community parks
B7 to B12	Provision of tree planting in all parks start with community parks
B13 to B18	Lifecycle replacement of playground equipment for safety
B19 to B21	Development of Community park
B22	Access to the Lake St. Clair Waterfront
B24	Development of neighborhood park responding to neighborhood needs

B23, B25 to B29, B31 to B32	General fit out of parks based on general requirements
C1	The development of trails
C2 to C11	Development of community parks Builds inventory of "shovel ready parks:

The five-year Capital Budget should be a "living document" and subject to periodic review and adjustment based on economic conditions, availability of third-party funding, demographics, and need.

RECOMMENDATION:

That the five-year capital budget for park development as set out in Table No. 2 **be endorsed** as presented.

Sincerely,



Paul Bezaire *OALA, RPP MCIP*
Partner

Appendix 1 – List of Parks and Classifications

Appendix 2 - List of Recommendations with Descriptions

Appendix 1

List of Parks and Classifications

Regional Parks

- Atlas Tube Centre Regional Park (79 Acres)
- Lakeshore/West Beach/Belle River Marina Regional Park (25 acres)

Community Parks

- Leffler Peace Park (11 Acres)
- River Ridge Park (13 Acres)
- Optimist Park (9.5 Acres)
- Millen Park (9.9 Acres)
- Stoney Point Park (23 Acres)
- Geralyn Tellier-Perdu Memorial Park (8.8 Acres)
- Comber Fairgrounds Park (16 Acres)

Neighbourhood Parks

- St. Clair Shores Park (5.1 Acres)
- River Downs Park (2.1 Acres)
- Oakwood Park (1.5 Acres)
- Duck Creek Park (5.7 Acres)
- Lions Park (6.1 Acres)
- Shanahan Park (Acres)
- Memorial Park (4.7 Acres)
- Staples Community Park (0.8 Acres)

Neighbourhood Parks with Sports

- Centennial Park (8.5 Acres)
- Maidstone Park (11 Acres)
- Ladouceur Park (6.6 Acres)

Parkettes

- Russel Woods Parkette (0.8 Acres)
- Wallace Line Lakefront Parkette (0.1 Acres)
- Puce Road Lakefront Parkette (0.3 Acres)
- Renaud Line Lakefront Parkette (0.2 Acres)
- Rourke Line Parkette (0.2 Acres)
- Johnson Riverview Parkette (0.3 Acres)
- Helena Parkette (0.4 Acres)
- Legion Parkette (.50 Acres)
- Stuart Lane Lakefront Parkette (0.2 Acres)
- Terra Lou Parkette (0.2 Acres)
- Strong Road Lakefront Parkette (0.2 Acres)
- Golfview Drive Lakefront Parkette (0.2 acres)
- St. Clair Road Lakefront Parkette (0.3 Acres)
- Stoney Point Lakefront Parkette (0.7 acres)
- Gracey Sideroad Lakefront Parkette (0.4 acres)

- Rafih Crescent Parkette (0.28 acres)

Appendix 2 – List of Recommendations

7.0 Summary of Recommendations

4.1 Community Park Development - **Foundational** **Recommendation 1 – Community Park Development**

The Town adopts the Community of Parks concept and focuses on the standardization of Community Parks as a high-level priority

4.2 Lakeshore Greenway - **Foundational** **Recommendation 2 – Lakeshore Greenway**

The Town develop the Lakeshore Greenway to increase access to recreation/exercise and to connect the community of parks throughout the Town of Lakeshore

4.2.1 CWATS Linkages - **Foundational** **Recommendation 3 – CWATS Linkages**

The Town upgrade CWATS linkages to increase access to recreation/exercise and to connect the community of parks throughout the Town of Lakeshore

4.3 Park Provisioning – **High Priority** **Recommendation 4 – Park Provisioning**

Based on available land opportunities and future residential development it is recommended the Town delegate a strategy to continue to acquire new parkland for the development of the Lakeshore Greenway and future parkland sites to support the Population Centre Community of Parks concept

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

4.4 Facility Standards - High Priority

Recommendation 5 – Facility Development

The Town utilize the Park Facility Matrix (Appendix F) and public consultation process to select facilities that fall below the provincial standards and are in demand by the residents in the community

4.5 Population Centres - Foundational

Recommendation 6 – Population Centres

The Town adopt the five population centres within the Town of Lakeshore for the purpose of guiding the delivery of parks services (Refer to Appendix A)

4.6 Parkland Classification - Foundational

Recommendation 7 – Parkland Classification

The Town adopt five new parkland classifications for the Town of Lakeshore

- Regional Park
- Community Park
- Neighbourhood Park (with Sports)
- Parkette
- Trails/Greenway

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

Recommendation 8 – Parkland Classification - Regional

The Town classify the Atlas Tube Centre site and the West Beach+ Lakeview Park + Belle River Marina into two regional parks

Recommendation 9 – Parkland Classification - Community

The Town classify Leffler Peace, River Ridge, Optimist, Stoney Point, Millen, GERALYN Tellier-Perdu Memorial and Comber parks to Community Parks for their corresponding population centres

Recommendation 10 – Parkland Classification - Parkette

The Town classify Johnson Riverview, Helena and Terra Lou parks to Parkettes

4.7 Parkland Program Components - **Foundational**

Recommendation 11 – Parkland Program Components

The Town adopt the program components and levels of service for infrastructure in each park classification

4.8 Community Parks Review - **High Priority**

Recommendation 12 – Community Park Review

The Town review all community parks to verify they include the required program components and desired levels of service, and develop a strategy to address gaps/deficiencies

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

4.9 Lakeshore Accessibility Plan - High Priority

Recommendation 13 – Town of Lakeshore Accessibility Plan

The Town incorporate the Town of Lakeshore Accessibility Plan Guidelines (2016-2018 Accessibility Plan) for all classifications of parks, and develop a strategy to address gaps/deficiencies

4.10 Passive Open Space - High Priority

Recommendation 14 – Passive Open Space

The Town develop a large open flexible passive green space for recreation and other special event opportunities in the regional parks

4.11 Trash/Recycle - High Priority

Recommendation 15 – High Capacity Trash/Recycling Receptacles

The Town continue to install new high capacity trash/recycling receptacles through the implementation of a replacement program

4.12 Vandalism - High Priority

Recommendation 16 – Vandalism

The Town repair any vandalism in the parks immediately with the appropriate vandal resistant solution

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

4.13 Regional Parks - Medium Priority

Recommendation 17 – Regional Parks Master Plans

The Town prepare new site master design plans for both proposed Regional Parks

4.14 Parks Condition Report - Medium Priority

Recommendation 18 – Parks Condition Report

The Town repair all deficiencies as noted in the parks condition report (Appendix I)

4.15 New Restrooms - Medium Priority

Recommendation 19 – New Restrooms

The Town install new restrooms at Optimist Park & River Ridge Park

4.16 Park Maintenance - Medium Priority

Recommendation 20 – Park Maintenance

The Town conduct seasonal maintenance review of parks utilizing the Lakeshore Parks Maintenance Checklist

4.17 Tree Planting - Medium Priority

Recommendation 21 – Tree Planting Program

The Town develop a parks tree planting and replacement program

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

4.18 Park Seating - Medium Priority

Recommendation 22 – Park Seating Program

The Town develop more accessible park seating

4.19 Parkland Dedication - Medium Priority

Recommendation 23 – Parkland Dedication Policy

The Town amend the parkland dedication and by-law policy for future parkland development

4.20 Alternative Play - Medium Priority

Recommendation 24 – Alternative Play

The Town adopts the strategy for alternative play opportunities in lieu of play structure replacement when and where appropriate

4.21 Baseball Diamonds - Medium Priority

Recommendation 25 – Premiere Ball Diamond Complex

The Town create a premiere ball diamond complex at the proposed Regional Park at the Atlas Tube Center site

4.22 Ladouceur Park - Medium Priority

Recommendation 26 – Repurpose Ladouceur Park

The Town consider repurposing Ladouceur Park and eliminate baseball facilities at this site

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

4.23 River Ridge Park - Medium Priority

Recommendation 27 – River Ridge Park

The Town remove the soccer pitches from River Ridge Park, and implement a master site plan for this park

4.24 Maidstone Park Tennis Courts - Medium Priority

Recommendation 28 – Maidstone Park Tennis Courts

The Town recondition Maidstone Park tennis courts for future tennis or pickleball play

4.25 Basketball - Medium Priority

Recommendation 29 – Basketball

The Town install new basketball facilities at Millen Park and Stoney Point Park

4.26 Sand Volleyball - Medium Priority

Recommendation 30 – Sand Volleyball

The Town install three new sand volleyball courts at Millen, Geraldyn Tellier-Perdu Memorial Park, and Comber Community Centre Park

4.27 Splash Pads - Medium Priority

Recommendation 31 – Splash Pads

The Town install six new splash pads in the identified parks (Refer to Appendix D)

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

4.28 Kayak Launch - Medium Priority

Recommendation 32 – Kayak Launch

The Town install three new kayak launches in the identified locations (Refer to Appendix D)

4.29 Skate Park - Medium Priority

Recommendation 33 – Skate Park

The Town relocate the Optimist Park skate park to the Lakeview Regional Park (West Beach area)

4.30 Park Lighting - Medium Priority

Recommendation 34 – Park Lighting

The Town limit extended park lighting beyond park curfews for scheduled special events only

4.31 Play Equipment Replacement - Medium Priority

Recommendation 35 – Play Equipment Replacement

The Town adopt the four components of the equipment replacement strategy to provide distributed access play opportunities across the Town of Lakeshore

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

4.32 CS Rail Partnership - Medium Priority

Recommendation 36 – CS Rail Partnership

The Town Investigate a partnership for acquisition and the development of the proposed CS rail corridor

6.2 Infrastructure Investment - Medium Priority

Recommendation 37 – Investment Strategy

The Town revisit its investment strategy of Community of Parks to include trails & linkage development

Recommendation 38 – Service Levels

The Town adjust policies and practices to support park maintenance and desired levels of service

Recommendation 39 – Future Maintenance – Regional Parks

The Town considers future maintenance requirements for the Regional Parks

Recommendation 40 – Future Maintenance – Playing Fields and Ball Diamonds

The Town considers future maintenance requirements for all playing fields and ball diamonds.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

4.33 Woodslee Memorial Park - Low Priority

Recommendation 41 - Trail Head

The Town consider establishing Woodslee Memorial Park as a conservation area/trailhead when developing the proposed CS rail corridor

4.34 Dog Parks within Parks- Low Priority

Recommendation 42 - Dog Parks within Parks

The Town develop dog parks in each Regional Park

4.35 BMX and Cycling Tracks- Low Priority

Recommendation 43 - BMX and Cycling Tracks

The Town consider developing BMX/pump tracks at the proposed Regional Park at the Atlas Tube Centre site and Geraldyn Tellier-Perdu Memorial Park as part of the master site design plans