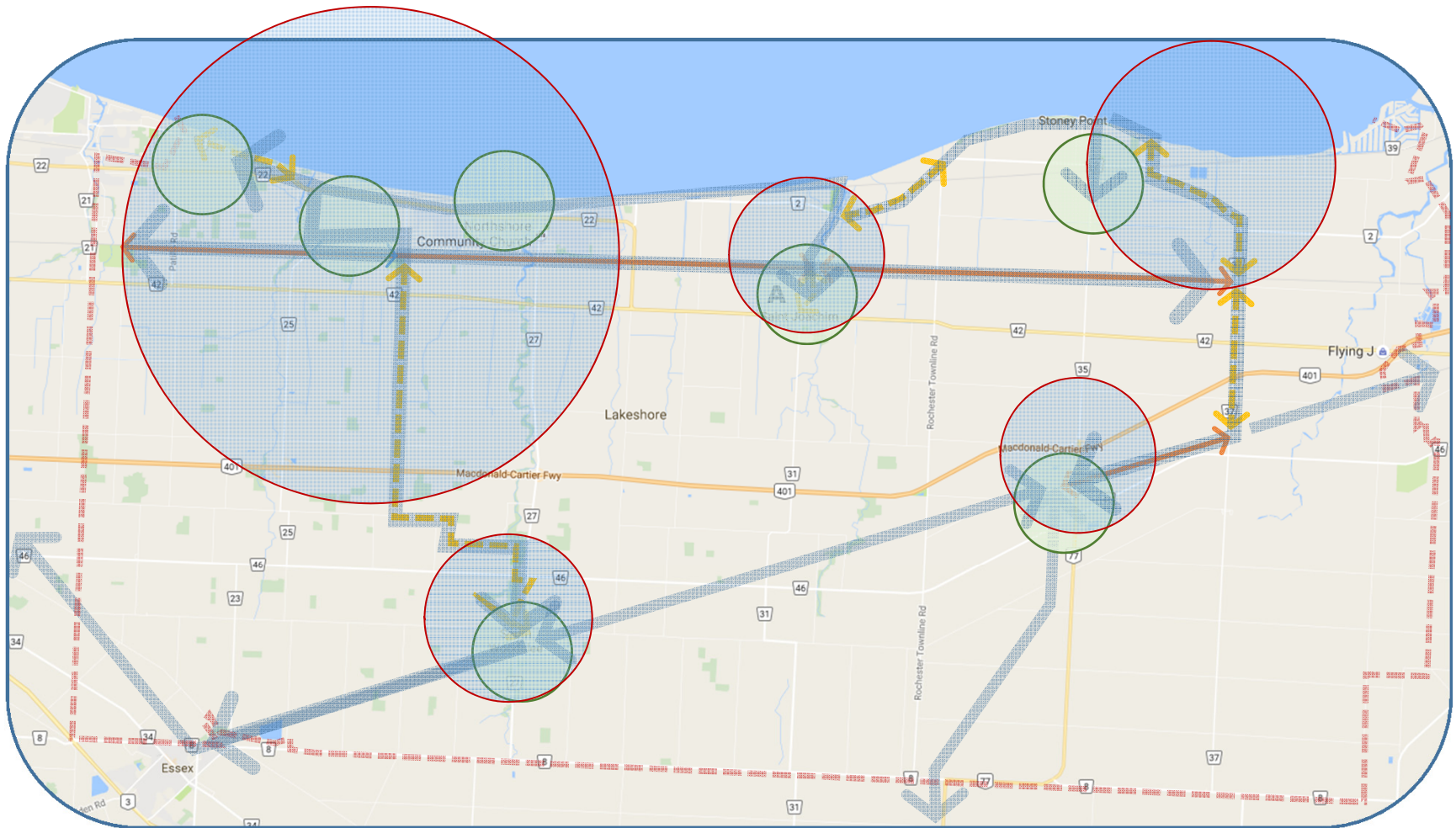


Lakeshore Parks & Recreation Master Plan: A Community Connected by Parks



Prepared by

Bezaire & Associates

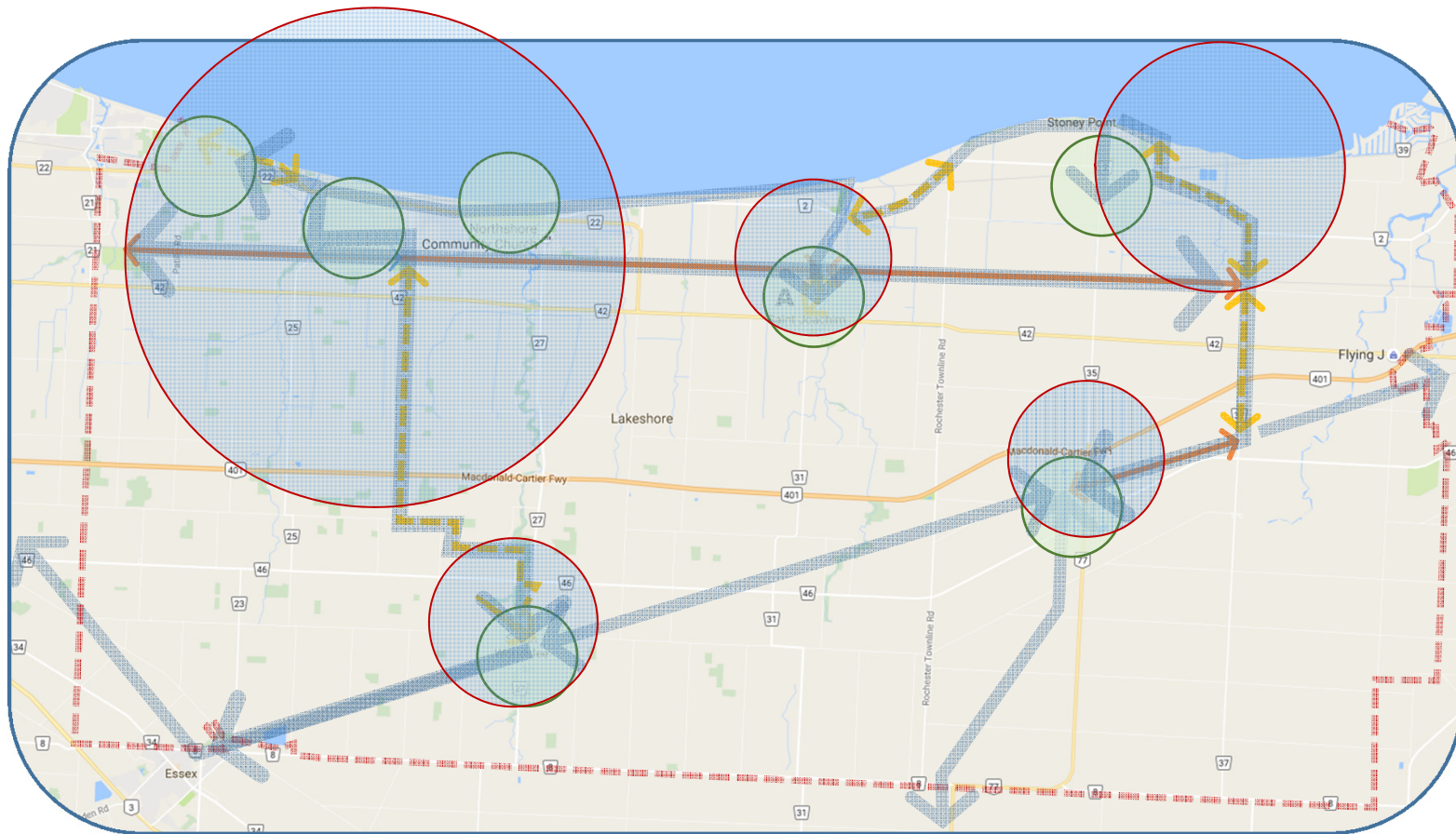
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Windsor ON N8W 3S4

Landscape Architects | Planners | Land Use and Construction Mediators | Project Management |



September, 2017

Executive Summary



Executive Summary

- A new concept for the organization of parks is introduced across the Town of Lakeshore, referred to as the **Community of Parks**. Each population centre is represented by a high-quality community park, along with other various classifications of parks as a strategy to manage resources while providing access and choice for the community.
- It is recognized that a trail system is a linear park throughout the Town. Trails are integral to connecting Community Parks, Neighbourhood Parks and Parkettes across the Town.
- It is recommended that the park system be organized into a series of park classifications to support the Community of Parks concept presented in this update. The park classifications are as follows:
 - Regional Parks
 - Community Park
 - Neighbourhood Park
 - Neighbourhood Park (with sports)
 - Parkette
 - Trail
- It is recommended that West Beach, Lakeview Park and Belle River Marina be consolidated into a Regional Park, and undergo a park master site plan to maximize the new Regional Park's potential and connectivity to the community. Furthermore, the revised Regional Park should make a strong connection to the water's edge, celebrating the Town's past as well as beautiful Lake St. Clair.
- It is recommended the Atlas Tube Centre site should undergo a park master site plan to maximize the park's potential, create a "Great Green Space" and a Regional Sports Complex for soccer and baseball for the Town of Lakeshore. It is further recommended the Town explore opportunities for parkland acquisition to expand the Complex at the Atlas Tube Center site.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

- It is recommended that Leffler Peace Park, River Ridge Park, Optimist Park, Stoney Point Park, Millen Park, Geralyn Tellier-Perdu Memorial Park and Comber Fairgrounds Park be classified as Community Parks to deliver equitable recreation opportunities across the five population centres.
- A sustainable philosophy is supported for the maintenance of current park assets to further support a connection to the natural environment.
- Opportunities were identified to partner with entrepreneurial groups to generate seasonal or annual cash flow to support park maintenance operations.
- This plan provides the Town with an incremental growth strategy to maintain the recommended level of service found throughout the Town.

Process

- It is proposed that three principle trends in recreation regarding Health & Wellness, Social Equity, and Connection to Nature will underpin the findings for the master plan.
- In 2016 the Town of Lakeshore prepared terms of reference to prepare the first Parks & Recreation Master Plan to supplement the Community Services Master Plan.
- The objective of the update is to understand the effectiveness of the existing parks system, open space, trails and recreational facilities to support the community for the next 10 to 15 years.
- A Situational Analysis was the foundation of this report for the team to understand the strengths, weaknesses, opportunities, and threats of the Town of Lakeshore Parks program.
- All parks, open spaces, and trail systems in the Town were inventoried and evaluated. (Refer to Town of Lakeshore Parks Condition Report for inventory results)
- The community was engaged to share their concerns regarding the future development of the parks master plan update. The following inputs were utilized during the master plan update.

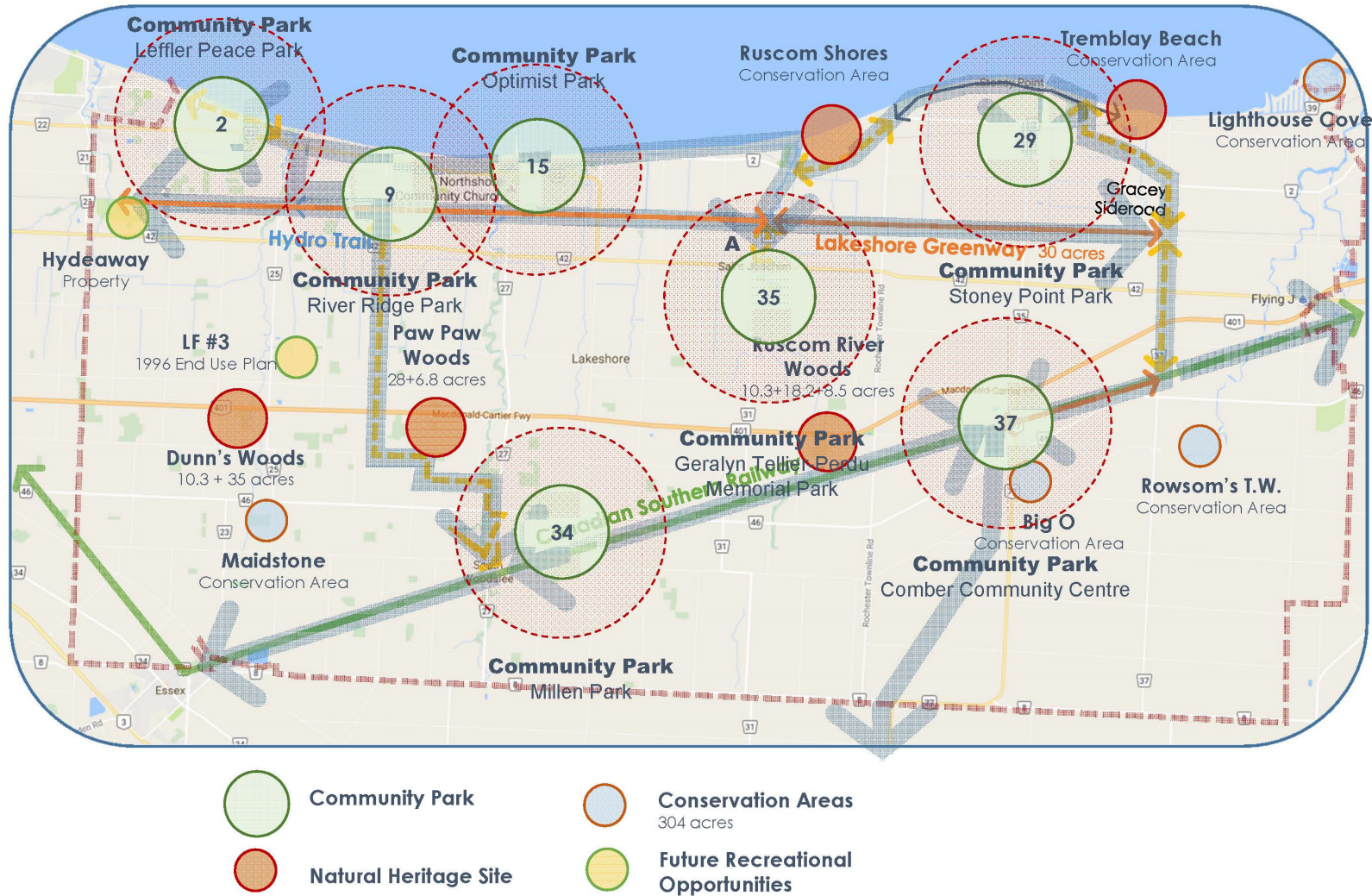
Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

- Town Profile and demographic projections (Excerpts from the Watson & Associates Economist Ltd. Town of Lakeshore Official Plan Review, Growth Analysis Study 2015)
 - Review of Town's current policies, standards and budget for park maintenance and redevelopment schedules
 - Lakeshore Parks & Recreation Activity Guide
 - Planning and Policy document review
 - Online questionnaire
 - Public open house sessions
 - Consultation with the Town Planning Department
 - User group consultation
 - Review of new trends
 - Review of possible partnerships
 - Review of waterfront public access
 - Review of community beautification
-
- The Town's recreational facilities were benchmarked against provincial standards.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks



Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

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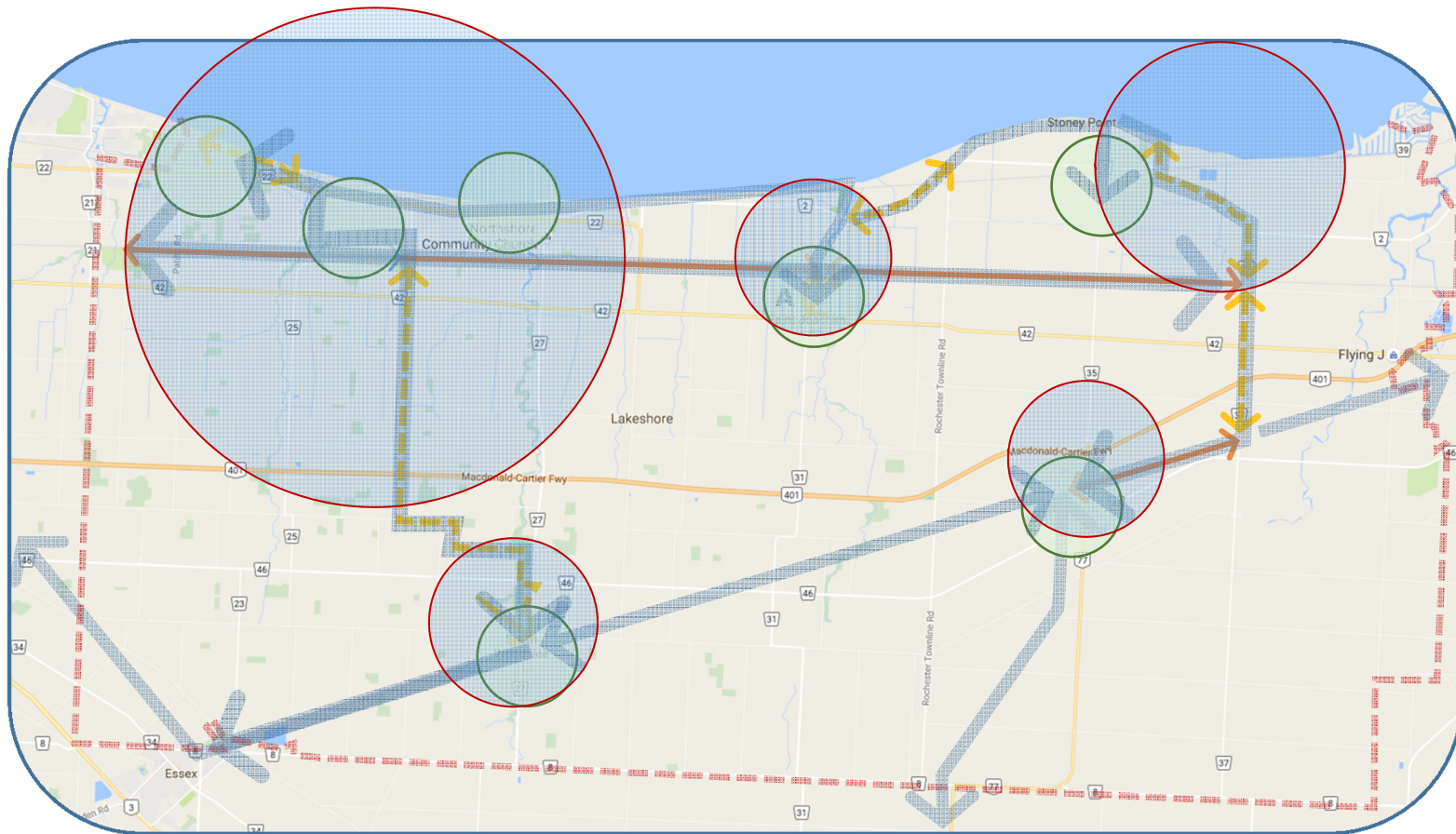
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1.0 Community Profile



1.0 Community Profile

1.1 Historical Context



The Town of Lakeshore is located along the south shores of Lake St. Clair on the north shore of Essex County. Established in 1999 as the result of the amalgamation of the previous Town of Belle River and the Townships of Maidstone, Rochester, Tilbury West and Tilbury North. A single land mass of 530 square kilometers, the Town encompasses the historical communities of Belle River, Comber, Deerbrook, Emeryville, Lighthouse Cove, , Puce, Ruscom, St. Joachim, Staples, Stoney Point, and Woodslee. All still very distinct, active and identifiable communities within the Town of Lakeshore.

The origins of the Town grew from the early ribbon farms fronting the Belle River, Puce River, and the Ruscom River. These settlements date back to the first surveys of 1793. Most of the land in the region was held by a single fur trader named John Askin, who traded with the local indigenous people.

French Canadians from the Sandwich and Detroit region were the early settlers followed by the Irish immigrants in 1840 and a large influx of French Canadians from Quebec.

It was the introduction of the Great Western Railway in 1854 and the Canada Southern Railway in 1872 that spurred development in the communities of Belle River and Comber.

The area around Lakeshore was one of several end points for the Underground Railroad after the British Empire abolished slavery in 1833. Identifiable sites can be found today throughout the community.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks



This unique quality of rural acreage and very identifiable communities should continue to be reflected in the planning and development of the Town. History and the agricultural legacy should continue to be shared with the community reminding individuals of the importance of the early settlers who were instrumental in creating the identifiable communities found throughout Lakeshore.

1.2 Demographics

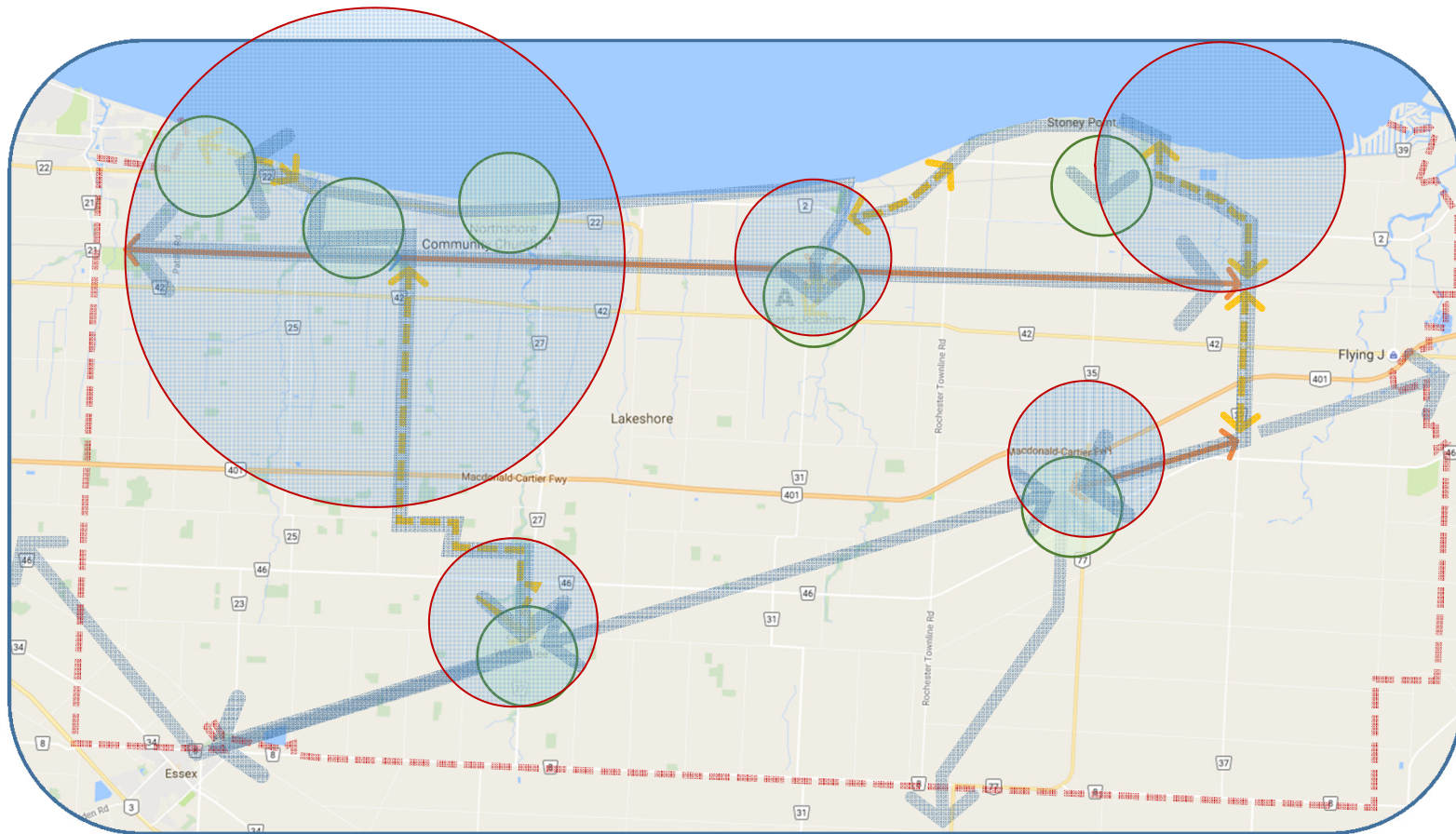
The 2030 growth projection for the Town of Lakeshore has been identified at 41,000 residents based on the report prepared by Watson & Associates, Economist Ltd. for the Town's Official Plan. We have included the projected population of 41,000 persons in the long-range planning projections for future park provisioning.



The Town's population is 36,600 as of mid-2016 and is projected to increase to a population of 41,000 by 2031. This represents an increase of 4,400 people at an annual growth rate of .08%. However, current population trends, if continued, would see Lakeshore reach 41,000 population by the early 2020's, or accelerated growth rate of 2% annually.

Comparatively, the Province of Ontario should experience a growth rate of approx. 1.6% between 2015 and 2031.

2.0 Guiding Principles



2.0 Guiding Principles

See [Appendix I](#)
Lakeshore Parks Field Review
Condition Report

2.1 Overview

The leadership in the Town of Lakeshore has established a robust Parks & Recreation system for all residents. An inventory and analysis of park facilities in the Town has identified that the addition of the Atlas Tube Centre has added a significant quantity and quality of recreational amenities, scoring the Town quite high when benchmarked against the provincial standards for the number of parks and facilities per person in a community.

The intent of this plan is to provide the Town with the strategy to move forward with the current assets and provide a vision for incremental growth to ensure the community does not become deficient for future generations.

The challenge facing municipalities is universal across the province. How can you do more with existing resources, and expand with limited resources.

The plan includes an inventory and analysis of all existing parks, public consultation with the community, benchmarking against provincial standards, trends in recreation and the guiding principles to lead the way for future recreational growth for the Town of Lakeshore.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

Rural Landscape
Wellness
Universal Accessibility
Sustainability
Heritage
Livable Community
Social Equity
Safety

2.2 Guiding Principles

The plan is founded on the following principles

Rural Landscape

The combination of the rural landscape located within the boundaries of the Town along with the identifiable and active communities is a fundamental component of the Town's identity. Along with the unique and positive identity, the rural landscape establishes the character of the various communities, provides the residents the opportunity to connect with nature and even provides a way life for many individuals living and working on their own rural farms.

Wellness

An active community is a healthy community, and healthy communities must provide choices for all demographics, through active free play, opportunities for organized sports or basic infrastructure for walking and other non-motorized means of transportation.

Universal Accessibility

Inclusive play and access for individuals from the Town of Lakeshore must be given equal opportunities to access and enjoy recreational opportunities across the community.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

Sustainability

Decisions and strategies must contemplate financial responsibilities to develop, operationalize and maintain parks and amenities for future generations. Along with fiscal responsibility, the decisions must balance the unique rural landscape found throughout the Town with any future proposal to minimize adverse effects to the natural ecosystem present.

Heritage

From the early indigenous settlements along the Puce, Ruscom and Belle Rivers to fertile agricultural land, the Town still enjoys a strong connection to its roots as a vibrant and healthy community. These strong connections are evident in the agricultural land use for the thousands of rural residents.

The Town draws a storied history from its agricultural and patterns of settlement that should be reflected and embedded in the future development of the parks system.

Livable Community

A livable community must be an active community outside the home. With the recent completion of the Atlas Tube Centre, the Town of Lakeshore is starting to enhance opportunities to bring communities together through recreational and cultural activities in the Town.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

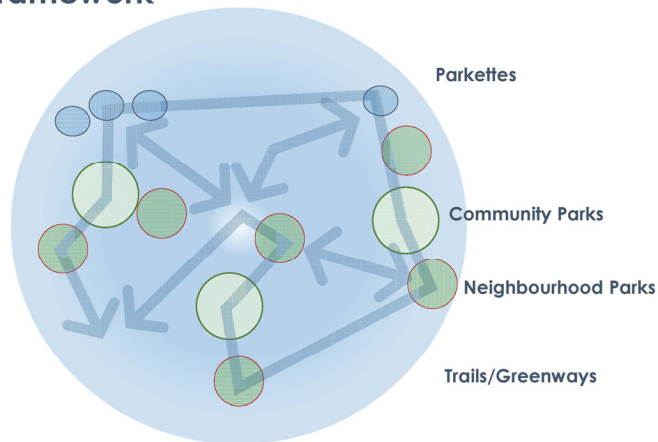
Social Equity

Access to recreation is critically important for all members of the community. There must be choices for organized and passive play. No one, regardless of social, financial or physical ability, should ever feel like they are unable to get connected to recreation or be active within the community. From passive recreation provided by the Town to organized sports partnerships where individuals have the choice to engage with an organization that utilizes assets developed by the Town, all activities should be inclusive.

Safety

Crime prevention through environmental design (CPTED) is a design philosophy to deter criminal behavior by creating a better-designed space to influence a potential offender prior to deciding to perform a criminal act. CPTED core principles of controlling access to space, creating environments that are easily surveilled and creating a sense of ownership through proper territorial design, theoretically can impact and reduce criminal acts. Applying these principles across the parks and proposed trails are key and fundamental when making decisions for the master plan.

Framework



2.3 Community of Parks

The Town of Lakeshore has started to establish a hierarchy of parks across the Town. When benchmarked against towns of similar size, the unique rural nature of Lakeshore has enabled the Town to create an inventory of recreational facilities that may be the envy of many communities of similar size.

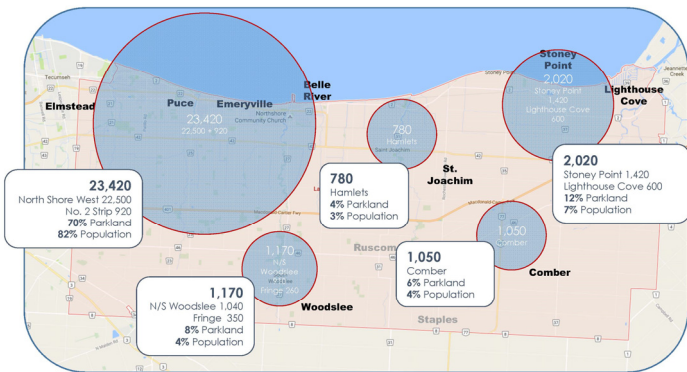
Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

See [Appendix A](#)
Community of Parks

The essence of this update leverages the rural landscape and identifiable communities of the Town of Lakeshore to develop a supportable hierarchy of parks. Incorporating the eight guiding principles of the report, it is the idea of the Community of Parks that drives decision making to enable the Town to continue to provide quality recreation for today and tomorrow in a fiscally responsible manner.

The Community of Parks concept looks at the five identifiable population centres within the Town. Within each population centre, there could be several parkettes, neighbourhood parks, along with the newly classified community parks. The establishment of a community park within each identifiable population centre in Lakeshore provides the user a choice and diversity of activities within their identifiable area. This concept will provide a variety of activities and park profiles across the population centres within the Town of Lakeshore for all users.



See [Appendix A](#)
Population Centres

Referencing the population cluster diagram, anyone living within that cluster will have an identifiable community park along with multiple neighbourhood parks and several parkettes all located with their family of parks. The concept allows individual communities to maintain their identity while providing the residents the opportunity to access any park within their area based on the type of activity they are looking for.

Furthermore, the act of walking or cycling to the desired park provides additional activity and recreation for the user. A park is no longer the destination for recreation, the act of getting to the community park, neighbourhood park, and parkettes provides the opportunity for exercise and interaction with neighbours. The linear walkways and nodes along the potential [Town of Lakeshore Greenway](#) will become the spine to connect existing and future trails to complete a comprehensive vision for alternative transportation and connectivity

Lakeshore Parks & Recreation Master Plan

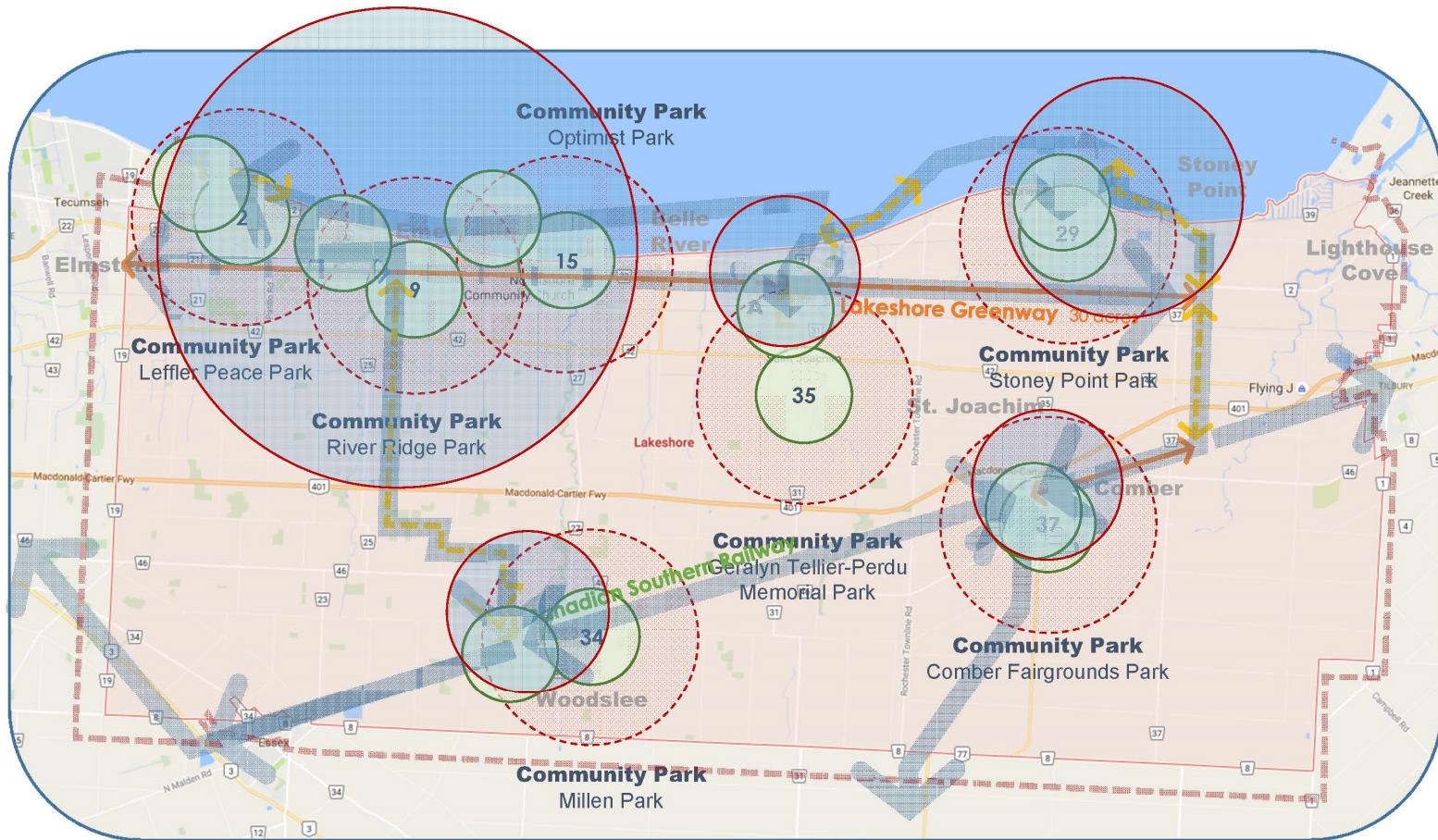
A Community Connected by Parks

throughout Lakeshore. The trails will also enhance access to nature and help intertwine the beauty of the natural environment into the character and overall beautification of the Town.

The following diagrams highlight the potential of the proposed Town of Lakeshore Greenway to be the spine to connect the various communities throughout Lakeshore. The act of traveling to the parks and communities provides opportunities for recreation, social interaction, alternative modes of non-motorized transportation and connections to the natural environment.

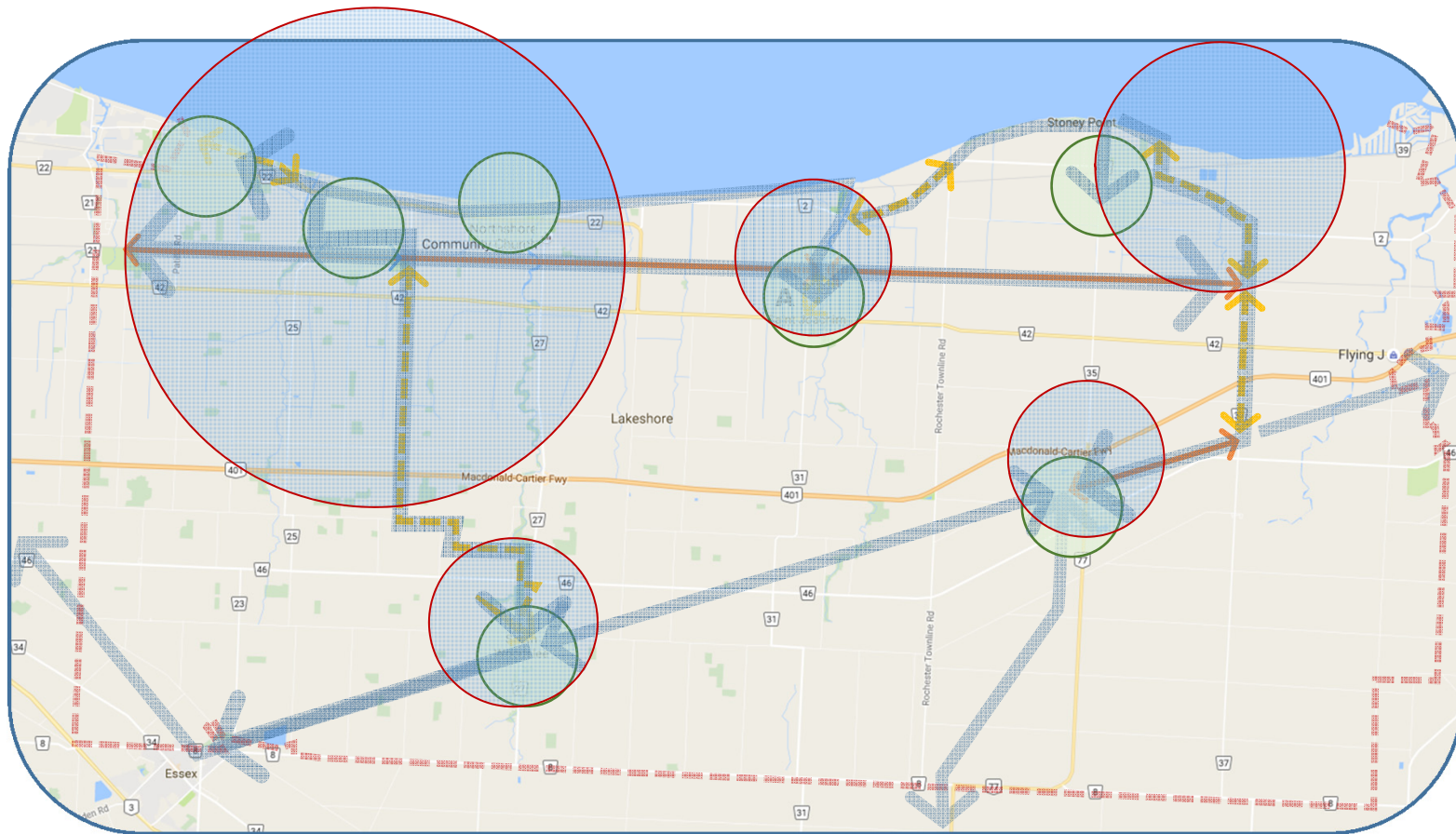
Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks



A Community Connected by Parks

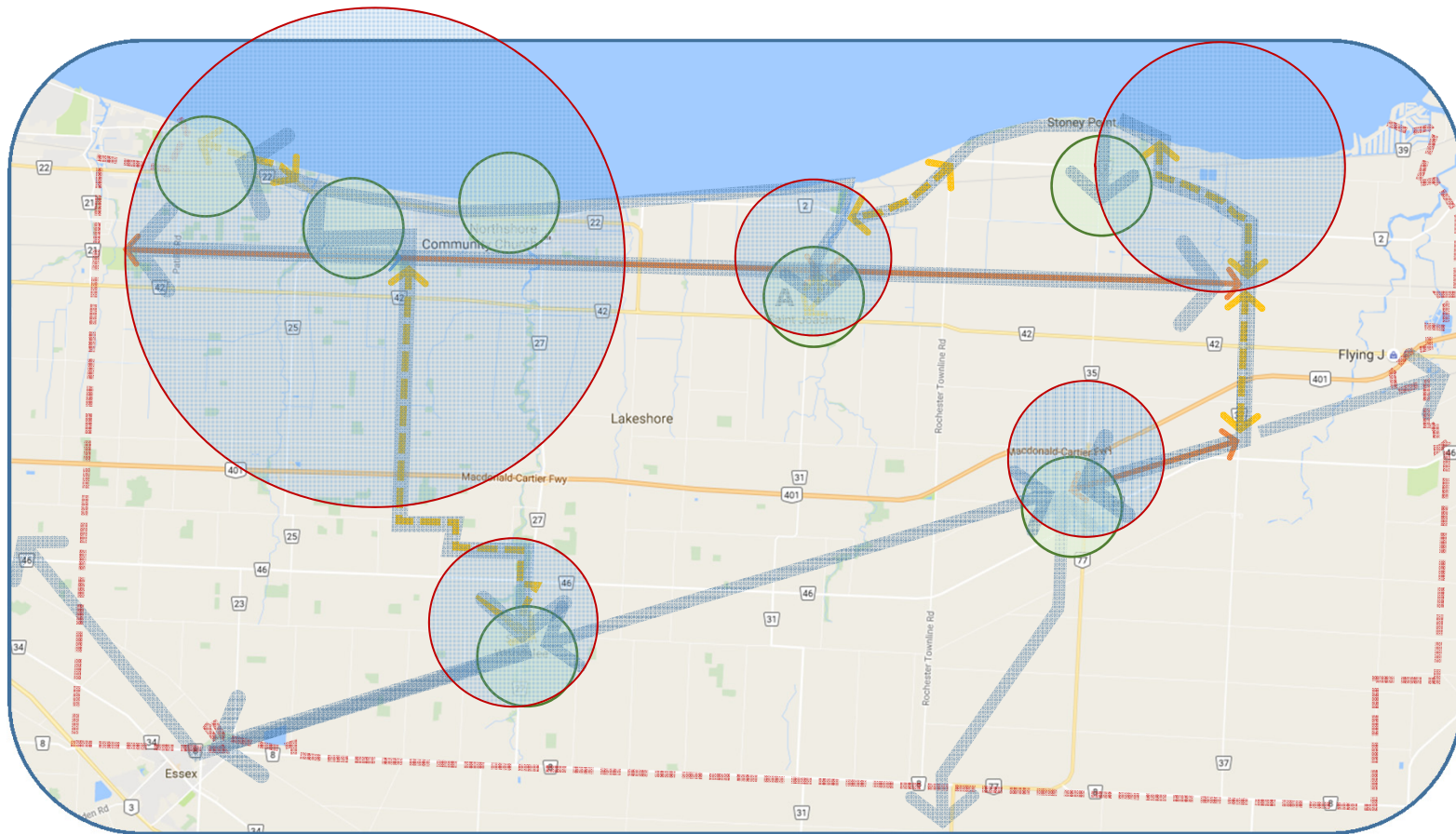
3.0 Community Consultation



See Separate document for Community Consultation



4.0 Strategy & Recommendations



4.0 Benchmarking/Strategy and Recommendations

4.0 Benchmarking

Benchmarking is a multi-step process to understand where your organization or product ranks against your competition. The first step is to understand the standard so that you can compare your organization against it. The second step is to analyze your organization and facilities to compare against the standard.

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

4.1 Community Park Development

See [Appendix B](#)
Parks Classification
Program Components

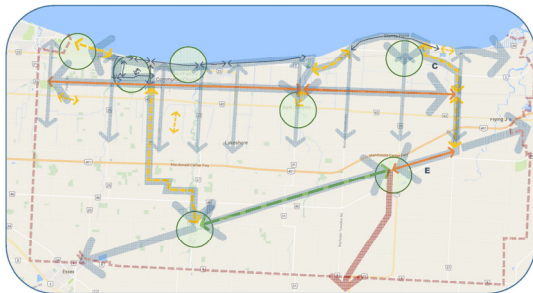
Organized by the Community of Parks concept, the priority, timing, and recommendations are presented in a manner to allow the Town to establish Community of Park groupings to deliver choice and access for the Town to connect to an active lifestyle.

The recommendations are categorized into three phases and are prioritized to reinforce the following:

- establish the Community of Parks concept
- reinforce connectivity between Community Parks (Trails)
- define Community Park program components and Levels of Service
- reclassification of parks within each Community of Parks
- redefine play structure replacement based on the alternative play concepts
- consider opportunities to generate revenue for future park development

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



See Appendix C
Trails & Linkages

4.2 Trails as Parkland

The Town of Lakeshore has a series of county-wide linkages and the start of a trail that has the potential to be a significant greenway linking together a large portion of the Town. These existing pieces of roadside trail, off-road trails, and closed railway corridors can link neighbourhoods to parks, schools, and other community assets. The trails themselves become recreating opportunities for the residents, as well as visitors to the community. The network of multi-use trails, nature trails, footpaths and cycling routes are a critical component of the Community of Parks concept because they connect the assets while simultaneously providing recreational opportunities and choices for the residents.

In 2013, in cooperation with other municipalities in Essex County and other Community Groups, the Town of Lakeshore has benefited from the overlay of the County Wide Active Transportation Study (CWATS). With a few strategic proposed connections and pathway upgrades, these existing routes can provide viable recreation and connectivity for all users.

In general, the proposed trail system occupies two fundamentally different environments – those lying within existing road right-of-ways and those developed within off-road “green” corridors. In combination, this active

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

transportation system provides a critical connectivity function, linking the Community of Parks to other key amenities, heritage sites, conservation areas and attractions in the Town of Lakeshore.

In addition to providing recreation opportunities for the community, the development of off-road corridors promotes linkages for habitat and naturalization.

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

4.2.1 CWATS Linkages

The existing overlay of the various sections of the CWATS corridors places the Town of Lakeshore in a great position to strategically enhance sections of the routes to maximize connectivity to support the Community of Parks concept.

The upgrade strategy proposes to pave the existing CWATS routes as identified in the plan. These upgrades may be implemented over time as funding permits.

Recommendation 4 – Park Provisioning

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

4.3 Park Provisioning

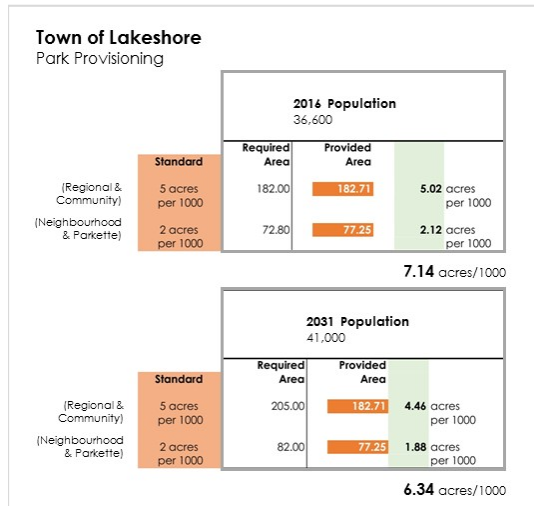
Standards for recreational open space and recreational facilities are based on providing an area or facility per unit of population.

Referencing the Guidelines for Developing Public Recreational Facility Standards (Refer to Appendix E), the park provisioning standards are expressed in acres per 1,000 population.

The Town of Lakeshore's park open space has been compared against the standards for today's population as well as demographic projections for 2031 prepared by Watson and Associates Economists Ltd.

Conclusion

The Town of Lakeshore exceeds the provincial standards for park provisioning for today and falls slightly under the provincial requirements at the proposed population without any additional parkland. (Refer to the Park Provisioning Matrix) The Town must continue to provide park open space as new development occurs to ensure the Community of Parks concept maintains proximity for all community members.



See **Appendix E** for Park Provisioning scenarios to meet acreage standards

Recommendation 5 – Facility Standards

The Town utilizes 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

Rural Landscape
Wellness
Universal Accessibility
Sustainability
Heritage
Livable Community
Social Equity
Safety

See [Appendix F](#)
Town of Lakeshore
Parks & Outdoor Recreation
Facilities Matrix

4.4 Facility Standards

The Ministry of Culture & Recreation has developed a Guideline for Developing Public Recreation Facility Standards. Various facilities are listed with recommendations per population size requirements.

We have inventoried the recreational facilities in the Town, ranked their condition and identified where the Town of Lakeshore falls short relative to the provincial standards.

Conclusion

The Town of Lakeshore exceeds the provincial standards in most facilities today and for the projected population. The Town is considered deficient with regards to new trending sports such as pickleball, splash pads, skate parks and dog parks. The overall scorecard for facilities in the Town is high but future trending sports activities need to be explored for inclusion in future park development.

Recommendation 6 – Population Centres

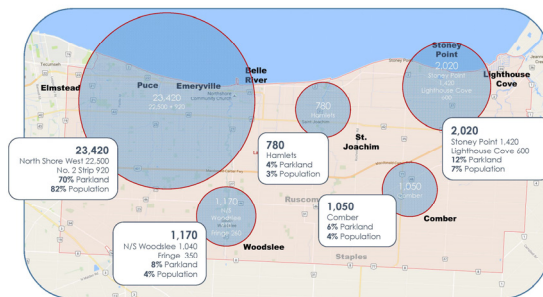
The Town adopt the five population centres within the Town of Lakeshore for the purpose of guiding the delivery of parks services (Refer to Appendix A)

4.5 Population Centres

See [Appendix A](#)
Population Centres

With a population of 36,400 people, approximately 18% of the total population of the City of Windsor, the Town of Lakeshore is physically 3.5 times larger than the City of Windsor. This creates a significant separation between housing clusters. This unique geography lends itself to creating very identifiable communities throughout the Town. As mentioned previously these communities are a strong component of the heritage and sense of community.

Through our analysis of the housing clusters and existing communities, we have identified five population centres to organize the community of parks concept. This is a strategy to give order and create a sense of hierarchy to propose incremental growth across the Town in an equitable manner.



Recommendation 7 - Park Classification

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

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

4.6 Parkland Classification

The previous Community Services Master Plan identified three classifications for the parks in the Town of Lakeshore. They were the Specialty Parks, Community Parks and the Neighbourhood/Local Parks. This Parks Master Plan reclassifies and establishes the following five hierarchal classifications, noting that an existing Neighbourhood Park could also contain sports facilities.

- Regional Parks
- Community Parks
- Neighbourhood Parks (with Sports)
- Parkettes
- Trails/Greenway

Recommendation 8 - Park Classification - Regional

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

To create two premiere Regional Parks to leverage the unique natural assets along with newly developed Town sports infrastructure. The following parks to be classified as Regional Parks.

- Atlas Tube site
- West Beach + Lakeview Park + Belle River Marina

Recommendation 9 - Park Classification - Community

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

To support the Community of Parks concept the following seven parks be classified as Community Parks.

- Leffler Peace Park
- River Ridge Park
- Optimist Park
- Stoney Point Park
- Millen Park
- Geralyn Tellier-Perdu Memorial Park
- Comber Community Centre Park

Recommendation 10 - Park Classification – Parkettes

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

To further organize parkland based on size and function, the following three neighbourhood parks are proposed to be reclassified as Parkettes.

- Johnson Riverview Park
- Helena Park
- Terra Lou Park

Recommendation 11 – Parkland Program Components

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

4.7 Parkland Program Components

Currently, the Town of Lakeshore has 37 parks spread across 530 square kilometers. By developing program components and levels of service for each park, the master plan update can then align the appropriate park classifications within the five proposed population centres. This approach can provide an equitable strategy for incremental growth across the Town of Lakeshore.

The hierarchy of parks and corresponding levels of service within each classification will allow the Town to develop and scale incremental upgrades to any existing park or group of parks as funds become available.

See [Appendix B](#)
Parkland Program Components

4.7.1 Parkettes

With the inclusion of recommendation five, there are 14 parkettes across the Town of Lakeshore. These are small parks that provide access to open space, respite, and water access. Parkettes are seasonal parks that are closed during the winter months. All Parkettes will include the following.

- Incorporate the 2016-2018 Accessibility Plan
- Tree canopy (sense of place)
- Seating (choices – benches/boulders)
- Trash/recycling

4.7.2 Neighbourhood Parks

Neighbourhood parks are larger than parkettes with additional program components. There is also a secondary Neighbourhood Parks with Sports classification. Aside from the organized sports opportunities, the parks provide the same access to recreation and leisure for their surrounding neighbourhoods. Neighbourhood parks are seasonal parks that are closed during the winter months. All neighbourhood parks will include the following.

- Incorporate the 2016-2018 Accessibility Plan
- Tree canopy (sense of place)
- Seating (choices – benches/boulders)
- Trash/recycling
- Tables (picnic or café)
- Play equipment (including alternative play opportunities)
- Internal trails (if warranted)

The neighbourhood with sports classification also includes the following

- Sports fields

Rural Landscape
Wellness
Universal Accessibility
Sustainability
Heritage
Livable Community
Social Equity
Safety

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

4.7.3 Community Parks

The Community Park is at the core of the community of parks concept. The concept builds off the identification of the population centres to provide equitable access to recreation across the Town of Lakeshore. These parks lie at the hearts of the individual communities found throughout the Town.

Community parks are year-round parks that provide all-season access to the residents. All community parks will include the following.

- Incorporate the 2016-2018 Accessibility Plan
- Tree canopy (sense of place)
- Seating (choices – benches/boulders)
- Trash/recycling
- Tables (picnic or café)
- Play equipment (including alternative play opportunities)
- Internal trails (if warranted)
- Restrooms (closed during the winter months)
- Exercise equipment
- Pavilions
- Splash Pads
- Parking

4.7.4 Regional Parks

While the community parks support the various residential enclaves throughout the Town, it is important that the Town of Lakeshore recognizes and develops both regional parks as destination parks that strengthen and support the unique and rich quality of life for all residents and visitors to enjoy.

A regional park in a community has the potential to draw individuals far beyond their neighbourhoods to interact with other individuals in the community. A regional park may also be programmed to reach far beyond the boundaries of

4.0 Page 11

See [Appendix B](#)
Parkland Program Components

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

a community to provide a venue for regional programs, events, and sporting activities.

A successful regional park should reflect the context, character, and uniqueness of the site to remain memorable and more importantly invite any park user to return. The Town of Lakeshore has two unique areas of parkland that have by default been strong organizing components of the existing Park & Recreational system.

Located on the shores of Lake St. Clair and bisected by the Belle River, the West Beach and Lakeview Park along with the Belle River Marina have the potential to merge and become a regional park for the entire community and beyond. Lakeshore could consider a new name to consolidate the site, and achieve a unique regional identity.

The Atlas Tube Centre site presents a second opportunity for the Town of Lakeshore to provide another destination and regional park to further enhance the recreational opportunities in Lakeshore while promoting sports tourism.

Regional parks are year-round parks that provide all-season access to the residents. Both proposed Regional Parks in the Town should be analyzed and redesigned to maximize their potential for the Town.

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

Rural Landscape
Wellness
Universal Accessibility
Sustainability
Heritage
Livable Community
Social Equity
Safety

4.8 Community Parks Review

The community parks are integral to the Community of Parks concept as they provide equitable access for each population centre, the first step in the process of implementing the Parks & Recreation Master Plan is to establish equal program components in all community parks. Equalizing access, program components and levels of service in each community park is an important step.

Recommendation 13 – 2016-2018 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

4.9 Lakeshore Accessibility Plan

Universal accessibility is a founding principle for the Parks Master Plan Update. Any proposed upgrade to the system must include the principles to provide access for all users.

While the scope of this Master Plan does not include the development of accessibility design guidelines, we recommend any improvement to any park include the 2016-2018 Town of Lakeshore Accessibility Plan.

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

4.10 Passive Open Space

Currently, a significant amount of open space in the Town of Lakeshore is programmed space to host organized sports. While the Lakeview Park has passive open space, the Town would benefit from a well designed and developed open passive space in a regional park setting to host large or small scale events when not being used as passive green open space for users to enjoy.

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

See [Appendix D](#)
Recommendation Graphics

4.11 Trash/Recycle

The labour resources required to empty the existing trash receptacles is a burden on the limited staff and resources available from the Town. By implementing the use of high capacity in ground trash receptacles, emptying bins across the system could change from once or twice a week to once every six months. The resources currently used for emptying trash could now be utilized for other park maintenance activities.

As of the date of this report, approximately two (2) dozen deep-well, high capacity receptacles have been installed in various parks.

Recommendation 16 – Vandalism

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

4.12 Vandalism

Vandalism not only impacts the material, surface or objects impacted, vandalism affects the perception of safety in the parks. It is imperative that any vandalism is addressed immediately and repaired with the most up to date techniques, material or solutions to minimize future acts of vandalism.

Recommendation 17 – Regional Park Master Plans

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



4.13 Regional Parks

The Lakeview Regional Park (West Beach/Lakeview Park/Belle River Marina) represents what one would like to believe is at the core of the community: a great abundance and access to Lake St. Clair. However once in the park, there is no unique sense of place, although the park is adjacent to the lake the park lacks a unique identity. The space lacks any connection or even signage to identify the unique location, history, and heritage to the park.

Each regional park should reflect the context and use for all individuals who wish to utilize the park and facilities.

Over the years, the waterfront park has grown into its current size, configuration, and program. While the park is larger, the current opportunities are limited and

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks



even a little underwhelming. The park has the capacity and natural characteristics to draw the community to the shore of Lake St. Clair.

The Atlas Tube Centre site has a structured and defined program for sporting events. This centre is heavily used by organized sports organizations, however, the opportunities for passive non-organized play on the outdoor site should be increased making the space around the center a place where community members want to gather.

Recommendation 18 – Parks Condition Report

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

4.14 Parks Condition Report

As part of the Parks Master Plan, a deficiency report has been prepared for the existing conditions in all parks across the system. Deficiencies have been categorized along with an opinion of cost to be used as a tool to align available funding to make necessary repairs.

Recommendation 19 – New Restrooms

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

4.15 New Restrooms

See [Appendix D](#)
Recommendation Graphics

Both Optimist Park and River Ridge Park are recommended to be reclassified as Community Parks, and thus, all community parks will have restrooms. Both parks are well suited and provide a variety of recreation and community event opportunities. There is an identified need for the inclusion of additional restrooms in the parks system.

Recommendation 20 – Park Maintenance Review

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

4.16 Park Maintenance

See [Appendix J](#)
Lakeshore Park
Maintenance Checklist

The Town encourages the use of the parks, trails, and facilities by all members of the community. With more park use, more maintenance is required. The challenge is to provide resources to achieve the expected level of service.

The Community of Park's strategy provides opportunities to reduce maintenance by eliminating duplicate uses within the classifications of Parks. For example, Parkettes will have minimal program components, requiring less maintenance.

Turfgrass mowing is a large expenditure for parkland maintenance. Incorporating sustainable themes into the parkland, turf grass maintenance could be reduced to allow for the natural edges of many of the parks to be enhanced to reinforce the connection to the natural environment.

Parks should be reviewed on a seasonal basis to address minor maintenance deficiencies before they become larger more expensive repairs.

Recommendation 21 – Tree Planting Program

The Town develop a parks tree planting and replacement program

4.17 Tree Planting

The public consultation process frequently identifies the need for tree planting in all parks. The obvious benefit is to provide shade for park users. Enhancing the park tree canopy also creates that unique sense of place within the parks.

Increasing the tree canopy or biomass in the parks will also provide the natural habitat for wildlife and provide other sustainable benefits of reducing airborne particulate and reducing carbon dioxide in the atmosphere.

Recommendation 22 – Park Seating Program

The Town develop more accessible park seating

4.18 Park Seating

The public consultation process frequently identifies the need for more seating opportunities throughout the parks system. Along with standard benches and tables, secondary seating opportunities such as large limestone blocks of stone create vandal resistant and comfortable choices for all users. Blocks of varying heights should be considered to support universal accessibility for individuals who may choose to transfer from their wheelchairs to turf grass along a trail or in a park setting.

Recommendation 23 – Parkland Dedication

That the Parkland Dedication fee for residential building lots created other than by Plan of Subdivision and for calculation of a payment of Cash in Lieu be as follows:

1. Residential uses in an Urban Area - \$1,500 per lot;
2. Residential uses in a Rural Area - Deleted
3. Agricultural uses (ex. Farm split) – Deleted

And that the alternative rate for Cash-in Lieu be established to not exceed one (1) hectare per five hundred (500) Dwelling units.

4.19 Parkland Dedication

Rural Landscape
Wellness
Universal Accessibility
Sustainability
Heritage
Livable Community
Social Equity
Safety

The Town of Lakeshore has been successful in achieving various goals established in the 2007 Community Services Master Plan. With over 260 acres of parkland, the Town currently exceeds the provincial standards (7 acres per 1,000 population) for parkland provisions. The Town currently provides 7.14 acres per 1000 population of parkland.

Based on the projected population of 41,000 in 2031, the Town would fall just below the provincial standards for parkland if no additional parkland was developed. However, the increase in population will result in the additional development parkland for the community. These newly developed areas will be serviced by components of the Community of Parks.

Through partnerships, residential expansion, and municipal planning, additional parkland will develop to accommodate future growth patterns. The Town should not stop acquiring parkland, but the growth can be incremental and focused on developing specific recreational amenities with future land development.

Future park acquisitions should focus on providing connections to community parks across the Town's system, providing opportunities for future trail development.

Utilizing the Provincial Planning Act to establish parkland dedication, the Town should focus on establishing connections between regional, community, neighbourhood parks and parkettes.

Parkland dedication in the Town of Lakeshore is carried out as outlined in Lakeshore Bylaw 42-2014 approved on May 13, 2014.

The bylaw refers to sections 42, 51.1 and 53 of the *Planning Act* which provides for parkland dedication for lots created either by the plan of subdivision or by

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A Community Connected by Parks

the granting of consents. Generally, the dedication is not to exceed two (2) percent of the land to be used for Commercial and Industrial purposes or five (5) percent in all other cases including land for Residential use. As an alternative, the town can require a conveyance of the land being developed or redeveloped at a rate of one (1) hectare for each three hundred (300) Dwelling Units proposed if it is greater than five (5) percent.

See [Appendix E](#)
Park Provisioning Standards

Section 4.4.1 of this report recommends a hierarchy of parks for the Town. Section 4.2 recommends the Town adopt a standard of 7 acres of parkland per 1,000 population. Further, the report provides for a series of Community Parks, each located in what were once separate communities prior to amalgamation. This recognizes both the pride and prior investment of these communities in their parks and provides for continued and in many cases improved service to these rural areas.

In 2015, the *Smart Growth for Our Communities Act* revised the maximum rate for Cash in lieu dedications to one (1) hectare for every 500 units, a reduction from Lakeshore's current rate.

The following table outlines the Parkland Dedication Fee utilized in all the municipalities in Windsor and Essex County:

Rate for Lots Created by Granting Consent

City of Windsor	\$55/front ft. (\$3,300 for 60' lot)
Town of Kingsville	\$1,500/lot
Town of Essex	\$1,250/lot
Town of Lakeshore	\$1,200/lot*
Town of Tecumseh	\$750 to \$1,000/lot based on 5% of land value
Town of LaSalle	\$750/lot
Town of Leamington	\$660/lot
Town of Amherstburg	\$300/lot
Average for County	\$737/lot
Average for County/City	\$1,078/lot

*Note: Lakeshore has a reduced rate of \$600/lot for Rural Residential and Agricultural lots.

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Amount that Could Be Charged Based on Land Value

Land Value	Parkland Dedication at 5%
\$40,000`	\$2,000
\$45,000	\$2,250
\$50,000	\$2,500
\$55,000	\$2,750
\$60,000	\$3,000

There are three common scenarios for consideration in establishing parkland. They are as follows:

- a. A conveyance of land for parks purposes based on the approval of a Plan of Subdivision;
- b. A Cash-in-Lieu payment made as alternative to the above;
- c. A Cash-in-Lieu payment made on a lot created by granting a Consent.

Planning Act
Commercial/Industrial 2%
All other Land/Residential 5%

Most municipalities require a parkland dedication (a conveyance of land to the town) for lands to be developed or redeveloped and approved under a Plan of Subdivision at the standard rates stipulated in the Planning Act of two (2) percent for Commercial or Industrial lands and five (5) for all other lands including those to be used for Residential purposes. The Town bylaw provides for this and it should continue.

The parkland dedication fee levied for Cash-in-Lieu or for lots created by granting of Consent should equate to five (5) percent of the value of the land on the day prior to the approval. Instead, Lakeshore charges a fee of \$1,200/lot which is below the amount allowed by the planning act. Pursuant to the Smart Growth for Our Communities Act, the alternative maximum rate for calculation



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of Cash-in-lieu should be a maximum of one (1) hectare per five hundred (500) Dwelling units.

Lakeshore \$1,200 per lot

The Lakeshore Parkland Dedication fee for lots created by granting a severance is \$1,200/lot. There is a wide range of fees charged by area municipalities (many currently under review), from \$300/lot in the Town of Leamington to \$1,500 per lot in the Town of Kingsville. Windsor's rate is \$55/front ft. or \$3,300 for a typical sixty (60) ft. lot. The average charge for the county is \$737/lot. The adjacent municipalities of Essex and Tecumseh charge \$1,250/lot and \$750 to \$1,000/lot respectively. In order to remain current but still competitive, consideration should be given to raising the rate to \$1,500/lot. This rate should continue to be reviewed annually and included in the fees bylaw.

Based on typical land values of \$40,000 to \$60,000/lot, every municipality could justify a rate between \$2,000 and \$3,000/lot utilizing the five (5) percent rate for serviced lands where the fee is collected at the time of issuing a permit. However, this rate would far exceed that used elsewhere in the County.

Lakeshore's bylaw provides a reduced fee of \$600 for Residential properties in rural areas and Agricultural severances. We understand that this was done to provide "a break" to farm properties. In the present economy, these rural properties are highly desirable and attract high values. In addition, with the provision of parkland in the rural communities, rural residents are more likely to utilize both park and recreation facilities. The price reduction for rural and agricultural properties should be eliminated.

It's important to note that most municipalities haven't reviewed the rate for Cash in Lieu for many years and freely admit that their rates may be out-of-date.

Recommendation 24 – Alternative Play

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

4.20 Alternative Play

See [Appendix D](#)
Recommendation Graphics

The Town has 34 pieces of play equipment catalogued and scheduled for ongoing replacement. The standard practice of providing playground equipment should be re-evaluated to ensure the capital expenditure maximizes park participation. This strategy may allow the Town to reduce the overall number of replacement pieces of play equipment over the next 15 years.

Refer to Appendix G for a playground equipment replacement strategy based on the Community of Parks concept. This strategy focuses playground structure replacement in community parks and selected neighbourhood parks. The capital funds previously allocated for replacement of structures could be allocated for additional trail connectivity, fitness equipment on the trails, maintenance or applied to the reserve fund for future parks development.

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

4.21 Baseball Diamonds

The Town currently has 17 diamonds at various locations across the Town. Current provincial standards suggest 7 diamonds support 2011 population and 8 diamonds for the projected population in 2031.

Baseball is an active participatory sport in the Town for all age groups. The community would benefit from the development of a premiere baseball complex complete with facilities to support young t-ball players as they are introduced to the game of baseball.

While not required by provincial standards, as the number of current diamonds supports the population, future park development with additional diamonds in one location would support additional softball league play and increase the potential for regional sports tourism.

Recommendation 26 – Re-purpose Ladouceur Park

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

4.22 Ladouceur Park

Ladouceur Park is located in the centre of one of the highest density urban areas in the Town of Lakeshore. While the park primarily supports organized baseball, the facility lacks the supporting infrastructure to be a successful baseball complex. To further complicate the park upgrades, parking is very limited, and the diamond configuration would still require another off-site park to support any large baseball tournament. The current size of the existing park limits the potential for future sports tourism development.

However, the park still has the ability to provide green open space for many recreational activities and events. Future development of the park could alter the main activities, allowing the potential baseball complex development at the proposed regional park at Atlas Tube Centre site to support future baseball and sports tourism opportunities.

Recommendation 27 – River Ridge Park Soccer Pitches

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

4.23 River Ridge Park

River Ridge Park has been classified as a Community Park and is recommended to undergo a master site plan update to accommodate the program components required to support the Community of Parks concept. Thus, the soccer pitches at River Ridge Park should be removed to allow for the redevelopment of the park.

Recommendation 28 – Maidstone Park Tennis Courts

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

4.24 Maidstone Park Tennis Courts

See [Appendix D](#)
Recommendation Graphics

To satisfy the provincial guidelines and various requests from the public consultation process, the future population growth in the Town will require an additional tennis court to satisfy the standard per the proposed population.

Recommendation 29 – Basketball

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

See [Appendix D](#)
Recommendation Graphics

4.25 Basketball

To satisfy the provincial guidelines and various requests from the public consultation process, the future population growth in the town will require two additional basketball facilities to satisfy the standard per the proposed population.

It is recommended to develop new basketball facilities at Millen Park and Stoney Point Park to provide distributed access for residents.

Recommendation 30 – Sand Volleyball

The Town install three new sand volleyball courts at Millen Park, GERALYN TELLIER-PERDU Memorial Park, and Comber Community Centre Park

See [Appendix D](#)
Recommendation Graphics

4.26 Sand Volleyball

To satisfy the provincial guidelines and various requests from the public consultation process, the future population growth in the Town will require three additional sand volleyball courts to satisfy the standard per the proposed population.

To provide distributed access, it is recommended to develop new sand courts at Millen Park, GERALYN TELLIER-PERDU Memorial Park, and Comber Community Centre Park.

Recommendation 31 – Splash Pads

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

4.27 Splash Pads

See [Appendix D](#)
Recommendation Graphics

To support the Community of Parks concept across the Town of Lakeshore along with satisfying the provincial guidelines, the future population growth in the Town will require four additional splash pads to satisfy the standard per the proposed population.

Under the community concept, it is recommended that the Town install six new splash pads. The final design and complexity of each splash pad will be determined by the size of the park and the population it serves. This will provide a splash pad at every community park. It is recommended that the following parks have some level of splash pad installed. The parks are as follows.

- Leffler Peace Park
- River Ridge Park
- Stoney point Park
- Millen Park
- Geralyn Tellier-Perdu Memorial Park
- Comber Community Centre Park

Recommendation 32 – Kayak Launches

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

4.28 Kayak Launch

See [Appendix D](#)
Recommendation Graphics

To satisfy the various requests from the public consultation process, the Town should provide water access for individuals looking to connect to the lake and local waterways. While the Parkettes themselves provide some level of water access, these three identified kayak launches provide structure launches to assist individuals, even those with limited mobility to enjoy the use of the waterways.

To provide distributed access, it is recommended to develop the new kayak launch sites at Puce River Road site, West Beach, GERALYNN TELLIER-PERDU MEMORIAL PARK, and the Tremblay Beach Conservation.

Recommendation 33 – Skate Park

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

4.29 Skate Park

To satisfy the various requests from the public consultation process, it is recommended to relocate the Optimist Park skate park to the area adjacent to the West Beach. Final design and location would be in parallel with the recommendation to redesign the new Regional Park.

See [Appendix D](#)
Recommendation Graphics

Recommendation 34 – Park Lighting

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

4.30 Park Lighting

Studies have shown that providing lighting in parks encourages use after hours and doesn't necessarily increase security. The Town of Lakeshore current park curfew limits entry of parkland between 10 pm and 6 am. Consistent with and in support of the current By-Law, lighting of parkland is not recommended.

The only exception would be to extend lighting beyond curfew for special permitted events.

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

4.31 Play Equipment Replacement

The Town has 34 separate play structures and 91 swing seats spread across the parks system. Currently, the four play structures at Centennial Park, Optimist Park, Helena Park and Duck Creek Park have accessible features for more inclusive play. As a founding principle, inclusive play features should continue to be developed in the park system. Furthermore, consideration of the aesthetic appeal of play structure equipment should be a consideration when selecting systems to enhance the visual impact a sculptural piece of equipment may have on the sense of place in any park.

There are four components to the play structure replacement strategy. They are as follows:

1. Replace all equipment older than 20 years
 - Maidstone Park
 - Stoney Point Park
 - Shanahan Park
 - Geralyn Tellier-Perdu Memorial Park
2. Support the play structures in all Community Parks
3. Strategically support isolated Neighbourhood Parks
4. Re-evaluate play equipment replacement

See [Appendix D](#)
Recommendation Graphics

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

This strategy should allow the Town to focus the investment of play structures equitably across the population centres over the next 15 years.

Following the redevelopment of the Community Parks, future capital funds allocated for replacement of structures in parks should instead be allocated for additional trail connectivity, fitness equipment on the trails, and other opportunities for play within the parks.

The following are recommended priorities for investment, with estimated costs (2016 \$):

1. Replace play structure at Geralyn Tellier-Perdu Memorial Park and include accessible feature (\$75,000)
2. Replace play structure at Stoney Point Park and include accessible feature (\$75,000)
3. Upgrade playscape surfacing at Millen Park (\$35,000)
4. Replace play structure at Shanahan Park and include accessible feature (\$75,000)
5. Replace play structure at Maidstone Park and include accessible feature (\$75,000)

The following play equipment list identifies the equipment from oldest to newest and has been included for reference.

Park No.	Park Name	Age of Equipment
6	Centennial Park	15yrs.
21	Helena Parkette	12yrs.
24	Duck Creek Park	12yrs.
1	St. Clair Shores Park	11yrs.
8	Oakwood Park	10yrs.
19	Lakeview Park	10yrs.
15	Optimist Park	10yrs.
36	Staples Community Park	9yrs.
2	Leffler Peace Park	8yrs.
34	Millen Centre Park	7yrs.

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A Community Connected by Parks

7	River Downs Park	6yrs.
12	Girard Park	6yrs.
37	Comber Community Centre Park	5yrs.
23	Terra Lou Parkette	3yrs.
9	River Ridge Park	3yrs.
17	Ladouceur Park	1yrs.

Recommendation 36 – CS Rail Corridor

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

4.32 CS Rail Partnership

The potential CS rail corridor is another great linking opportunity for the Community of Parks concept in lakeshore. It is recommended that the Town investigate the potential to form a partnership to potentially acquire or develop the CS corridor.

Recommendation 41 – Trail Head

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

4.33 Woodslee Memorial Park

While Woodslee Memorial Park appears to be a park with little demand in the system, the park does have a unique opportunity should the potential CS rail corridor develop over time. The park could become a trail head for community members to access a regional county-wide greenway. It is recommended that the park transforms into a conservation park within the system, allowing for a more natural environment to establish itself over the previously manicured landscape.

Future development of the park could require additional parking facilities should the CS rail corridor develop as planned.

Recommendation 42 – Dog Parks within Parks

The Town develop dog parks in each Regional Park

4.34 Dog Parks within Parks

Off-leash dog parks within parks is a growing trend throughout municipalities. Currently, Lakeshore bylaw prohibits dogs running at large. To support the current By-Law and based on consultation with the parks department we make the following recommendation for two parks to allow for fenced areas for pets that may also include play or activity obstacles and alternative opportunities for pets and handlers to interact.

Recommendation 43 – BMX and Cycling Tracks

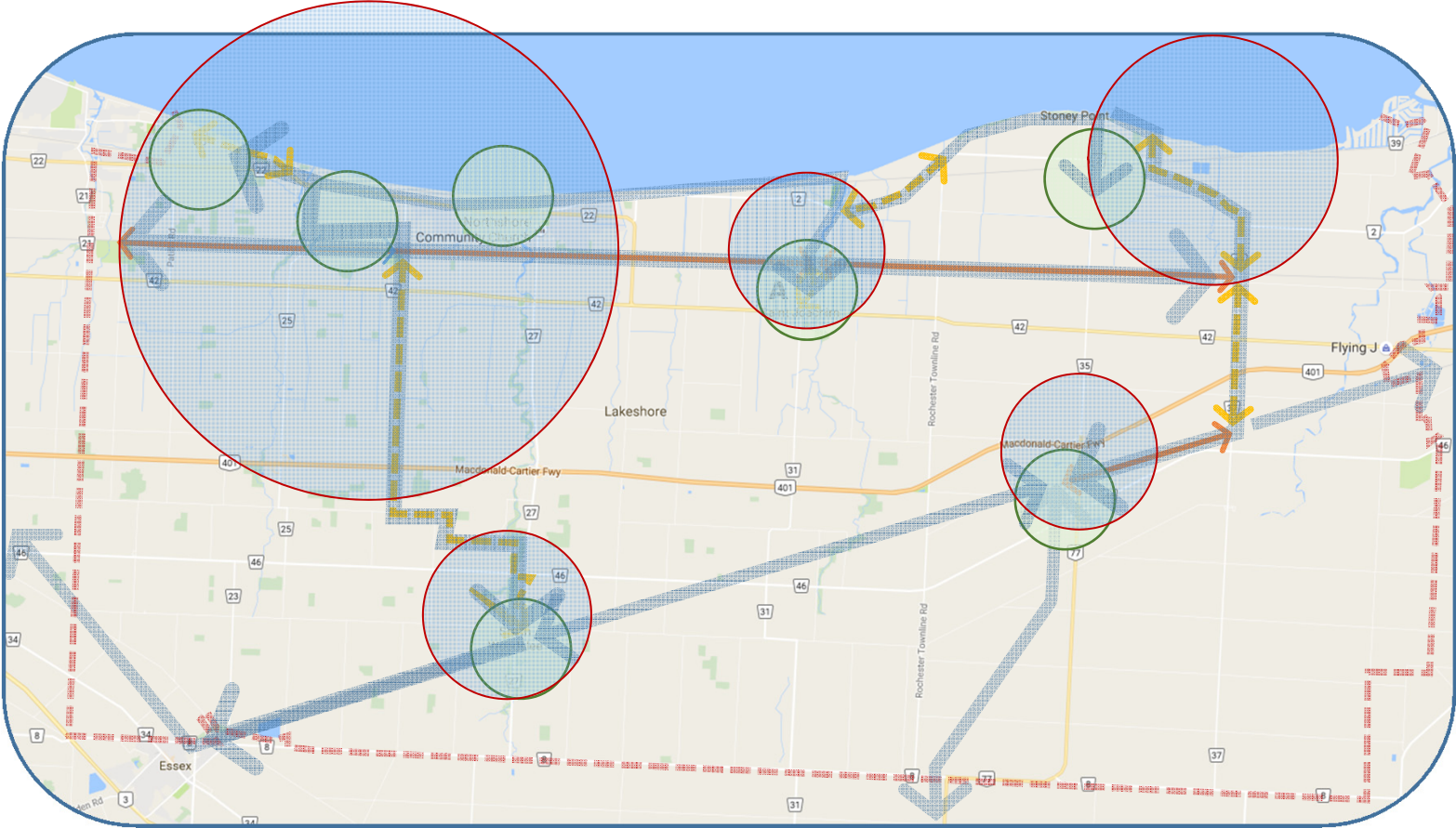
The Town consider developing BMX/pump tracks at the proposed Regional Park at the Atlas Tube Centre site and Geralyn Tellier-Perdu Memorial Park as part of the master site design plans

4.35 BMX and Cycling Tracks

BMX trails and pump tracks have become a very popular trend being developed in other municipalities. Provincial standards suggest a town the size of Lakeshore should have 2 tracks to support future recommendations.

Surface materials can vary in design and it is recommended that the Atlas Tube Centre site and Geralyn Tellier-Perdu Memorial Park develop pump tracks as part of their master site design plans

5.0 Trends



5.0 Trends

5.1 Trends



Societal changes have had an impact on how the demographic cross-section of communities utilizes their existing assets. Children who previously walked or cycled to their neighbourhood or even community park, are now chaperoned or delivered to a specific park for an allocated playtime to coordinate with guardians schedules.

The digital age, the sharing of massive amounts of information, the pace of life, dual-income families and the scheduling conflicts associated with pre-determined play are all impacting the use of community recreational facilities. One of the greatest challenges families find today is to get their children and spouses off-line and into a more active lifestyle.

Unintentionally, online activities have reduced the time individuals of all ages spend outdoors. So as we spend less time actively interacting with each other, we are seeing the trend of an unhealthier population.



Municipalities are regularly challenged to provide high capital cost facilities to support sporting activities for a typically smaller percentage of the overall communities that they support. However, municipalities also have the ability to bring together sporting groups and educational systems to maximize the use of high-cost facilities across both recreational and sporting activities.

How does a community alter this trend to get individuals to connect to a healthier lifestyle, and what strategies can they apply to align their capital expenditures to support sporting activities and the new paradigm of recreation.

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A Community Connected by Parks



The focus of sport and recreation has to change from only a programming solution based on historical demographics or future projections for activities to include a more holistic approach to supporting communities and how they **Live, Work and Play**.

Parks & Recreation systems have the ability to support both sporting activities and recreational opportunities for their communities. Where does a community start? How can they rank the importance of one sporting activity over another recreational opportunity?

Before selecting or polling individuals for the highest demand, communities need to consider three simple trends to develop their framework to move forward in the development of their park system. They are **Connection to Nature, Social Equity, and Health & Wellness**.

Connection to Nature



Access to nature is a goal all communities are trying to achieve. The balance between providing access and preserving the natural environment is the challenge. In some communities, parks may be the only opportunity for nature to find a place within the dense urban environment. The Town of Lakeshore has a significant amount of natural environment to utilize to connect their residents to nature, the challenge is to find a way to connect the individuals to the natural assets.

Sustainable practices are a key component of the trend to support recreation, from alternative maintenance requirements to green infrastructure. All efforts are being made to minimize the consumption of fuels and other resources while providing quality outdoor amenity space.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

Social Equity



The concepts of providing barrier-free access to our spaces have been surpassed by the concept of universal accessibility. Park design no longer simply accommodates space for individuals with limited mobility, but the trend is to create accessible choices to allow users to choose where and how they want to use the space. A design should not force an individual in a wheelchair to sit in a specific location, with a pre-determined orientation. The trend is to design spaces that allow the users to select where and how they will use the space. Successful outdoor space must be flexible enough to include users with varying amounts of recreational equipment, or no equipment at all.

Municipalities must continue to balance sports with passive recreational opportunities to include all users within the community.

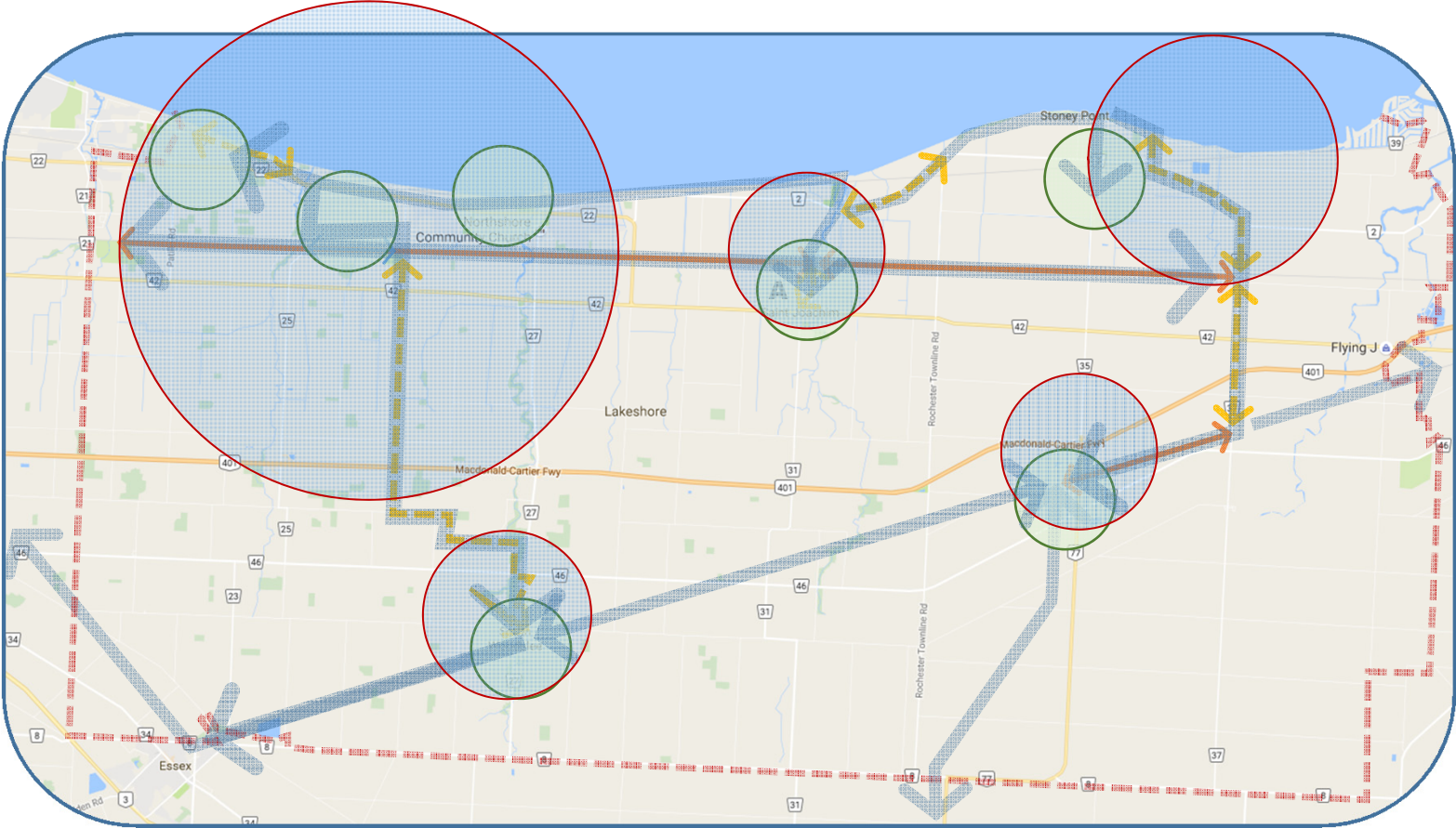
Health & Wellness



The most acceptable trend in recreation is the idea of providing opportunities for health and wellness for the entire community.

In our digital age, the greatest challenge for families is getting our children off the digital equipment to go out to play. To further complicate the challenge, young children are seldom allowed to go out without supervision. This limits available time for children to go out and play. This is a real dilemma facing communities. Communities need to find recreational opportunities to satisfy the users and the supervisors simultaneously.

6.0 Implementation



6.0 Implementation

6.1 Priority Levels

High Priority – Phase One

These are recommendations to be considered immediately without disruption to the ongoing delivery of service. These recommendations will establish the Community of Parks concept. Phase one may also be considered as the reset phase as the Town establishes their strategic direction to maintain the assets that have been developed over the last decade.

Medium Priority – Phase Two

Typically these recommendations may follow phase one and they may also require outside funding, partnerships and community organizational support.

Low Priority – Phase Three

While not critical to the success of the Master Plan implementation, these recommendations lay the groundwork for future planning considerations for the Town of Lakeshore.

Within the Community of Parks concept, the community parks become the foundation for recreation within each population centre.

The Park & Recreation Master Plan lays the groundwork for incremental growth for the development of additional trails/linkages and other trending park & outdoor recreation program components as funding is made available.

Recommendation 37 – Investment Strategy

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

See [Appendix D](#)
Recommendation Graphics

6.2 Community of Parks: Infrastructure Investment

By adopting the Community of Parks concept, the focus is placed on the replacement of playground structures within community parks and selective neighbourhood parks. As such, future funding could be utilized for the ongoing trail and linkage development in all park groupings. With strong linkages, residents will have easy and safe alternative access to other community parks.

Recommendation 38 – Service Levels

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

6.2.1 Service Levels

The public consultation process identified the need for higher levels of service throughout the parks system. Current staff resources limit the ability to maintain the parks as desired by the community.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

As part of the Master Plan process the staffing deployed by Lakeshore for park maintenance and improvement was reviewed. The department utilizes a mixture of full-time staff, seasonal staff, and summer students to undertake the work.

The staff complement is as follows:

- Additional full-time staff (Supervisor and Parks Operator)
- Additional seasonal staff working from April 1 to November 30.
- Additional summer students (28 hrs/week) working from May 1 until Labour Day.

In addition, the Town contracts out certain types of work including grass cutting, a small amount of planting bed maintenance, and some equipment maintenance. From time to time, specific one-time contracts are issued for specialized maintenance when required.

While the Town maintains baseball infields, field marking and lining for both soccer and baseball is done by the sports leagues.

The staff has the use of two pick-up trucks that are utilized to transport the staff, small equipment, and supplies.

In reviewing available resources the following factors were considered:

- The town is very large in total area. Deploying to parks can involve driving a considerable distance. Maintenance that involves visiting a circuit of parks requires a lot of time for transportation.
- The town has a large number of parks.
- The town is growing in terms of both population and park utilization. Many sports leagues have increasing participation.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

- The town does not currently have a permit system for use of outdoor sports facilities both by leagues and by schools. This makes it more difficult to schedule facility maintenance and to ensure that facilities are playable when needed.
 - With the majority of staff commencing work on either April 1 or May 1, and with the incidence of typically earlier spring seasons, the Town is unable to undertake early spring maintenance before heavy use of the parks begins. This includes preparation of sports fields, setting out of waste containers, preparation of washroom facilities, and general spring clean-up.
 - Emptying of waste containers is labour-intensive with well-used locations requiring more regular service.
 - To maintain acceptable safety surfaces beneath playground equipment, a large amount of time is spent rototilling the sand or pea stone to keep it loose. The sand surface of volleyball courts is also rototilled regularly.
 - The Park Condition Report (prepared as part of the Master Plan) shows a significant number of maintenance and safety issues. Additional effort will be required to correct these over time.
 - While current user satisfaction is reasonably good, there will be a need for increased service over time.
 - The location of the Parks Maintenance Facility isn't ideal in terms of a place of deployment.
 - Lakeshore does not have an identified horticulture programme service level, or forestry expertise.
 - A large amount of time is required for playground safety inspections, even during the winter when the equipment is officially available, but unused.

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

Based on the above considerations we recommend the following as components of the service level recommendations:

1. **Improve level and scope of maintenance on a year-round basis:**
2. **Provide for an earlier start-up in the spring:** Extend the work period for seasonal staff to commence by at least March 15.
3. **Reduce labour required for park inspections:** Install signage at playground equipment indicating that the equipment is closed during the winter months during which time park equipment inspections will not be required.
4. **Institute a permit system for the use of all sports facilities including use by schools.**
5. **Reduce labour required to empty waste containers:** Implement deep well waste containers as recommended elsewhere in this report. (Implementation started in 2017)
6. **Reduce labour required for safety surface maintenance beneath playground equipment:** Replace existing sand or pea-stone surfaces with wood fibre safety mulch.
7. **Undertake a review of the Parks Service facility and location from which staff are deployed.**
8. **Monitor the need for specialized services:** While there is not currently a need for specialized horticulture or forestry service, continued growth and beautification efforts are expected to be such that there will be a need within the timeframe of this plan.

Recommendation 39 – Future Maintenance – Regional Parks

The Town considers future maintenance requirements for the Regional Parks.

The Town should define service levels for sports fields.

Recommendation 40 – Future Maintenance – Playing Fields and Ball Diamonds

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

Refer to
Lakeshore Parks
Maintenance Checklist

The Town could establish a partnership with local sports organizations who utilize the facilities to share in the operational cost to help offset maintenance expenses. This strategy may allow the organizations to achieve a higher level of maintenance desired for a higher level of competitive play.

6.3 Town Beautification

The image of a town is an important quality for a healthy community and is often an issue that only gets attention when the issue is a negative discussion to eliminate unsightly conditions. But the sense of place created by the quality and character of outdoor spaces is an important quality that is integral in the delivery of a healthy community and creates a great sense of pride.

Rural Landscape
Wellness
Universal Accessibility
Sustainability
Heritage
Livable Community
Social Equity
Safety

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

Places that leave a memorable impression as clean, comfortable and welcoming will more likely receive return visits from the users. Community members or even visitors to the Town returning to places that are welcoming and comfortable are all potential supporters of local shops and services.

The idea of beautification should not be discarded as an unnecessary expense. The idea should continue to be embraced by the Town to highlight gateways and memorable places.

6.4 Budgeting Strategy

The budgeting strategy is broken down into two parts. One for capital expenditures and the second for operational requirements. The following strategies are suggested to implement incremental growth so the Town may maintain the quality of services delivered today and tomorrow.

6.4.1 Strategy for Capital Expenditures

The Town should focus on the following components:

- Standardization of the Community Parks within the population centres
- Trails and linkages connecting population centres and their corresponding internal neighbourhood park resources

See [Appendix B](#)
Park Classification
Program Components

Lakeshore Parks & Recreation Master Plan

A Community Connected by Parks

- Regional park master design upgrades for the Atlas Tube Centre and West Beach + Lakeview Park + Lakeview Park Marina.
- High demand trend requests by the community

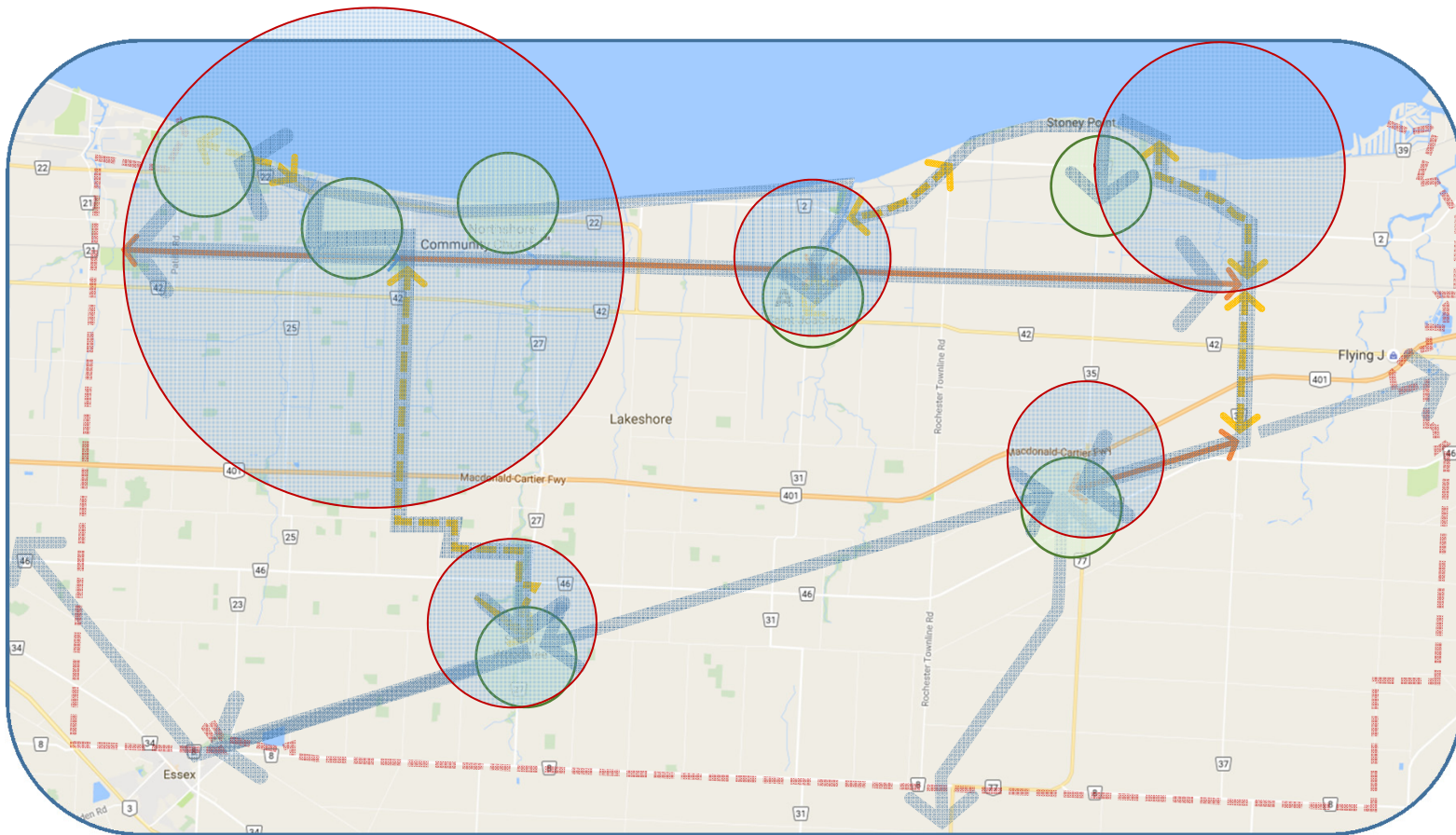
6.4.2 Strategy for Service Levels

Refer to
Lakeshore Park
Maintenance Checklist

The Town should focus on the following:

- Establish service standards for the park system
- Develop plans for ongoing maintenance, including identifying the required resourcing

7.0 Summary & 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

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

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

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

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

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

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, GERALYN 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)

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

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.

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 Geralyn Tellier-Perdu Memorial Park as part of the master site design plans

Appendix A

Population Centres & Community Parks

See Separate document for Appendix A through H