

# Parks Master Plan - 2020 Orientation and 5 yr. Capital Plan

Review of Masterplan Process and Findings

Recommendations

Update on Progress

Review of status for St. Clair Shores Park

Five year budget – Capital Projects

benchmarking

leisure

Heritage

Equity

Safety

Level of Service

My Park

Live

Work

Play

exercise

Where do we start

Litter

Sustainability

Budget

sports

rural

Wellness

Public Consultation

Trends

Maintenance

Universal Accessibility



# Parks Master Plan Guiding Principles



**Rural Landscape**

**Wellness**

**Universal Accessibility**

**Sustainability**

**Heritage**

**Livable Community**

**Equity**

**Safety.**

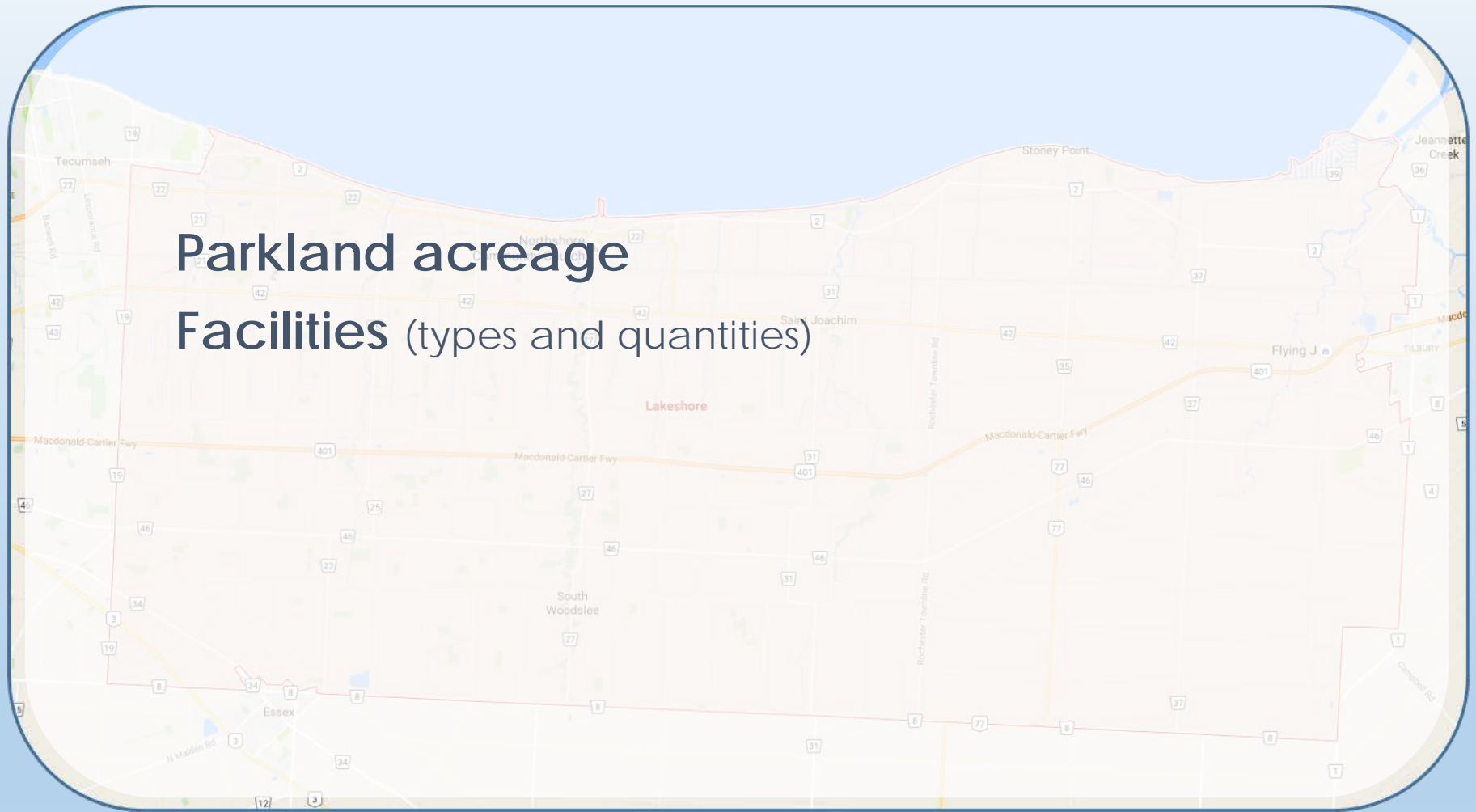


# Parks Master Plan Process





# Benchmarking





# Benchmarking

## Canadian National Standards for Parkland 6.89 acres/1000 population

Park Classification	Standard	2011 Population 36,400			2031 Population 41,000		
		Required Area	Provided Area		Required Area	Provided Area	
Community Park (Regional & Community)	5 acres per 1000	182.00	182.71	5.02 acres per 1000	205.00	182.71	4.46 acres per 1000
Neighbourhood (Neighbourhood & Parkette)	2 acres per 1000	72.80	77.25	2.12 acres per 1000	82.00	77.25	1.88 acres per 1000

Lakeshore Greenway - Potential to add 35km (60 acres of trail space- 12' trail plus 9' on each side)

Additional greenway acreage brings parkland acreage above 7 acres per 1000

2011 – 36,400 population      7.14 acres/ 1000 (no parkland acquisition)

2031 – 41,000 population      6.34 acres/ 1000 (no parkland acquisition)

Conservation Sites 304 acres      13.76 acres/ 1000

Add 60 acres for the Lakeshore Greenway (2031 total parkland 182.71+77.25+60 = 319.96)

2031 – 41,000 population      7.80 acres/ 1000 (no parkland acquisition)

Add Wallace Woods (additional 241 acres open space & 134 acres of nature preserve – 12.22 acres/1000)

Geralyn Tellier-Perdu Memorial Park expansion (additional 28 acres parkland – 7.02 acres/1000)

# Facility Standards

Provincial Standards for recreational amenities per Population Size

Population	
	Youth 19.2%
Recreational Facility Requirements	
Soccer 1 field per 90 youth 36% participation	0.36
Baseball 1 diamond per 100 registered 10% participation	0.1
Tennis Courts 1 per 5,000	5000
Basketball 1 court per 1,000 youth	1000
Football	20000
Sand Volleyball	5000
Track	20000
Pickleball	5000
Splash Pads 1 per district	5000
Skateboard Park	5000
BMX Track	
Outdoor Pool	50000
Cricket	Region

**Tennis Court**  
Number of courts per 5000 population

1 recreational amenity per population as noted

- 1 splash pad per 5,000 individuals



# Town of Lakeshore Facility Inventory

## Scorecard



### Field Inventory

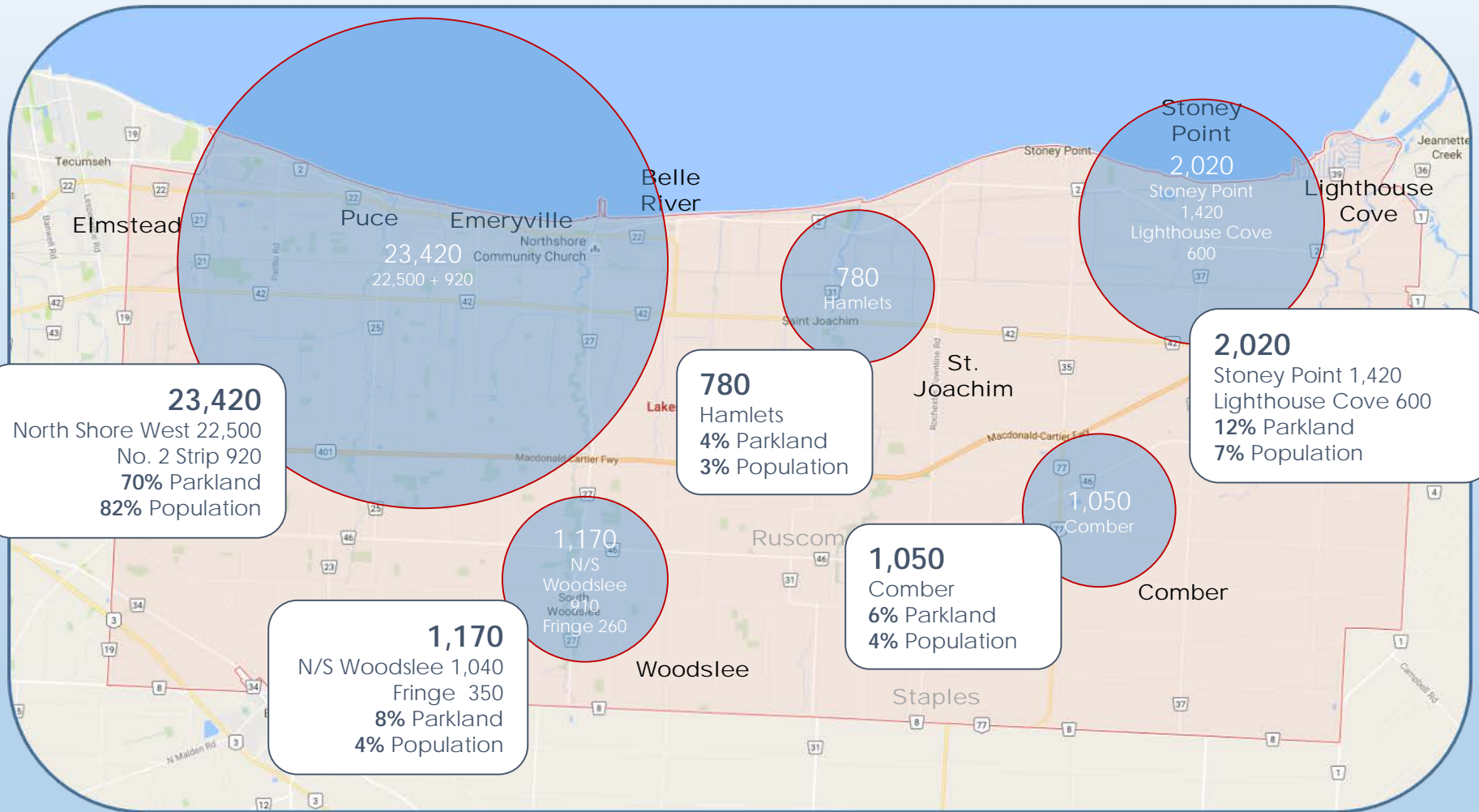
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	Regional	Community	Neigh. with Park	Neighbourhood	Parkette	Ball Diamond	Soccer	Basketball	Tennis	Football	S. Volleyball	Track	Cricket	Trail	New Trends				
															Pickle Ball	Splash Pad	Skate Park	Kayak Launch	BMX
St. Clair Shores Park 1				5.1				1						1					
Leffler Peace Park 2		11							2	1				1					
Russel Woods Parkette 3				0.8															
Wallace Line Lakefront Parkette 4				0.1															
Puce Road Lakefront Parkette 5				0.3															
Centennial Park 6			8.5				2	1						1					Tobogan Hill
River Downs 7				2.1															
Oakwood Park 8				1.5															
River Ridge Park 9				1.3			2						1	1					200x330, 120x180
Renaud Line Lakefront Parkette 10				0.2															
Atlas Tube Centre 11	79						28	2	4							1			16 pitches, 12 pitches
Girard Park 12				0.6															
Rourke Line Lakefront Park 13				0.2															
Maidstone Park 14			11				2							1					Trail 2,130 lin. Ft.
Optimist Park 15		9.5					2							1			1		Trail 2,658 lin. Ft.
Johnson Riverview Park 16				0.3															
Ladouceur Park 17			6.6				3							1					
Lakeshore Park West Beach 18	5									1									
Lakeview Park 19	20						1			2				2		1			
Legion Park 20				0.5										1					







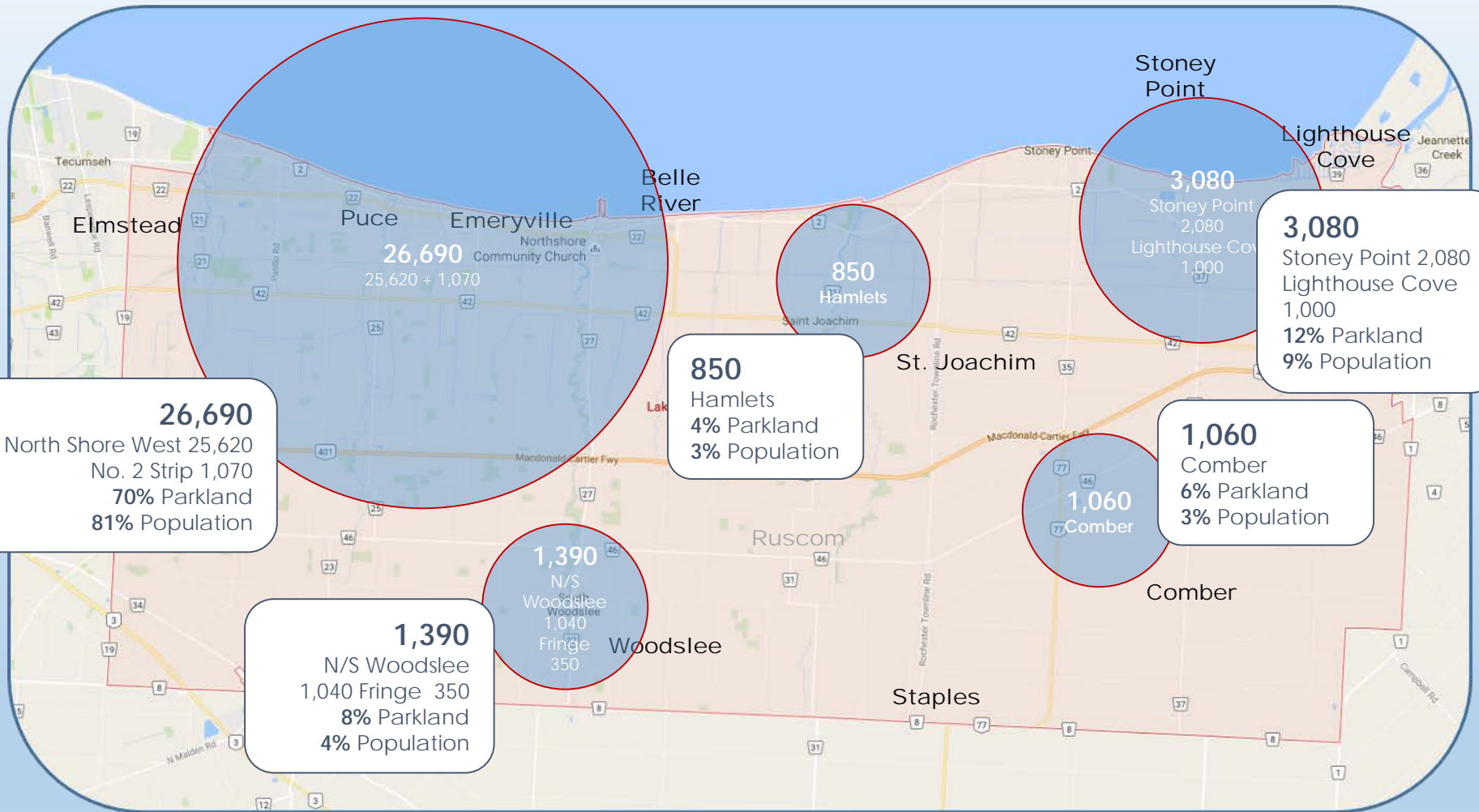


## Population Centers – 2015

36,200

2015 Watson & Associates Economists Ltd.

Rural 6,880 19%  
Shoreline 860



**26,690**  
 North Shore West 25,620  
 No. 2 Strip 1,070  
**70% Parkland**  
**81% Population**

**850**  
 Hamlets  
**4% Parkland**  
**3% Population**

**3,080**  
 Stoney Point 2,080  
 Lighthouse Cove 1,000  
**12% Parkland**  
**9% Population**

**1,060**  
 Comber  
**6% Parkland**  
**3% Population**

**1,390**  
 N/S Woodslee  
 1,040 Fringe 350  
**8% Parkland**  
**4% Population**

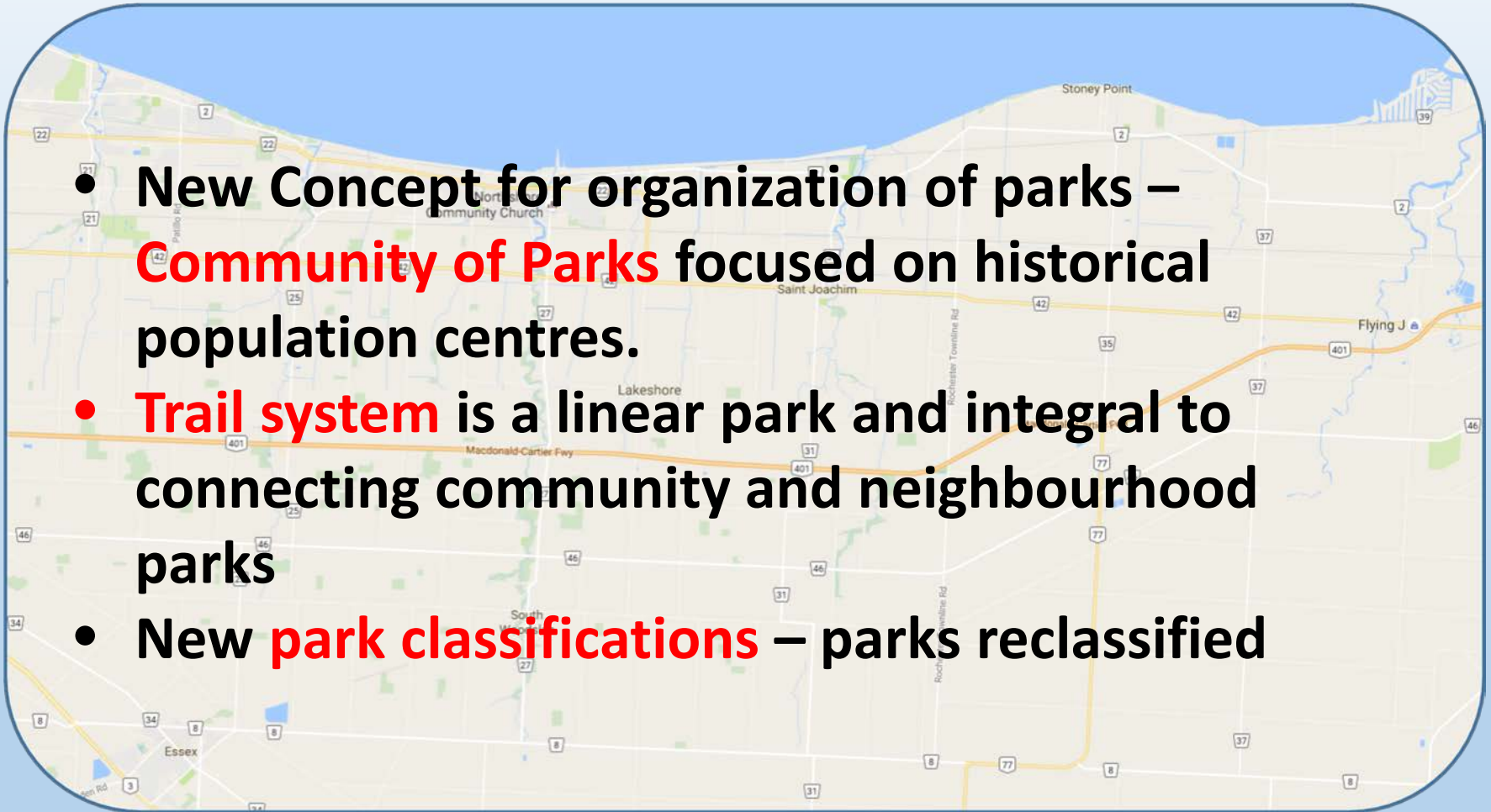
**Population Centers – 2031**  
**41,000**

2015 Watson & Associates Economists Ltd.

Rural 6,990  
 Shoreline 920

# Study Findings

- **New Concept for organization of parks – Community of Parks** focused on historical population centres.
- **Trail system** is a linear park and integral to connecting community and neighbourhood parks
- **New park classifications** – parks reclassified

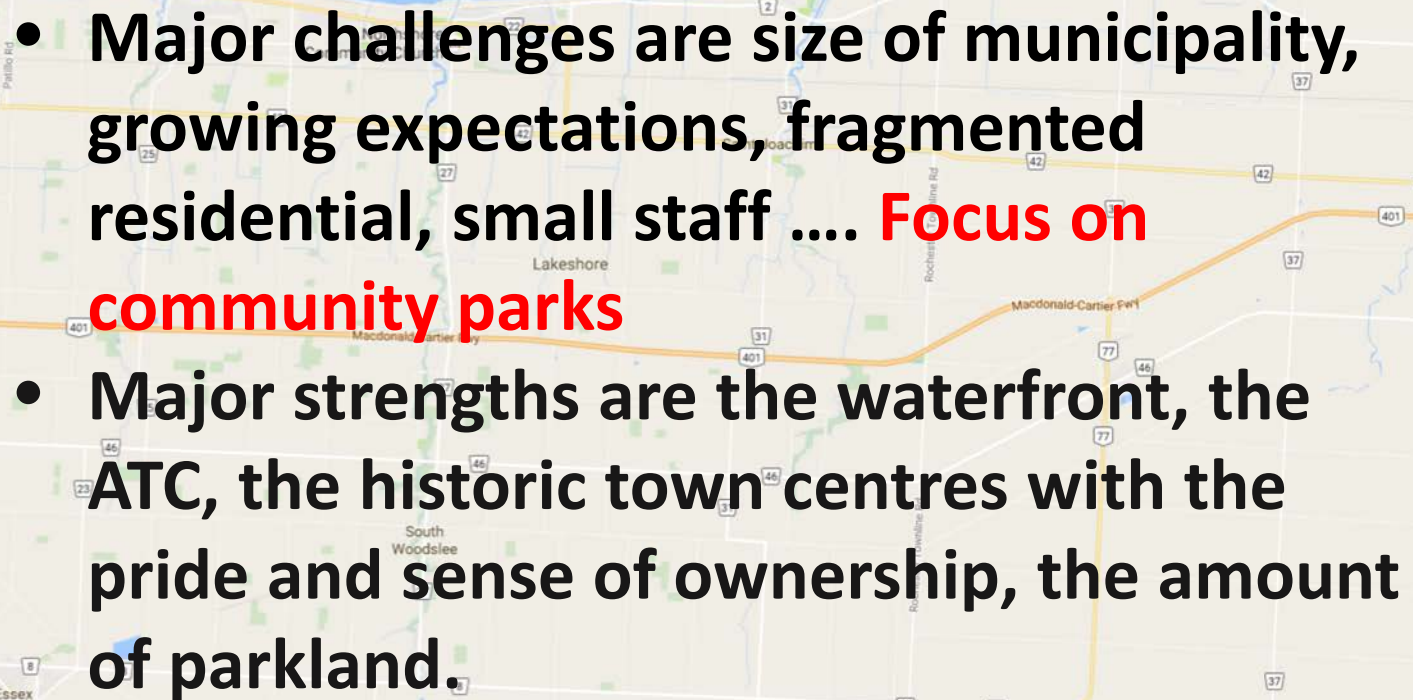


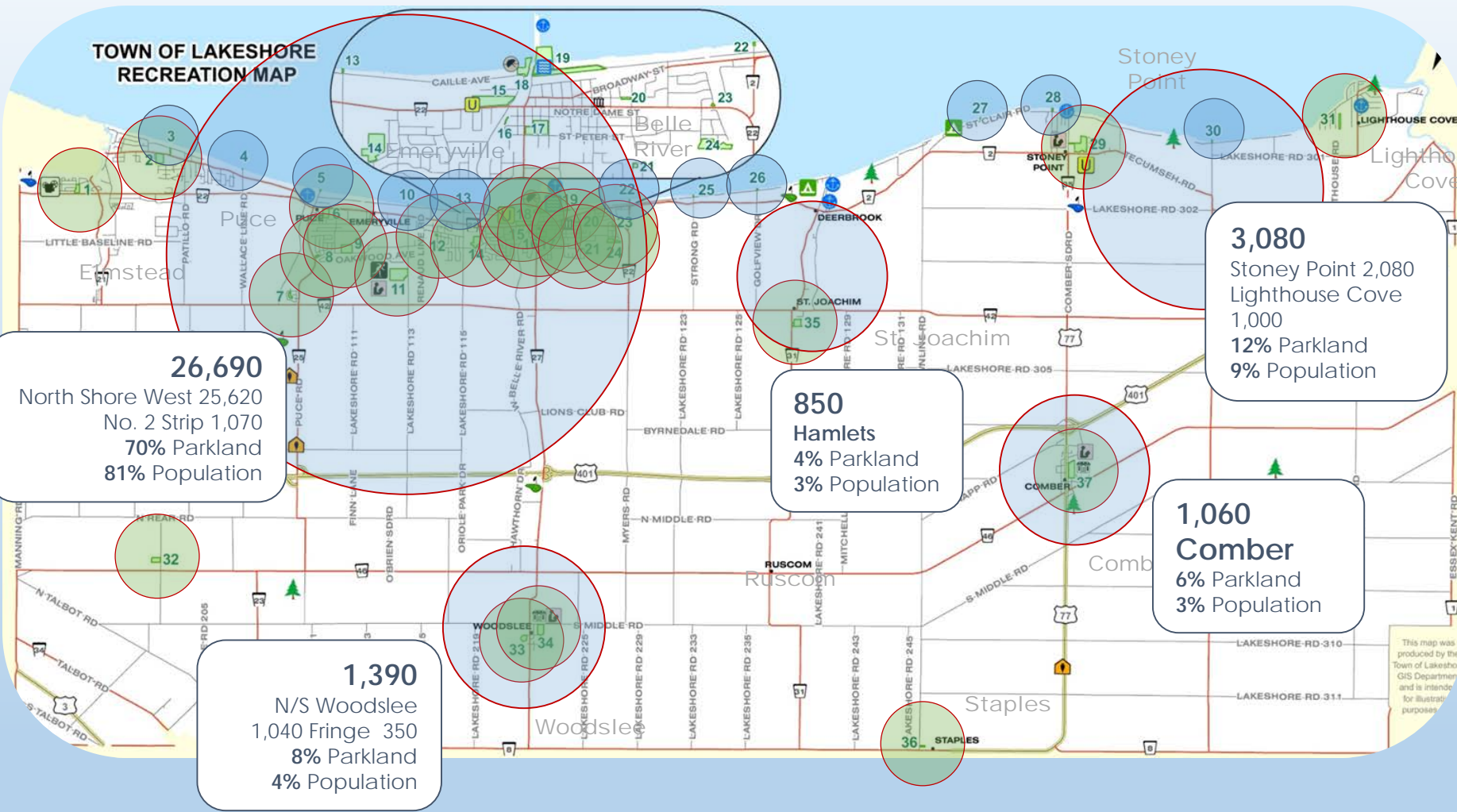
# Study Findings

- 
- Includes **two regional parks- Waterfront and ATC**
  - Incremental growth strategy to maintain recommended **level of service**
  - **Sufficient Parkland** Only new parkland  
Wallace Woods, Trails



# Study Findings

- 
- A map of a coastal municipality, likely in Ontario, Canada, showing the waterfront, major roads, and various landmarks. The map is overlaid with text. The text is in black and red. The red text is 'Focus on community parks'. The black text is 'Major challenges are size of municipality, growing expectations, fragmented residential, small staff ....' and 'Major strengths are the waterfront, the ATC, the historic town centres with the pride and sense of ownership, the amount of parkland.'
- Major challenges are size of municipality, growing expectations, fragmented residential, small staff .... **Focus on community parks**
  - Major strengths are the waterfront, the ATC, the historic town centres with the pride and sense of ownership, the amount of parkland.



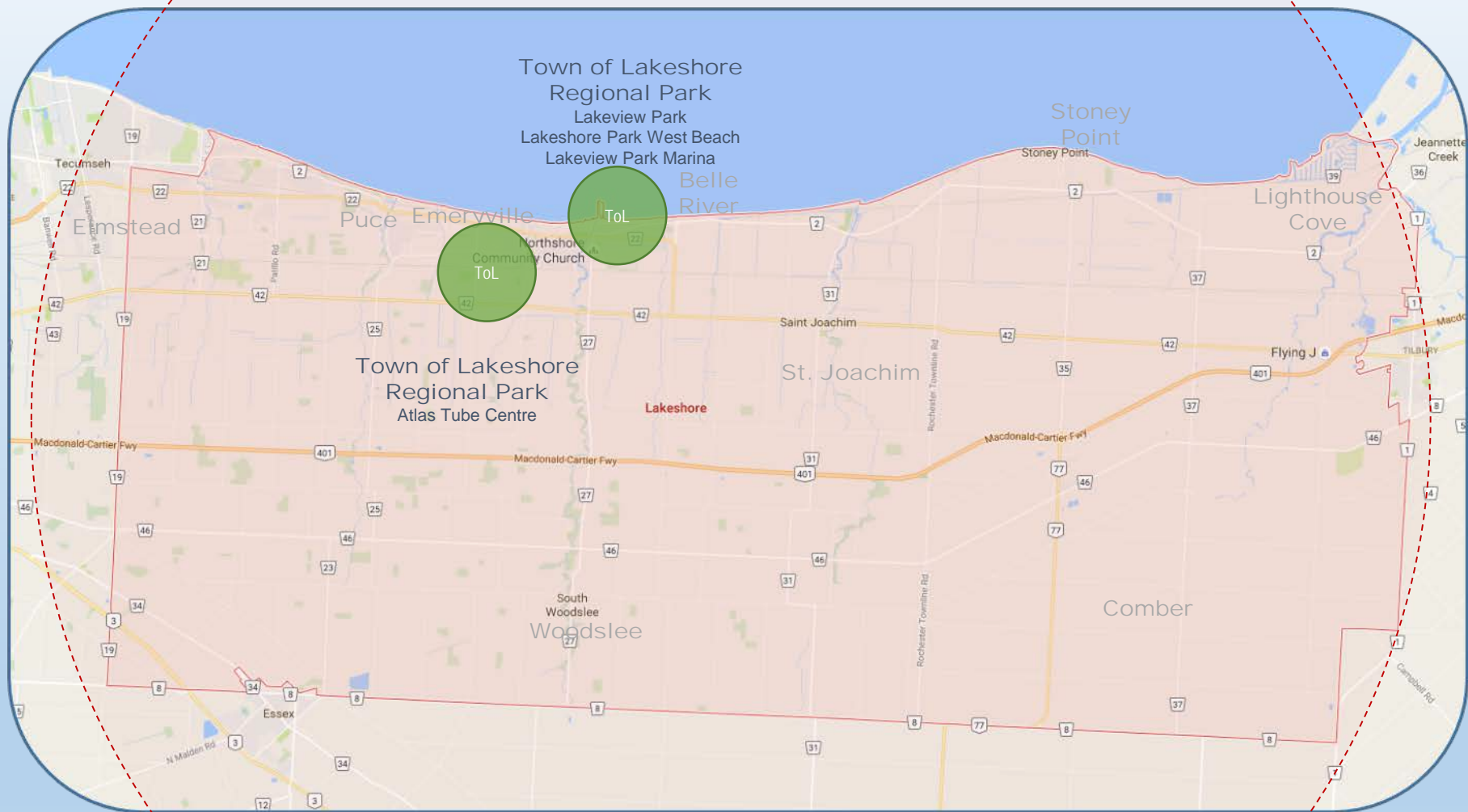
**Parkland Distribution**  
2031 Population Overlay





# Town of Lakeshore Regional Parks

40.1% of the Parkland



## Regional Parks

Community Parks

Neighbourhood Parks

Parkettes

Trails/Greenways

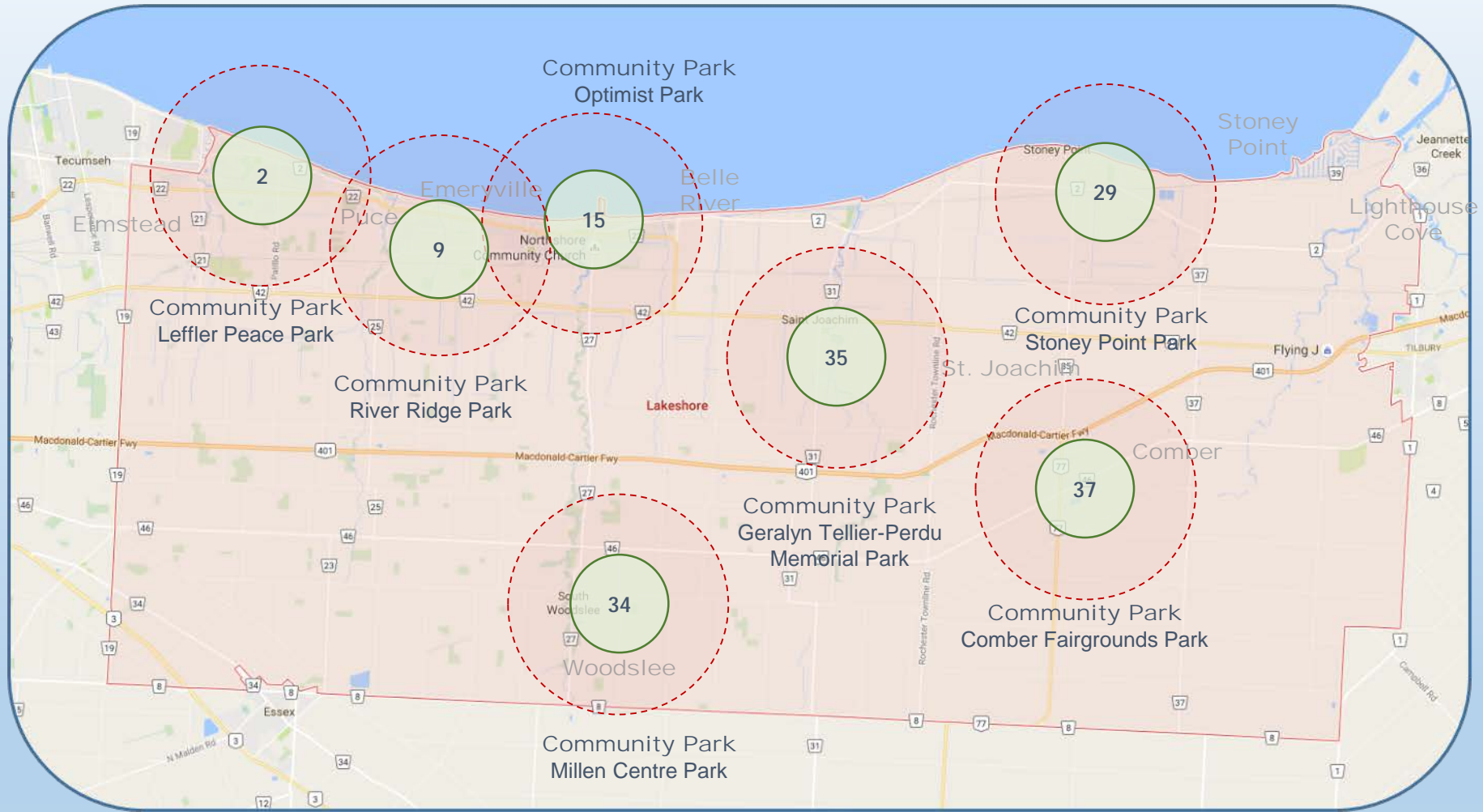
11 Atlas Tube Centre

18 Lakeshore Park West Beach + 19 Lakeview Park + Lakeview Park Marina



# 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

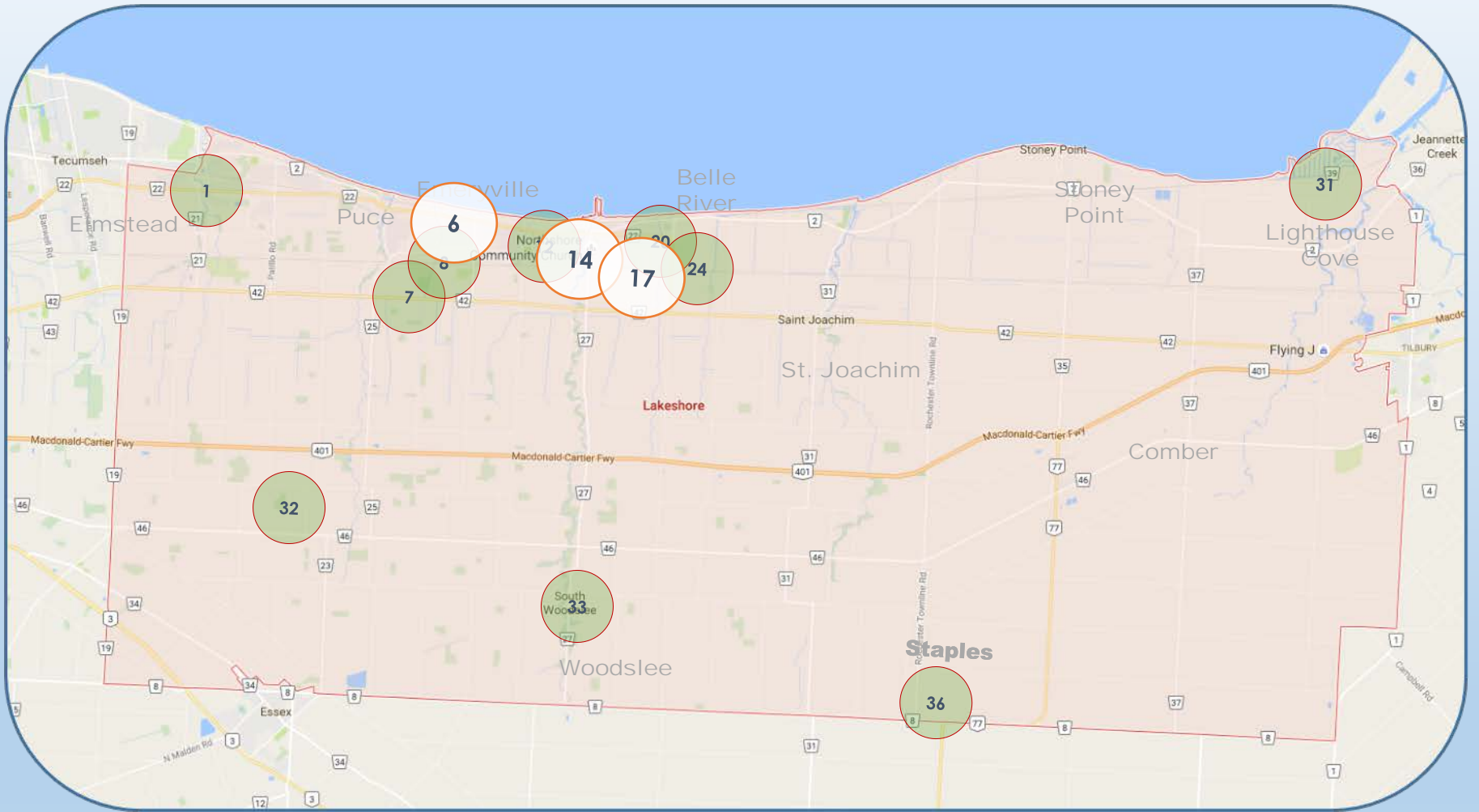
35 GERALYN TELLIER-PERDU Memorial Park

37 Comber Fairgrounds Park



# Neighbourhood Parks

18.1% of the Parkland, 9.9% of the Parkland with Sports



Regional Parks

Community Parks

**Neighbourhood Parks**

Parquettes

Trails/Greenways

- 1 St. Clair Shores Park
- 7 River Downs Park
- 8 Oakwood Park
- 12 Girard Park

- 20 Legion Park
- 24 Duck Creek Park
- 31 Lighthouse Cove Lions Park
- 32 Shanahan Park

- 33 Woodslee Memorial Park
- 36 Staples Community Park

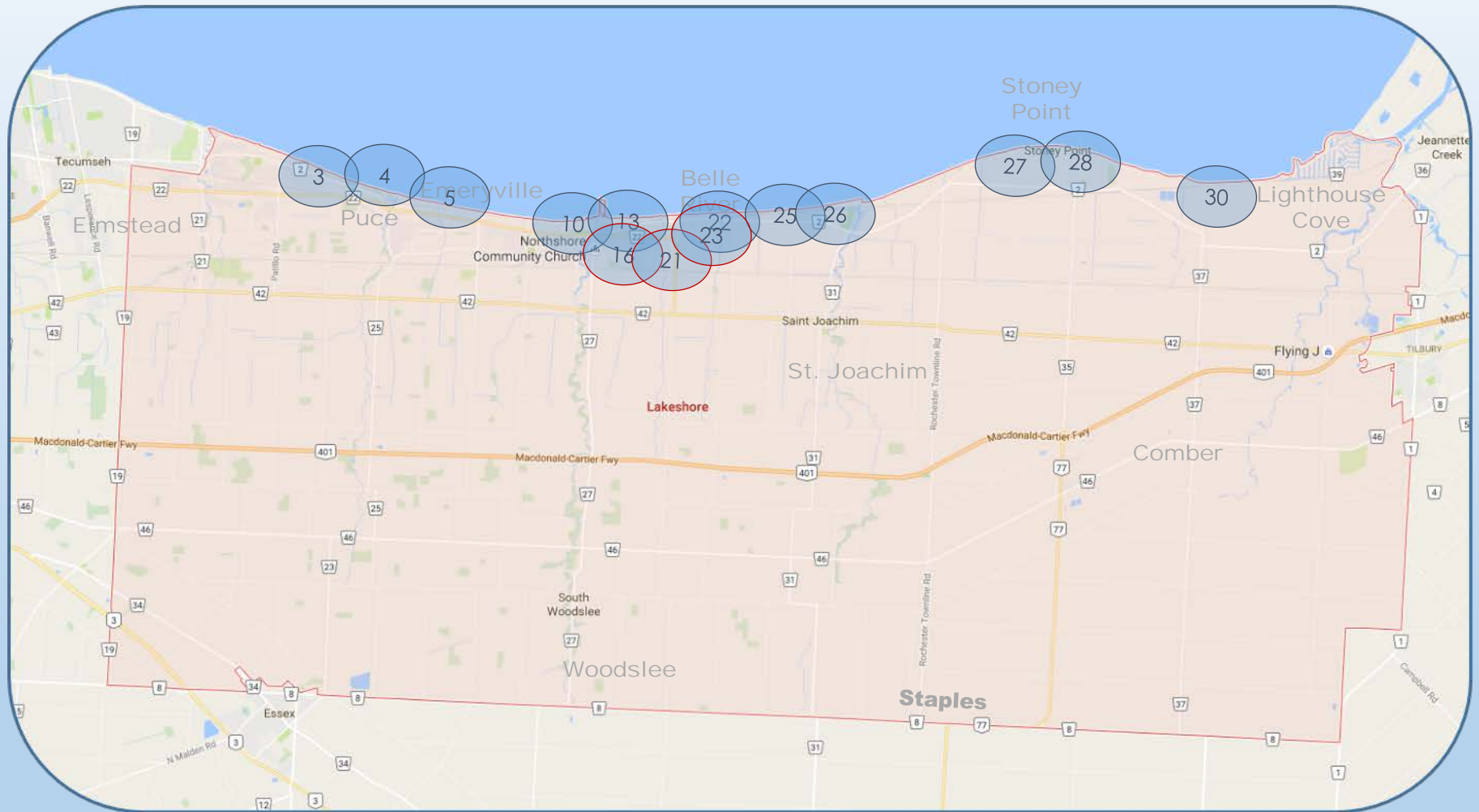
**Sports**

- 6 Centennial Park
- 14 Maidstone Park
- 17 Ladouceur Park



# Parkettes

1.7% of the Parkland



Regional Parks  
 Community Parks  
 Neighbourhood Parks  
**Parkettes**  
 Trails/Greenways

**3** Russel Woods Parkette  
**4** Wallace Line Lakefront Parkette  
**5** Puce Road Lakefront Parkette  
**10** Renaud Line Lakefront Parkette  
**13** Rourke Line Lakefront Parkette

**16** Johnson Riverview Parkette  
**21** Helena Parkette  
**22** Stuart Lane Lakefront Parkette  
**23** Terra Lou Parkette  
**25** Strong Road Lakefront Parkette


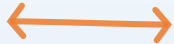
**26** Golfview Drive lakefront Parkette  
**27** St. Clair Road Lakefront Parkette  
**28** Stoney Point Lakefront Parkette  
**30** Gracey Sideroad Lakefront Parkette

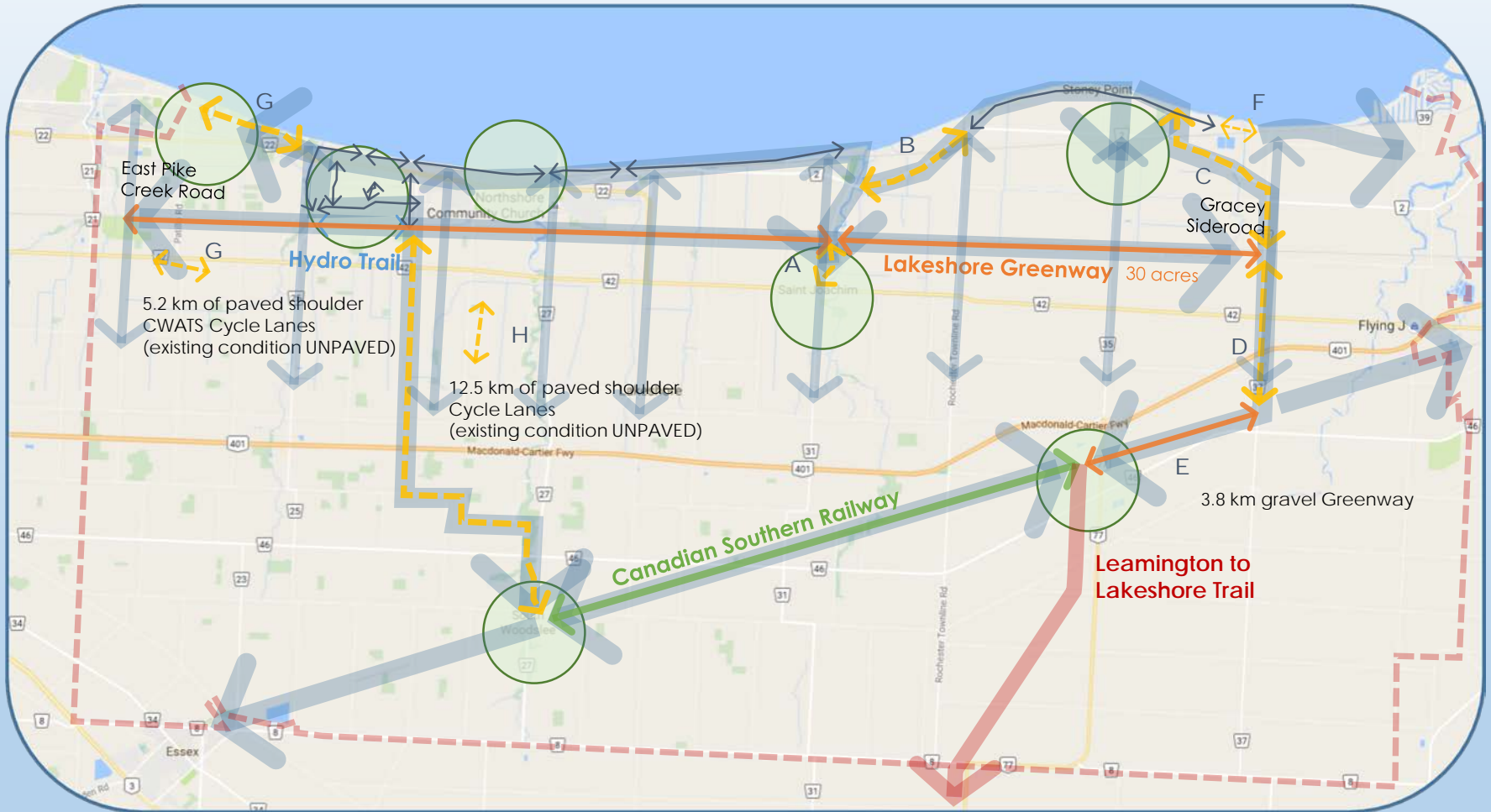






# Town of Lakeshore Trail Connectivity

Regional/Community Park Connectivity

- A  1.75 km of paved shoulder  
Cycle Lanes  
(existing conditions UNPAVED)
-  30 km gravel Greenway  
(ATC extension)



G  East Pike Creek Road  
5.2 km of paved shoulder  
CWATS Cycle Lanes  
(existing condition UNPAVED)



H  12.5 km of paved shoulder  
Cycle Lanes  
(existing condition UNPAVED)


Lakeshore Greenway 30 acres



E 3.8 km gravel Greenway

Leamington to  
Lakeshore Trail

- Regional Parks
- Community Parks
- Neighbourhood Parks
- Parkettes
- Trails/Greenways

- B  3.4 km of paved shoulder  
CWATS Cycle Lanes  
(existing condition UNPAVED)
- C  4.7 km of paved shoulder  
CWATS Cycle Lanes  
(existing condition UNPAVED)

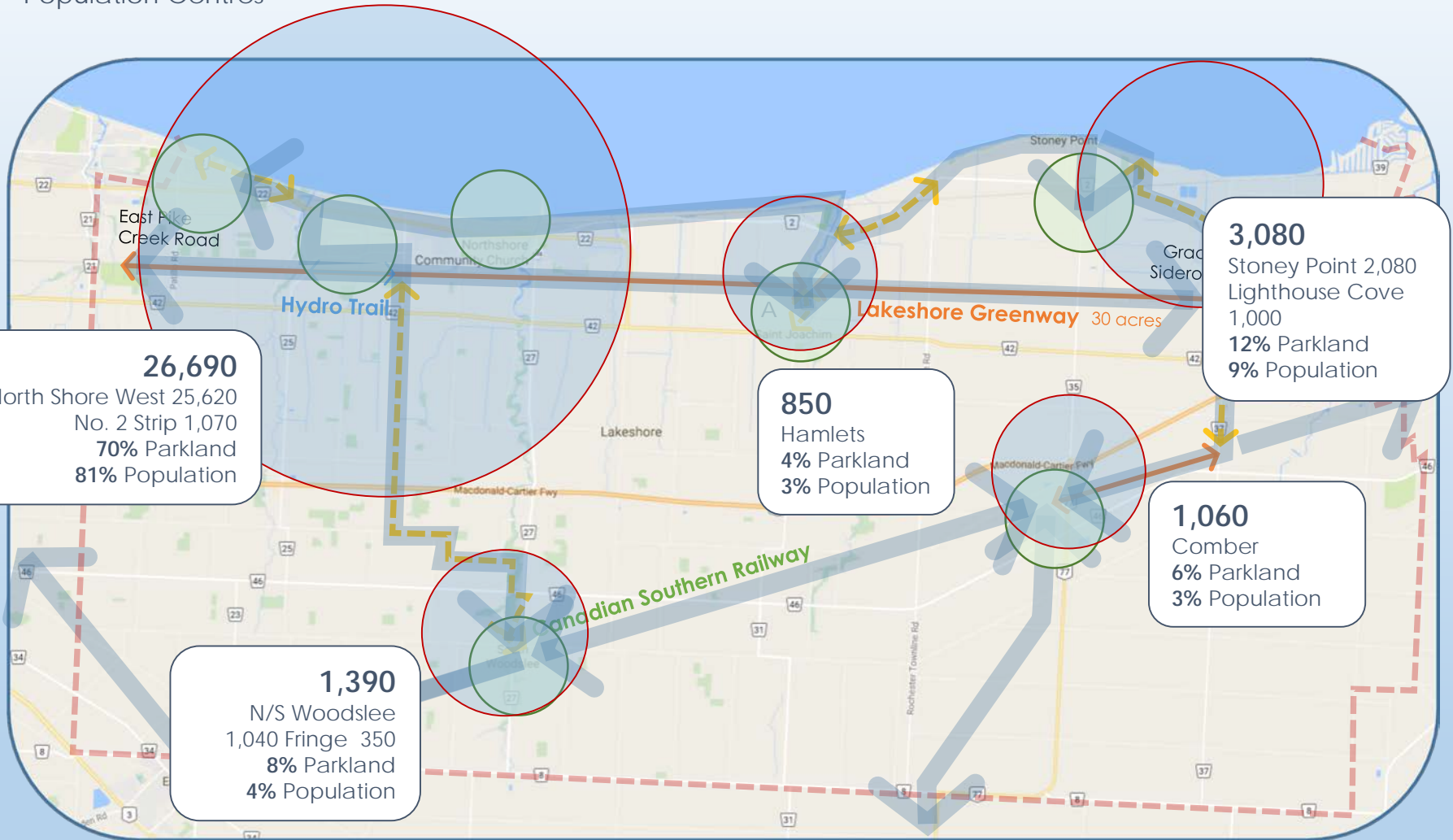
D  3.8 km of paved shoulder  
CWATS Cycle Lanes  
(existing condition UNPAVED)

F  0.9 km natural trail  
Tremblay  
Conservation Area  
 Existing Trail



# Town of Lakeshore Trail Connectivity

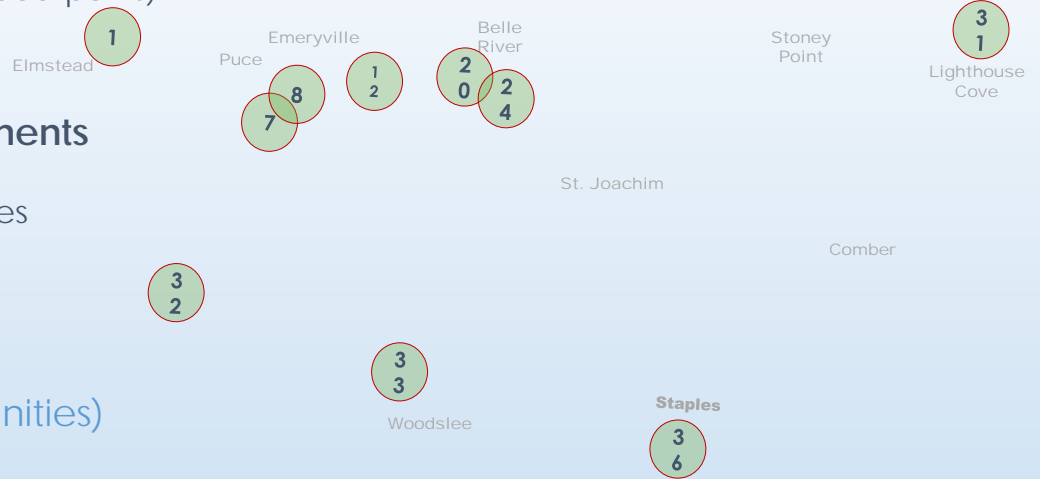
## Population Centres







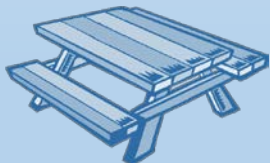
# Neighbourhood Parks (10 neighbourhood parks)



## Neighbourhood Park Program Components

- Incorporate universal accessibility guidelines
  - Tree canopy
  - Seating (choices – benches/boulders)
  - Trash/Recycling
  - **Tables** (picnic or café)
  - **Play equipment** (alternative opportunities)
  - **Internal Trail** (If warranted)
- Level of Service
    - **CLOSED** During Winter Season

- 1 St. Clair Shores Park (Trail)
- 7 River Downs Park
- 8 Oakwood Park
- 12 Girard Park
- 20 Legion Park (Trail)
- 24 Duck Creek Park (Trail)
- 31 Lions Park
- 32 Shanahan Park (Trail)
- 33 Memorial Park
- 36 Staples Community Park

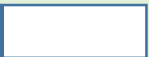


## Level of Service

Spring

Summer

Fall



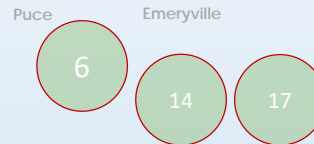




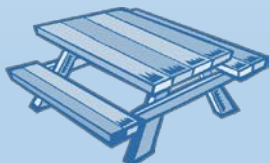
# Neighbourhood Parks with Sports (3 with sports)

## Neighbourhood Park Program Components

- Incorporate universal accessibility guidelines
  - Tree canopy
  - Seating (choices – benches/boulders)
  - Trash/Recycling
  - **Tables** (picnic or café)
  - **Play equipment** (alternative opportunities)
  - **Internal Trail** (If warranted)
  - **Sports Fields**
- Level of Service
    - **CLOSED** During Winter Season



- 6 Centennial Park (Trail)
- 14 Maidstone Park (Trail)
- 17 Ladouceur Park (Trail)



### Level of Service

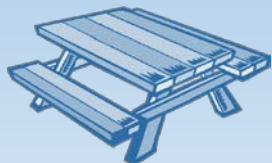
Spring	Summer	Fall	
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# Community Parks (7 Community parks)

## Community Park Program Components

- Incorporate universal accessibility guidelines
- Tree canopy
- Seating (choices – benches/boulders)
- Trash/Recycling
- Tables (picnic or café)
- **Play equipment** (alternative opportunities)
- **Parking**
- **Restrooms** (CLOSED DURING WINTER MONTHS)
- **Internal Trail**
- **Splash Pad/ Water Feature**
- **Pavilion**
- Level of Service
  - **OPEN** Year Round



- 2 Leffler Peace Park (Trail)
- 9 River Ridge Park (Trail)
- 15 Optimist Park (Trail)
- 34 Millen Centre Park (Trail)
- 29 Stoney Point Park (Trail)
- 35 Gerilyn Teller-Perdu Memorial Park (Trail)
- 37 Comber Fairgrounds Park (Trail)

## Level of Service

Spring

Summer

Fall

Winter



## Regional Parks (2 Regional Parks) WiFi Free Zone

### Town of Lakeshore Regional Park

(Lakeview Park, Lakeshore Park West Beach and Lakeview Marina)

#### • Develop new master site design for Lakeshore Regional Park

Consider the following elements

- Incorporate universally accessible guidelines
- Tree canopy
- Seating (choices)
- Trash/Recycling
- Play equipment (alternative opportunities)
- Tables (picnic or café)
- Parking
- Restrooms
- Internal Trail
- Splash pad water feature
- Pavilion
- Support marina programming

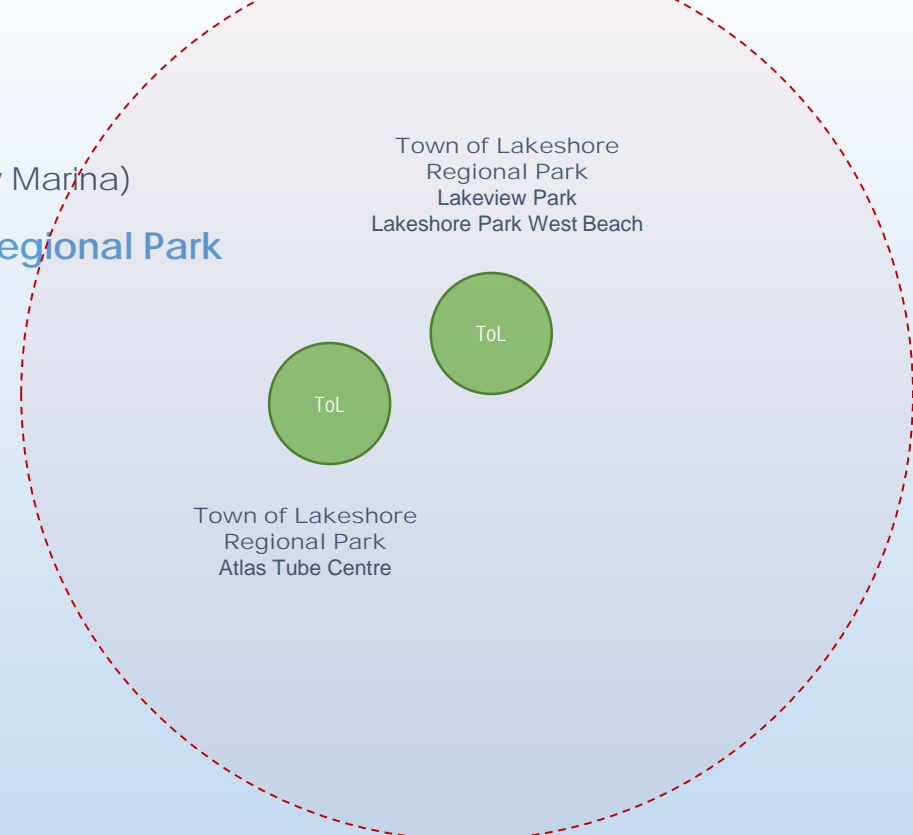
### Town of Lakeshore Regional Park

(Atlas Tube Centre)

#### • Develop new master site design for Lakeshore Regional Park

Consider the following elements

- Incorporate universally accessible guidelines
- Tree canopy
- Seating (choices)
- Trash/Recycling
- Play equipment (alternative opportunities)
- Tables (picnic or café)
- Parking
- Restrooms
- Internal Trail
- Splash pad water feature
- Pavilion



- 11 Atlas Tube Centre (Trail)
- 18 Lakeshore Park West Beach combined with 19 Lakeview Park (Trail) combined with Lakeview Park Marina



### Level of Service

Spring	Summer	Fall	Winter
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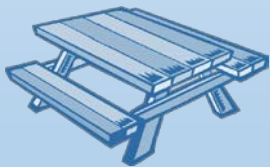
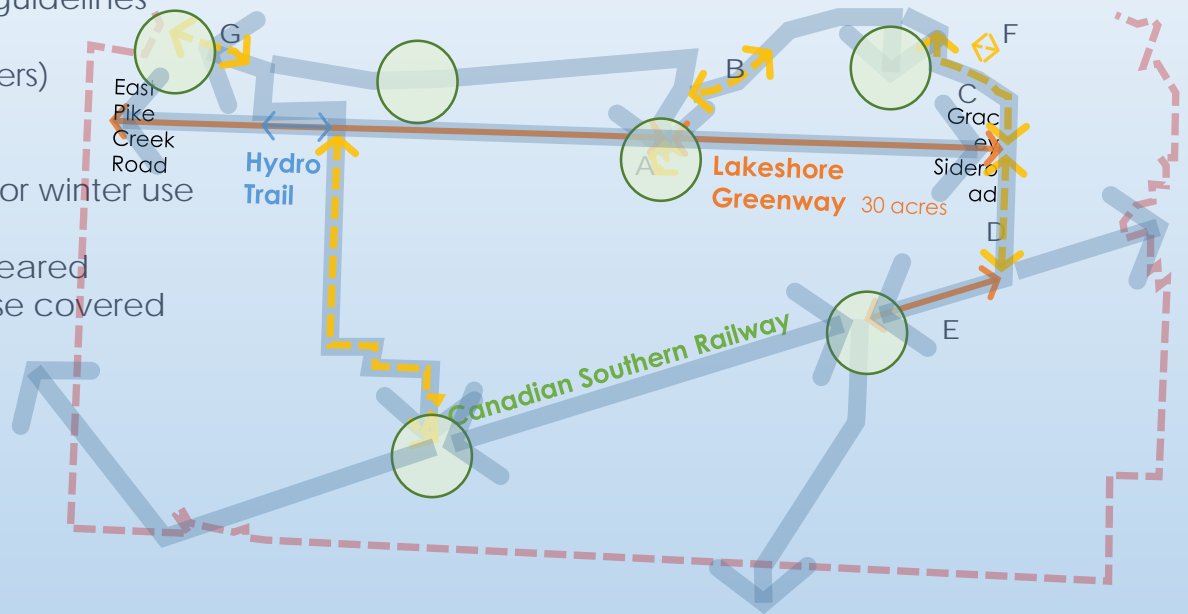
Pilot projects in both regional parks for Free Zones



# Trails/Greenway

## Trail Program Standards

- Incorporate universal accessibility guidelines
- Tree canopy (Sense of Place)
- Seating (choices – benches/boulders)
- Trash/Recycling
- Level of Service
  - **OPEN** During Winter Season for winter use
    - Asphalt paths to be cleared
    - Gravel to be snow base covered



**Level of Service**

Spring	Summer	Fall	Winter
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# Recommendations

- 1 Adopt the five population centres within the Town of Lakeshore
- 2 Adopt five new park classifications for the Town of Lakeshore
- 3 Reclassify Atlas Tube, Lakeshore Park West Beach, Lakeview Park and Lakeview Park Marina to Regional Parks
- 4 Reclassify Leffler Peace, River Ridge, Optimist, Stoney Point, Millen Centre, Geralyn Tellier-Perdu Memorial and Comber Fairground parks to the new Community Parks for their corresponding population centres
- 5 Reclassify Johnson Riverview, Helena & Terra Lou to parkettes
- 6 Develop the Lakeshore Greenway to increase access to recreation/exercise
- 7 Upgrade CWATS linkages to increase access to recreation/exercise
- 8 Adopt the program components & level of service for each park classification
- 9 Review all Community Parks to verify they include the required program components
- 10 Incorporate Town of Lakeshore Accessibility Plan (2016-2018 Accessibility Plan) for all classifications of parks
- 11 Develop a large open flexible passive green space for recreation and other special event opportunities
- 12 Prepare new master site design plans for the two new regional parks in the Town of Lakeshore

## **Atlas Tube Centre**

(Propose new park name)

## **Lakeshore Park West Beach + Lakeview Park + Lakeview Park Marina**

(Propose new park name)



# Inventory & Analysis

Park condition assessment

Asset inventory major park components



## 2) Leffler Peace Park

### Park Features

GENERAL PARK CONDITION	PARK FEATURES SIGNAGE	PLAY AREAS	FURNISHINGS	STRUCTURES	PARKING	MISCELLANEOUS
Poor	Park Sign	Play Equipment	Wood Benches	Amphitheatre	Street Parking	Park Lighting
Fair	Park Rules Sign	Open Play Area	Metal Benches	Pavilion	On Site Parking	Barbecues
Good	No Smoking Sign	Hard Surface Play Area	Tables	Gazebo	Bicycle Parking	Flag Pole
Very Good	Dog By-Law Sign	Sports Facilities	Trash Receptacle	Snack Bar		Trees
		Natural Features	Dog Waste Bags	Kitchen Facilities		Other Plantings
		Skateboard Park	Dog Waste Receptacle	Storage Facilities		Walking Paths
			Recycle Station	Washrooms		

SPORTS/PLAY FACILITIES	NATURAL ENVIRONMENT	PLAY EQUIPMENT	WALKING PATHS	NATURAL PLAY	TREES	TURF	PLANTING BEDS	RESIDENTIAL SCREENING
Basketball Court	Within Park	Play Structure	Within Park (width)	Existing Berms	Need Trimming	Bare Areas	Need Trimming	Existing
Tennis Court	Adjacent to Park	Swing	Linked	Other Features	Need Maintenance Circle	Drainage Issues	Need Munch	Recommended
Hard Surface Play Area	Linked to Park	Slide	Opportunity to Link/Add	Opportunity	Approx. Quantity	Soil/ Catch Basins	Wreeds/Fabric Showing	
Sand Volleyball	Link Could Be Added	Accessible	Surface Material		Should More Be Planted		Should Be Added	
Soccer Field	Existing Water Access	Other	Condition					
Baseball Diamond	Possible Water Access	Condition						
Batting Cage		Safety Surface						
Baseball Dugouts		Border						
Spectator Stands		Seating In Area						
Toboggan Hill								
Exercise Equipment								
Skateboard Park								



### Comments and Recommendations

#### RECOMMENDATIONS

##### HIGH PRIORITY:

- 1) Remove loose pieces of concrete from around parking lot light standards.
- 2) The east catch basin in the parking lot has sunk. Investigate and repair.
- 3) Pin the parking lot bumper to keep it in place and/or install knockdown bollards if vehicular access is needed.

##### OTHER PRIORITIES:

- 4) Add planting around site sign.
- 5) Remove concrete pad that is no longer needed since the removal of the fountain.
- 6) Repair holes in pavilion roof.
- 7) Install concrete pads under benches and trash receptacles.
- 8) Maintain mulched maintenance circles around all trees. Groups of trees can be mulched to make grass cutting easier. Trees are being severely damaged by maintenance equipment.
- 9) Swing frame has no swings and is showing some rust. Replace new with 1 accessible seat, 1 infant seat and 2 strap seats.
- 10) Remove weeds from pea stone and consider adding a border to keep stone out of grass.
- 11) Repair the tennis court fence as required.
  - a) Rust on bottom rails should be removed or replaced.
  - b) There are several fabric ties that have come undone.
  - c) The bottom rails have come out of the connectors in a few locations.

#### USER COMMENTS

- Tennis nets need a center strap.
- Two gates of surrounding fence are keyed different from each other. If ball goes over fence on 'other side' users have to walk all the way around to get it back.

#### ACCESSIBILITY

- Add accessible seating in park and picnic tables for pavilion.
- Improve access to washroom from parking lot and improve entrance into washroom.
- Ensure proper safety and accessibility requirements are met in washrooms i.e. safety grab bars, space requirements etc.
- Add accessible parking space close to park entrance.
- Add enhanced signage.
- Locate site furnishings to make them accessible

### Photographs



1) PARKING LOT LIGHTING



2) PARKING LOT CATCH BASIN



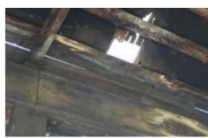
3) PARKING LOT BUMPER



4) SITE SIGN



5) CONCRETE PAD



6) PAVILION ROOF



7) BENCH



8) TREE GROUPINGS



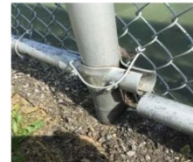
9) SWINGS



10) PEA STONE



11) TENNIS COURT FENCING





# Recommendations

**13 Repair deficiencies as noted in the park condition report**      Opinion of Cost **\$1,021,950**

Accessibility	\$203,210	Site Furnishings	\$62,465	Tennis	\$21,500
Trails	\$157,000	Signage	\$55,750	Turf	\$20,080
Play Structures	\$91,100	Trash Receptacles	\$52,750	Fence Repair	\$18,400
Bleachers	\$88,500	Planting	\$46,950	Basketball	\$7,200
Misc.	\$66,445	Mulch (all trees)	\$41,500		
Parking	\$63,750	Baseball/Soccer	\$25,350		

**14 Install automated locking system on all restrooms**

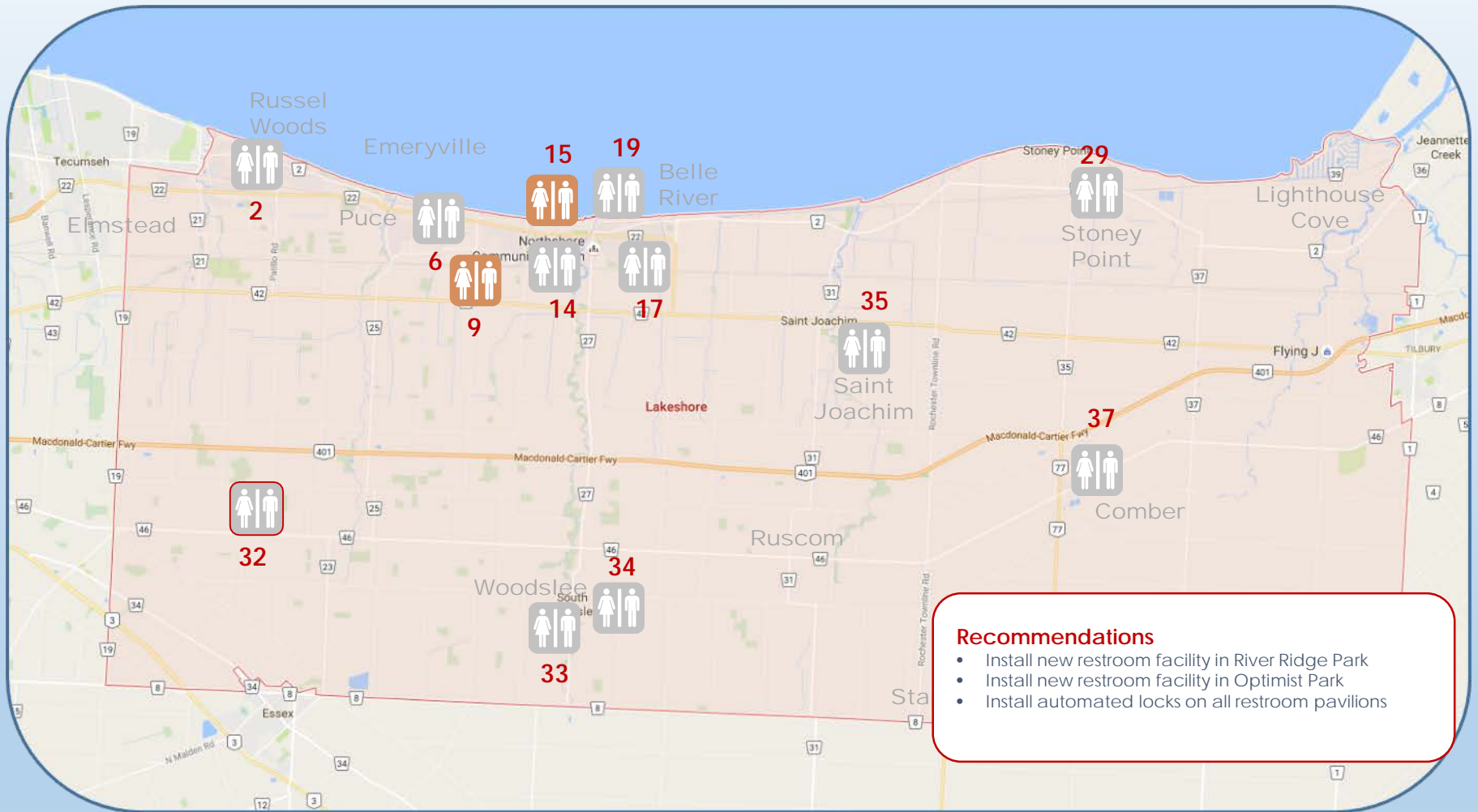
**15 Install new restrooms at Optimist Park and River Ridge Park**

**16 Implement trash/recycle replacement program**



# Restrooms

New Restroom at River Ridge Park, Optimist Park (Automated locks at all locations)



**Recommendations**

- Install new restroom facility in River Ridge Park
- Install new restroom facility in Optimist Park
- Install automated locks on all restroom pavilions

## Proposed Restrooms

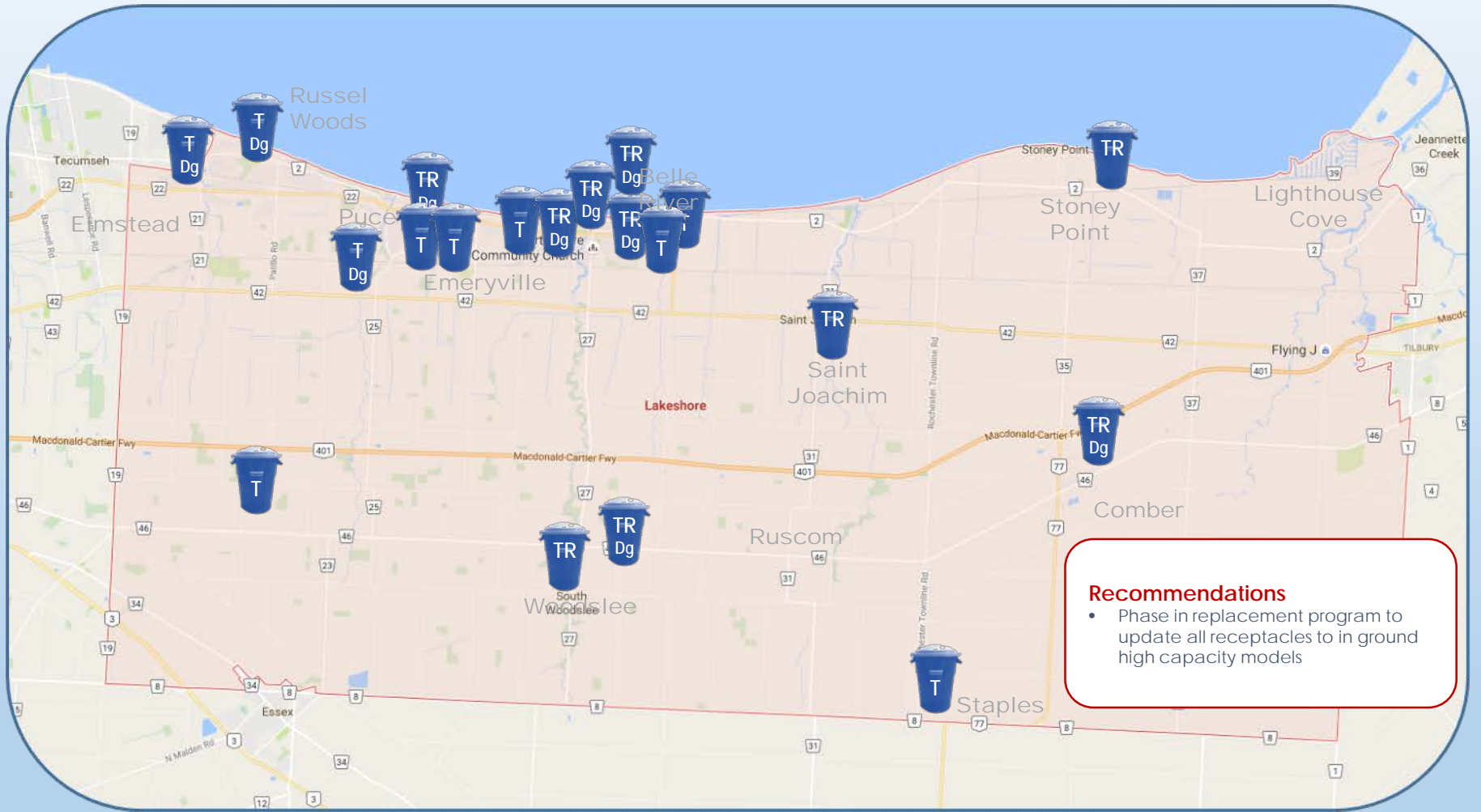
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- 32 Shanahan Park
- 33 Memorial Park
- 34 Millen Centre Park
- 35 GERALYN TELLIER-PERDU MEMORIAL PARK
- 37 Comber Fairgrounds

# Town of Lakeshore

## Existing Trash Receptacles



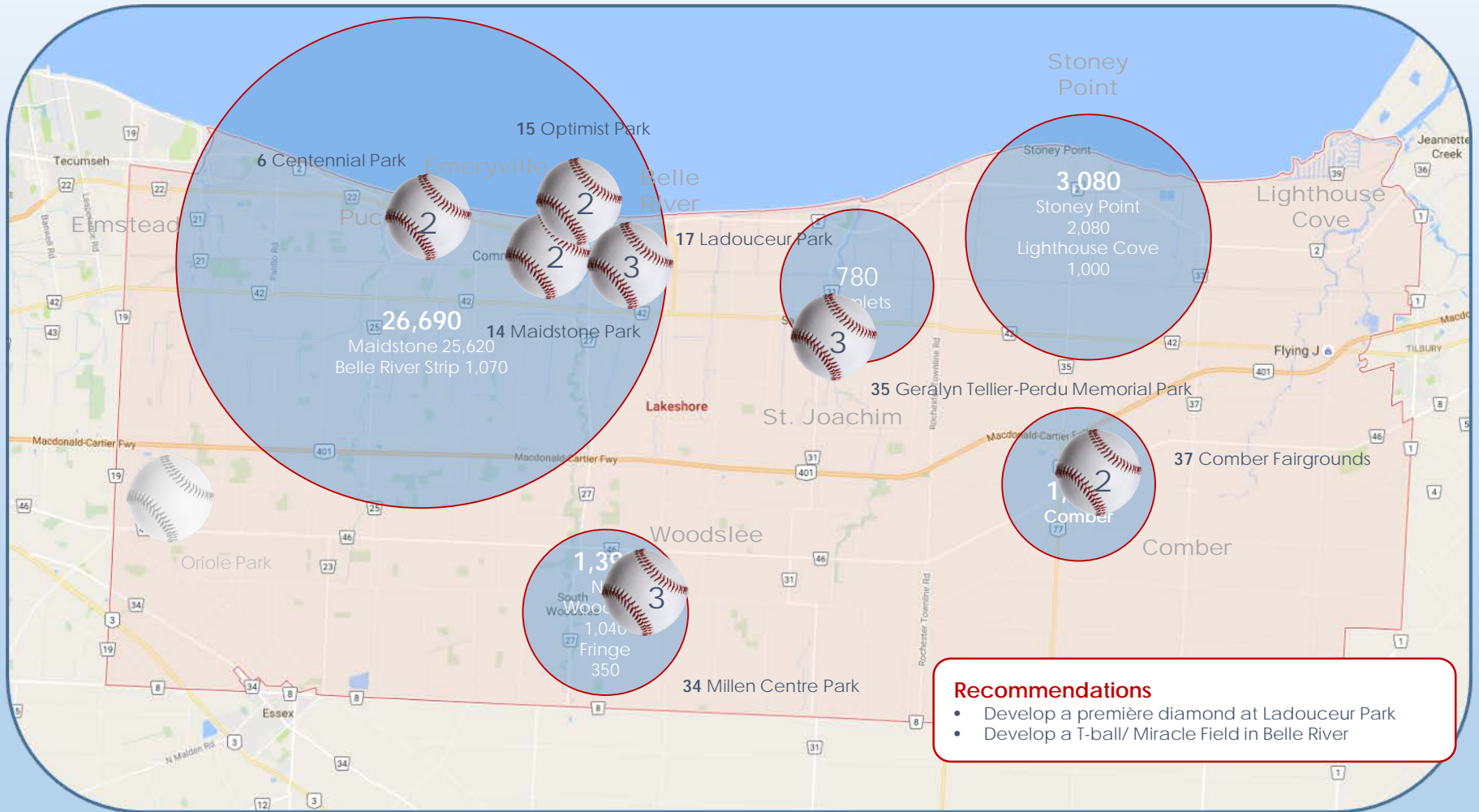
# Sport Facility Distribution

## 2031 Population Overlay

# Future Growth Demand

0 Diamonds

(Provincial Standards based community population)



## Baseball

6 Centennial Park  
14 Maidstone Park  
15 Optimist Park  
17 Ladouceur Park

2 Diamonds  
2 Diamonds  
2 Diamonds  
3 Diamond

34 Millen Centre Park  
35 GERALYN TELLIER-PERDU MEMORIAL PARK  
37 Comber Fairgrounds

3Diamonds  
3 Diamonds  
2 Diamonds



# Recommendations

- 17 Right size recreational staff to support park maintenance and desired levels of service
- 18 Repair any vandalism in the parks immediately with the appropriate vandal resistant solution
- 19 Conduct seasonal maintenance review of all parks utilizing the Lakeshore Park Maintenance Checklist
- 20 Develop a parks tree planting program
- 21 Develop a bench dedication program
- 22 Redefine Parkland dedication & parkland levy policy
- 23 Adopt the policy for alternative play opportunities in lieu of play structure replacement
- 24 Establish partnerships/land lease agreements with sports organizations
- 25 Create a premiere ball diamond at Ladouceur Park
- 26 Install a T-Ball facility at Ladouceur Park (Potential Miracle Field)
- 27 Remove soccer pitches from River Ridge Park
- 28 Recondition Maidstone Park tennis courts for play
- 29 Install new basketball facility at Millen Centre & Stoney Point Parks
- 30 Master site design update for River Ridge Park
- 31 Install sand volleyball courts at Millen Centre, GT-PMP & Comber Fairgrounds
- 32 Install 6 splashpads across the identified community parks



# Recommendations

**33 Skate Park – relocate to West Beach**

**34 Park Lighting – limit extended park lighting beyond curfews.**

**35 Play Equipment Replacement**

**36 CS Rail Partnership**

**37 Infrastructure Investment – include trails and linkages**

**38 Service Levels – adjust policies to support park maintenance and service levels**

**39 Future Maintenance Regional Parks**

**40 Future Maintenances Fields and Diamonds**

**41 Woodslee Memorial Park – conservation area/trailhead**

**42 Dog Parks within Parks**

**43 BMX ands Cycling Tracks**



# Kayak Launch



18 Lakeshore Park West Beach  
35 Gerylgn Tellier-Perdu Memorial Park

Proposed  
Tremblay Beach Conservation Area

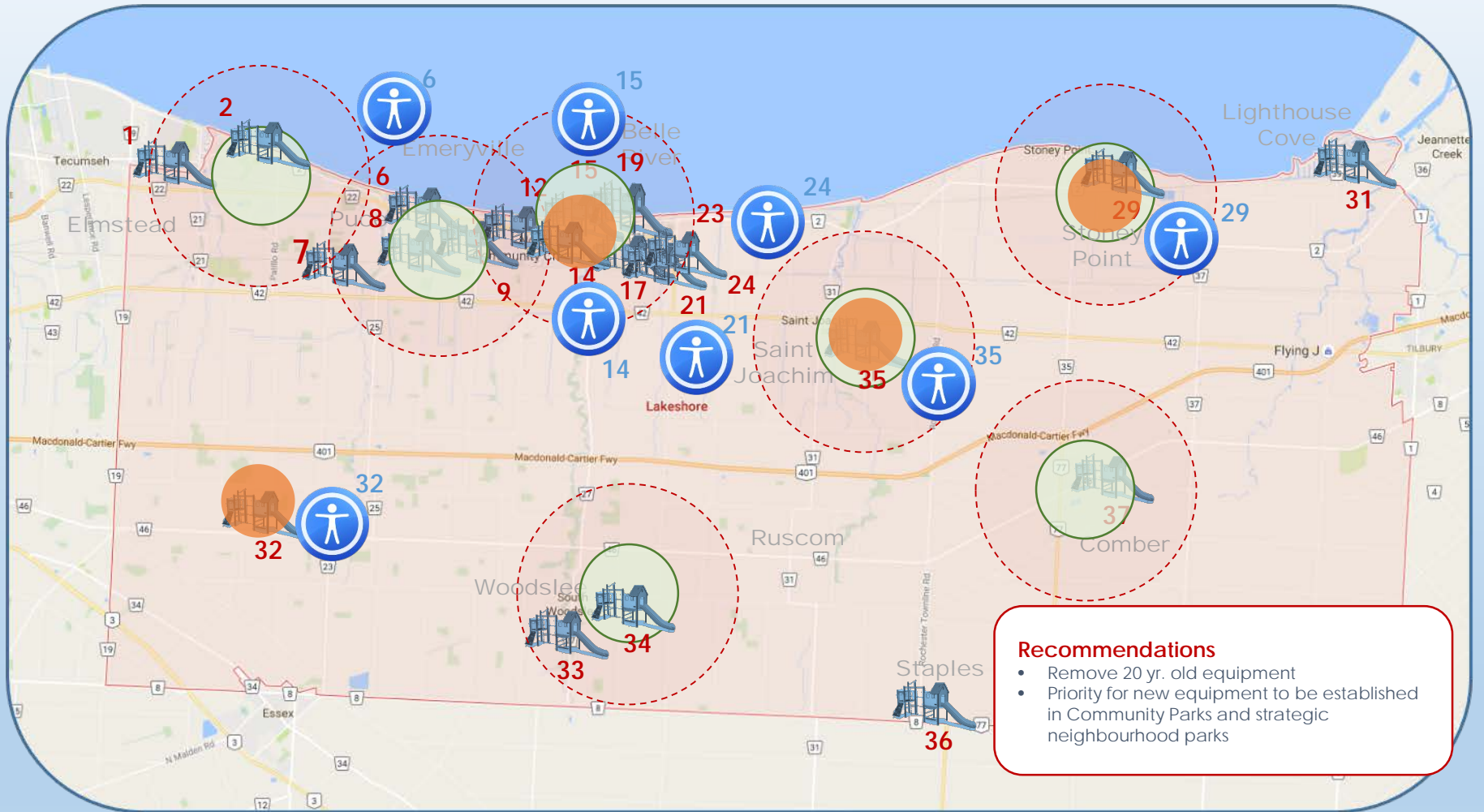
# Play Equipment

20 Years Old Remove/Replace



Park Number

Accessible Play Structures



**Recommendations**

- Remove 20 yr. old equipment
- Priority for new equipment to be established in Community Parks and strategic neighbourhood parks

- 1 St. Clair Shores Park
- 2 Leffler Peace Park
- 6 Centennial Park
- 7 River Downs Park
- 8 Oakwood Park

- 9 River Ridge Park
- 12 Girard Park
- 14 Maidstone Park
- 15 Optimist Park
- 17 Ladouceur Park

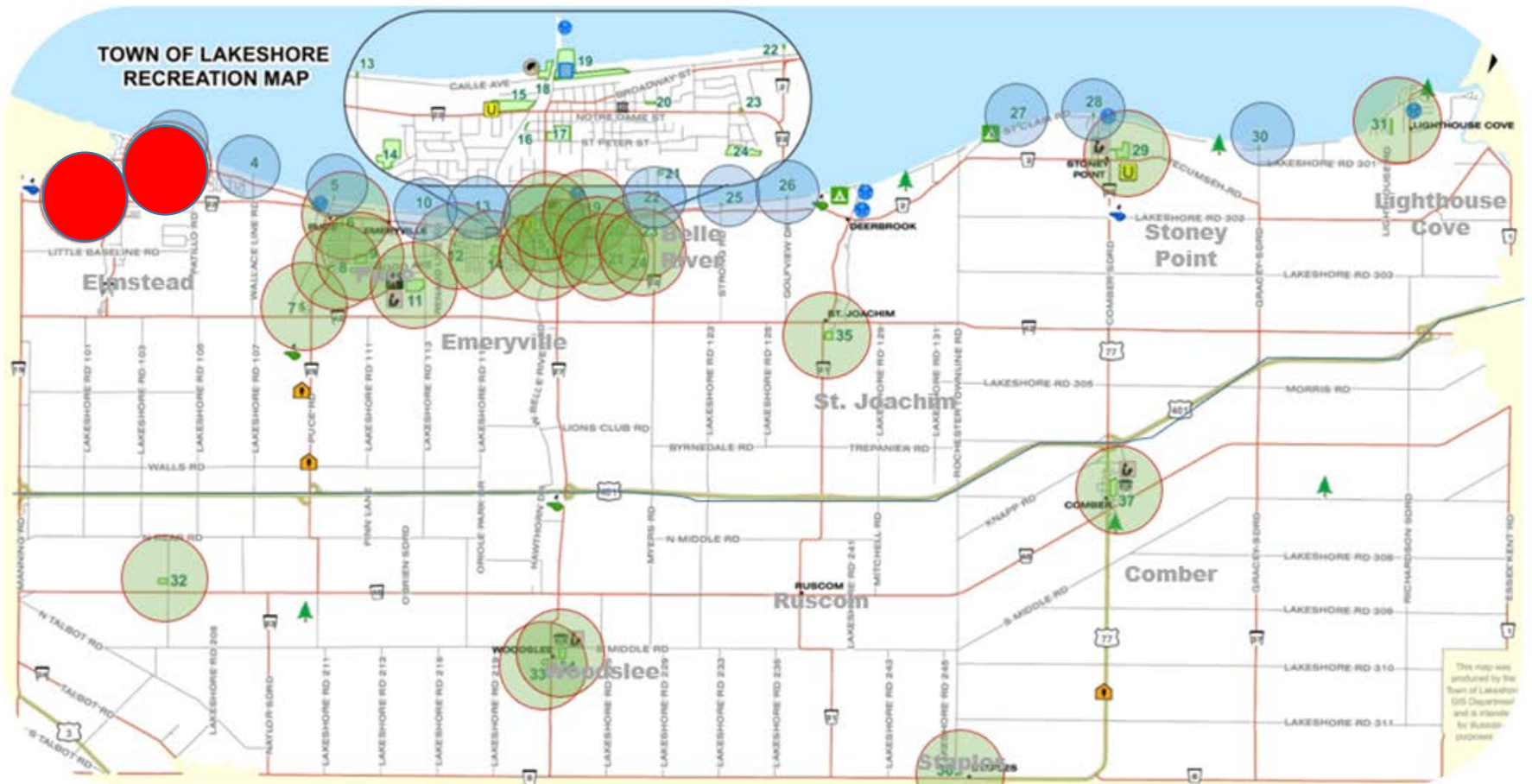
- 19 Lakeview Park
- 21 Helena Park
- 23 Terra Lou Park
- 24 Duck Creek Park
- 29 Stoney Point Park

- 32 Shanahan Park
- 33 Memorial Park
- 34 Millen Centre Park
- 35 GERALYN TELLIER-PERDU MEMORIAL PARK
- 37 Comber Fairgrounds



Over 20 years Old

# Classification of St. Clair Shores Park

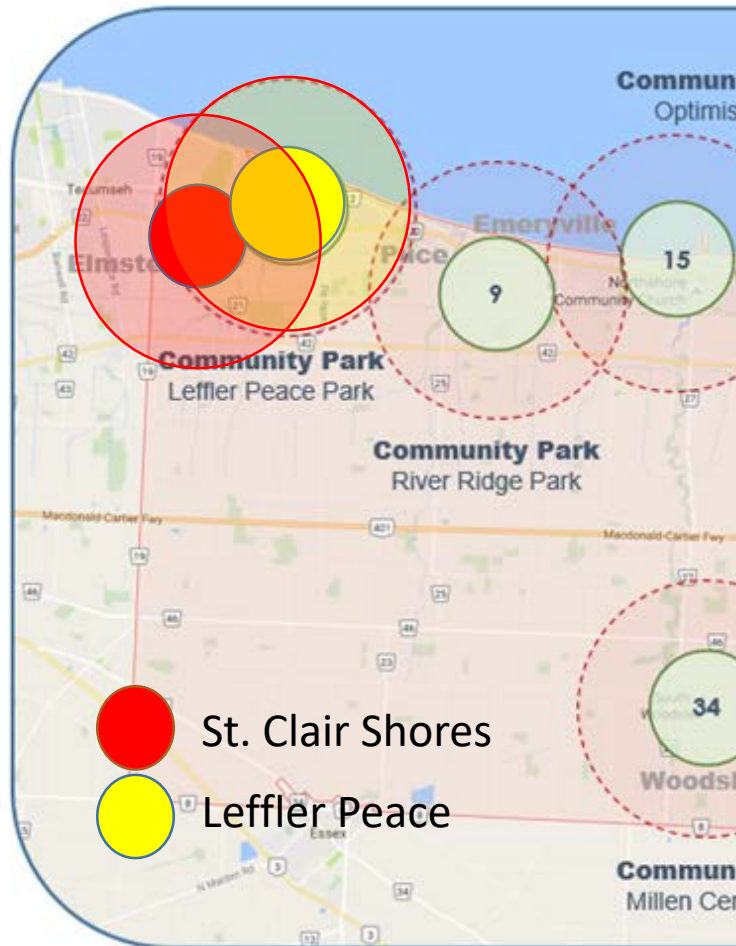


**Existing Parkland Distribution** Existing Conditions  
 5 Minute Walk Overlay – 2,640ft.

-  **Lakeshore Park**
-  **Parkette**



# Classification of St. Clair Shores Park

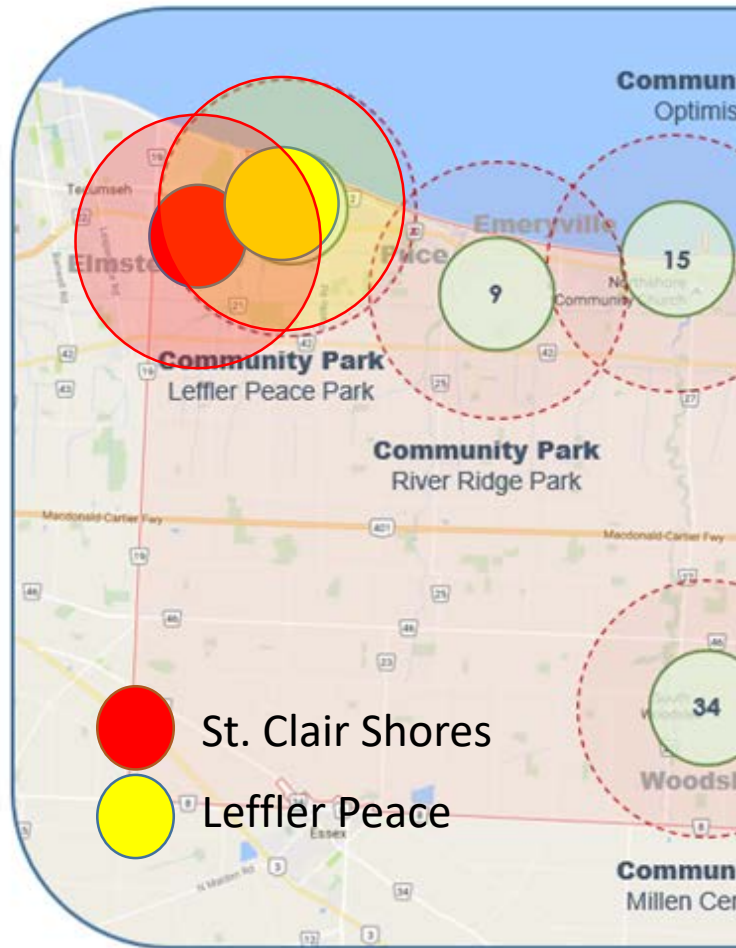


● St. Clair Shores  
● Leffler Peace

Regional Parks	2 Leffler Peace Park	34 M
Community Parks	9 River Ridge Park	35 G
Neighbourhood Parks	15 Optimist Park	37 C
Parkettes	29 Stoney Point Park	
Trails/Greenways		

- Very close -2KM apart
- **LPP** -11 acres / **SCSP**-5.2 acres Avg. Com. Park-11 acres
- 3.5km Service areas overlap
- **SCSP** service area is truncated by boundary
- **LPP** – parking,volleyball, tennis/ **SCSP**-Basketball

# Classification of St. Clair Shores Park

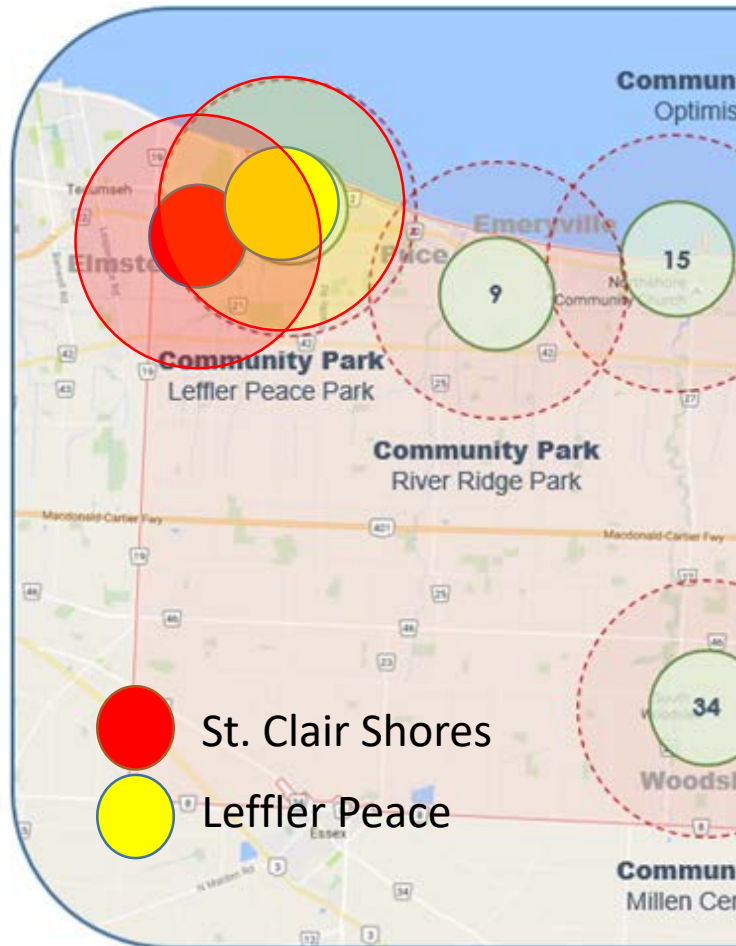


● St. Clair Shores  
● Leffler Peace

Based on our review we believe that **Leffler Peace Park** and **St. Clair Shores park** were properly classified at the time.

Regional Parks	2 Leffler Peace Park	34 M
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Trails/Greenways		

# Classification of St. Clair Shores Park

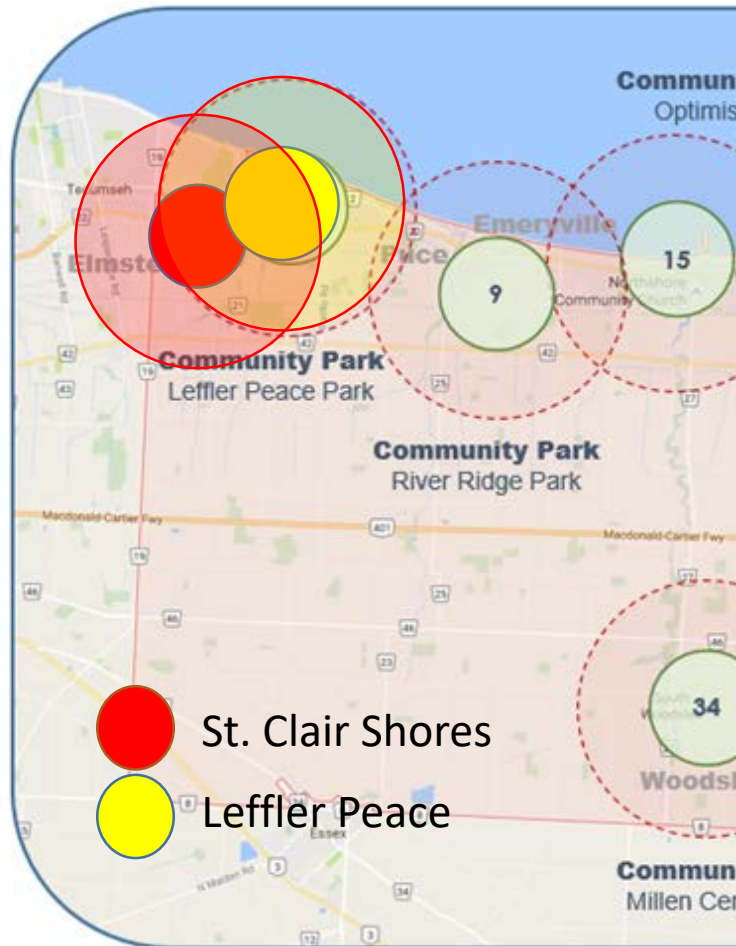


● St. Clair Shores  
● Leffler Peace

However ... It is **impossible** to disregard the extent of existing and proposed development that defines the neighbourhood

Regional Parks	2 Leffler Peace Park	34 M
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Trails/Greenways		

# Classification of St. Clair Shores Park

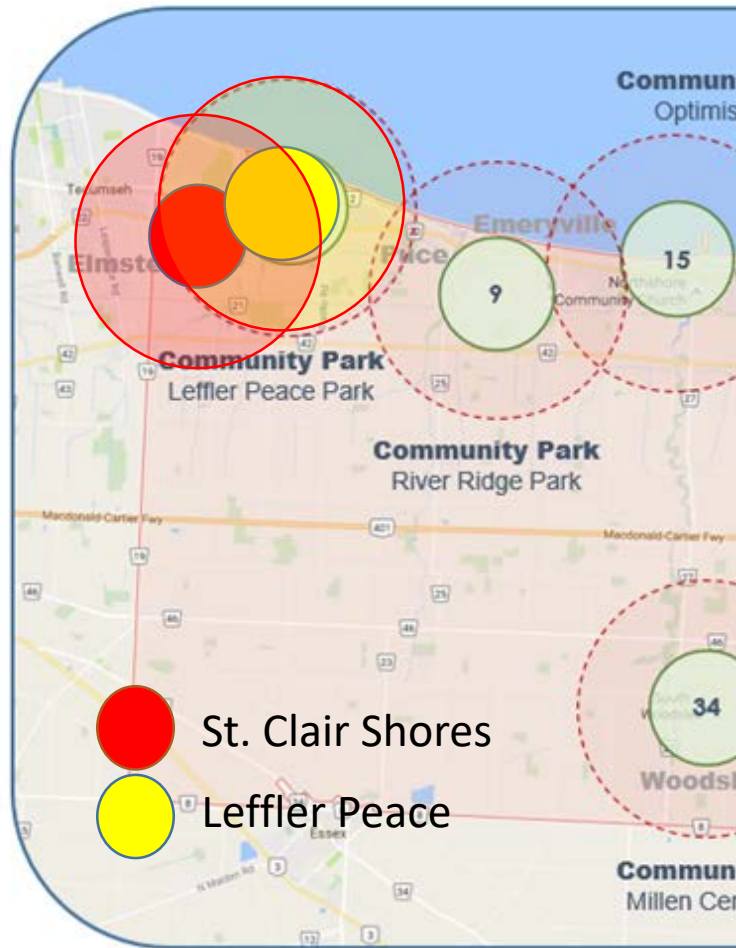


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Regional Parks	2 Leffler Peace Park	34 M
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Trails/Greenways		

- Considerable **growth** near SCSP
- Much **higher densities** than is typical for the town (15-18 units /ha)
- Development is close (**walking dist.**) to park
  - Existing – under 650m
  - Planned – under 1.5km

# Classification of St. Clair Shores Park

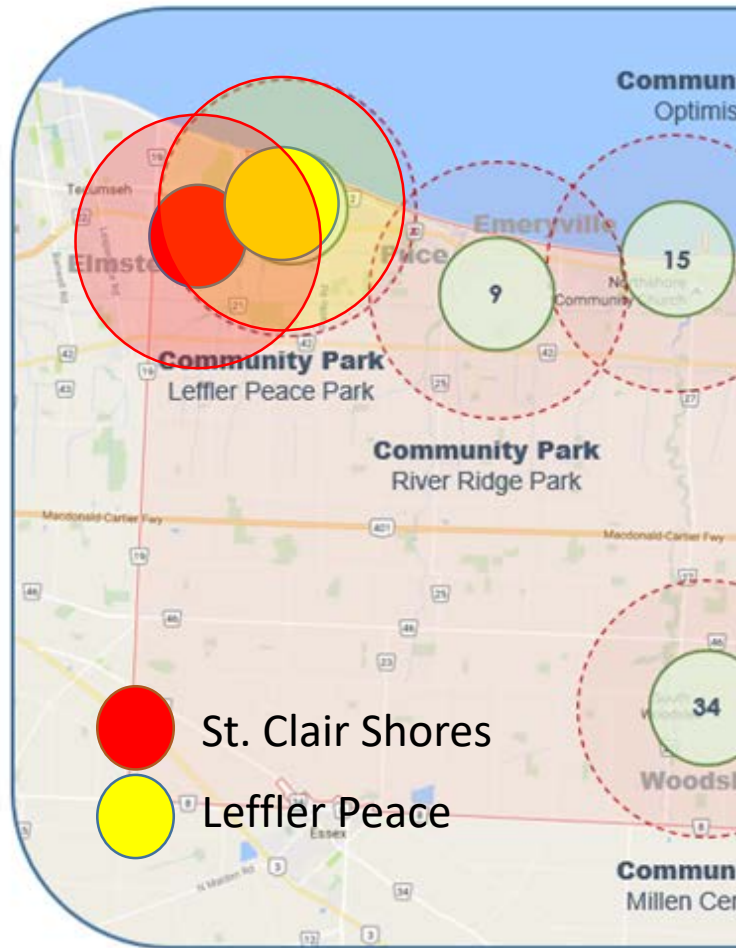


- **Beachside South**
  - 116 apartments (107)
  - 22 townhomes (59)
- **Beachside North**
  - 174 apartments (108)
- **Manning Rd. Dev.**
  - 168 apartments (118)
  - 10 townhomes

Regional Parks	2 Leffler Peace Park	34 M
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Trails/Greenways		



# Classification of St. Clair Shores Park

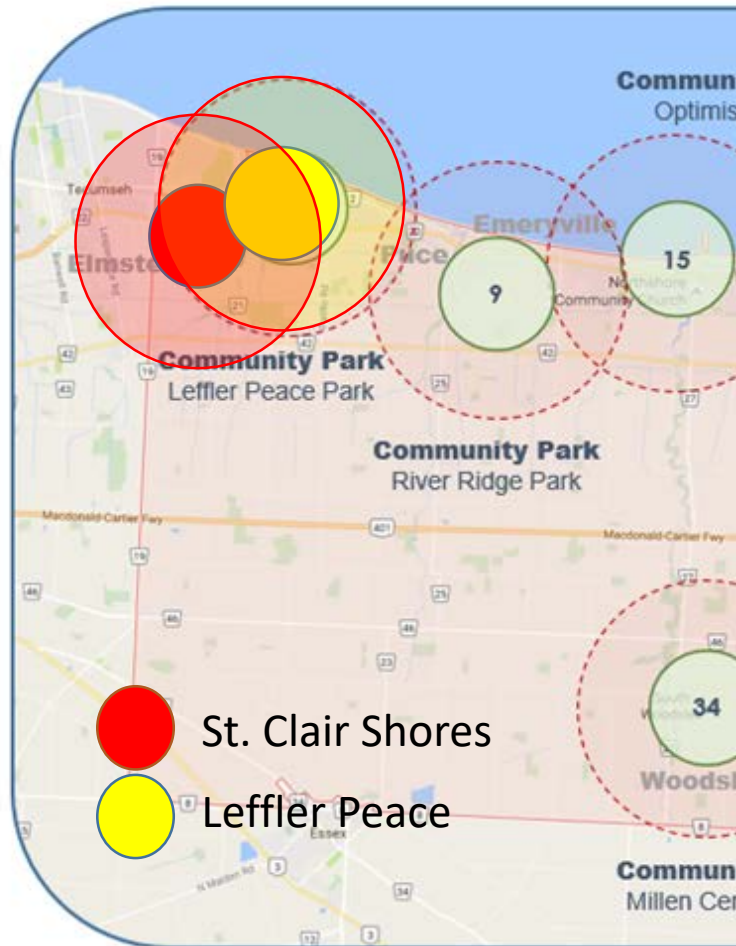


We can serve this growing community better ... but it doesn't need to be a community park to do so.

- SCSP is in a very walkable community ... **parking** isn't needed or desirable
- People live close and may prefer to go home to use **washrooms**

Regional Parks	2 Leffler Peace Park	34 M
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Trails/Greenways		

# Classification of St. Clair Shores Park



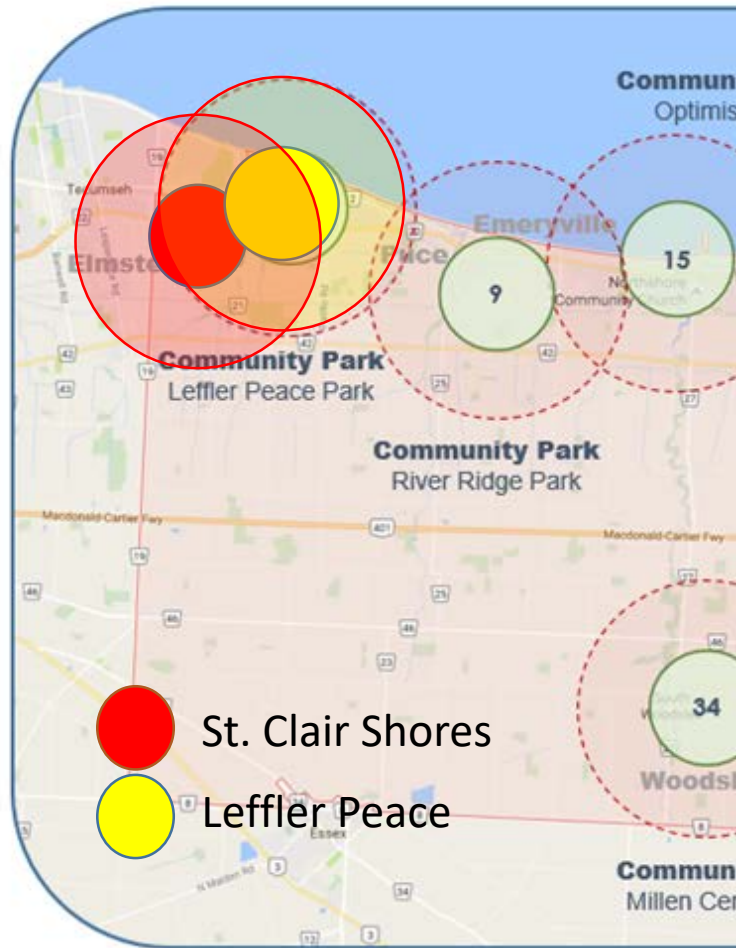
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Regional Parks	2 Leffler Peace Park	34 M
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Parkettes	29 Stoney Point Park	
Trails/Greenways		

Better Alternative  
Fast track the full development as a high end neighbourhood park.

- Provide a **great playground** by adding new equipment, perhaps with a **theme**.
- **Design** in 2021 and **build** in 2022

# Classification of St. Clair Shores Park



● St. Clair Shores  
● Leffler Peace

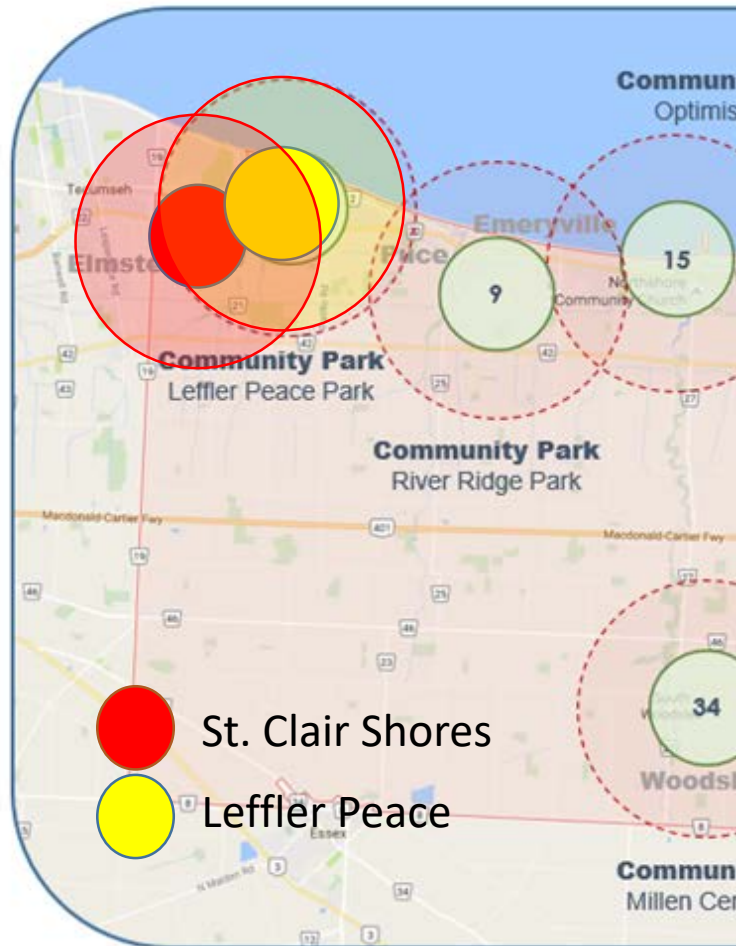
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ParkeTTes	29 Stoney Point Park	
Trails/Greenways		

**Better Alternative**  
Fully develop it soon as a high end neighbourhood park.

- Enhance the existing **trail** by adding cross-over (diagonal) paths
- Provide **exercise stations** along the path
- Improve **seating** area, add benches.



# Classification of St. Clair Shores Park

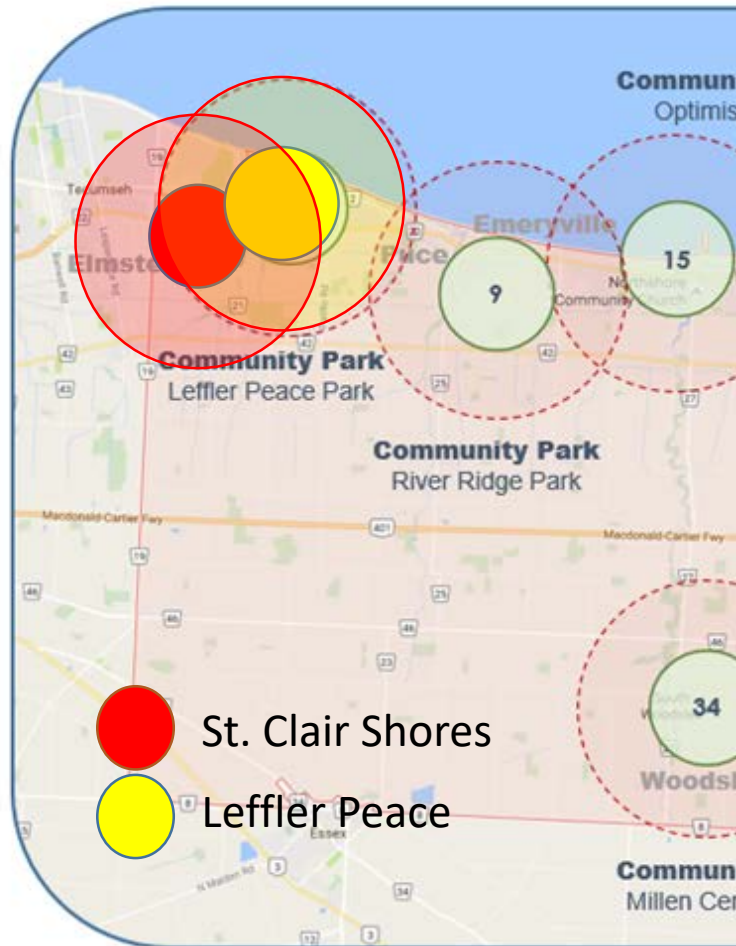


● St. Clair Shores  
● Leffler Peace

**Financial Considerations**  
Community Park will require **\$1M** in improvements for Washroom, Splash Pad and Parking Lot – high cost isn't warranted for a relatively small service area.

Regional Parks	2 Leffler Peace Park	34 M
Community Parks	9 River Ridge Park	35 G
Neighbourhood Parks	15 Optimist Park	37 C
Parkettes	29 Stoney Point Park	
Trails/Greenways		

# Classification of St. Clair Shores Park



● St. Clair Shores  
● Leffler Peace

**Financial Considerations**  
Improved Neighbourhood Park with double the playground, improved pathways, exercise stations, enhanced seating areas will cost about **\$250K**

Regional Parks	2 Leffler Peace Park	34 M
Community Parks	9 River Ridge Park	35 G
Neighbourhood Parks	15 Optimist Park	37 C
Parkettes	29 Stoney Point Park	
Trails/Greenways		

# TOWN OF LAKESHORE RECREATION MAP



This map was produced by the Town of Lakeshore GIS Department and is intended for illustrative purposes.



## **5 Yr Capital Forecast - Criteria**

**Shovel ready projects**

**Benchmarking – demonstrated need**

**Regional Park Development**

**Community Park Development**

**Regional Park Development**

**Trail Development**

**Safety / life cycle Replacements**

**Benches and Trees**

**Reduced Maintenance**

**Water Access**



# 5 Year Capital Plan – Parks

	1	2	3	4	5
<b>A. Prior Funding</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Develop River Ridge Park (Phase 1 & 2)	1.7M				
Regional Park Visioning -ATC	100,000				
Neighbourhood Park Visioning/Design St. Clair Shores Park	30,000				
Regional Park Design – West Beach, Lakeview, Belle River Marina	600,000				
<b>Subtotal Prior Funding</b>	<b>2.43M</b>				



# 5 Year Capital Plan – Parks

<b>B. Capital Projects</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Balance of Development at <b>1</b> River Ridge Park	700,000				
<b>2</b> Splash Pad at Stoney Point Park		450,000			
<b>3</b> Splash Pad at Millen Park			460,000		
<b>4</b> Splash Pad at Leffler Peace					470,000
<b>5</b> Basketball Pad at Millen Park				20,000	
<b>6</b> Basketball Pad at Stoney Point					20,000
Comm. Park Tree Planting - <b>7</b> Leffler	10,000				
Comm. Park Tree Planting - <b>8</b> Optimist		10,000			
Comm. Park Tree Planting - <b>9</b> Stoney Point			10,000		



# 5 Year Capital Plan – Parks

<b>B. Capital Projects</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Comm. Park Tree Planting - <b>9</b> Stoney Point			10,000		
Comm. Park Tree Planting - <b>10</b> Millen				10,000	
Comm. Park Tree Planting - <b>11</b> Geralyn					10,000
Comm. Park Tree Planting - <b>12</b> Comber					10,000
Playground Replacement - <b>13</b> Centennial	90,000				
Playground Replacement - <b>14</b> Shanahan	45,000				
Playground Replacement - <b>15</b> Stoney Point	-	115,000	-	-	-
<b>16</b> Playground Replacement			90,000		
<b>17</b> Playground Replacement				100,000	





# 5 Year Capital Plan – Parks

<b>B. Capital Projects</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>18</b> Playground Replacement					105,000
<b>19</b> Washroom at Optimist Park					500,000
<b>20</b> Sand Volleyball at Millen				15,000	
<b>21</b> Sand Volleyball at Geralyn-Tellier					15,000
<b>22</b> Kayak Launch - TBD					30,000
<b>23</b> Maidstone Tennis (or pickle ball conversion)_		60,000			
<b>24</b> Neighbourhood Park Dev. - St. Clair Shores Park		250,000			
<b>25</b> Deep well Trash	15,000	15,000		15,000	15,000
<b>26</b> Bench Program	15,000	15,000		15,000	15,000

# 5 Year Capital Plan – Parks

<b>B. Capital Projects</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Pavilion Rehabilitation - GERALDYN <b>27</b> Tellier Perdu	8,000				
<b>28</b> Parks Electrical Upgrades	6,000	6,000	6,000	6,000	6,000
Spectator Bleacher Replacement - GERALDYN <b>29</b> Perdu	16,000	15,000	20,000	20,000	
West Beach Grading /Belle River <b>30</b> Dredging	240,000				
AODA Park Paths - Comber, Gerard, Leffler, Millen 2022 <b>31</b> Shanahan, Staples, Stoney Point	20,000	20,000			
Surface Conversion Playgrounds, Ladouceur, <b>32</b> Centennial, Woodslee Memorial	22,000				
<b>Subtotal Capital Projects</b>	<b>1,187,000</b>	<b>506,000</b>	<b>576,000</b>	<b>661,000</b>	<b>1,196,000</b>



# 5 Year Capital Plan – Parks

<b>C. Design &amp; Planning</b>		<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>1</b>	Visioning - Greenway/CWATS			50,000		
	Community Park					
<b>2</b>	Review/Visioning - Stoney Point		7,500			
	Community Park Design -					
<b>3</b>	Stoney Point		60,000			
	Community Park					
<b>4</b>	Review/Visioning – Millen		7,500			
	Community Park Design –					
<b>5</b>	Millen			60,000		
	Community Park					
<b>6</b>	Review/Visioning - Geralyn			7,500		
	Community Park Design -					
<b>7</b>	Geralyn				60,000	
	Community Park					
<b>8</b>	Review/Visioning - Optimist			7,500		



# 5 Year Capital Plan – Parks

<b>C. Design &amp; Planning</b>		<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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
<b>Subtotal Design and Planning</b>		<b>-</b>	<b>75,000</b>	<b>125,000</b>	<b>127,500</b>	<b>60,000</b>
<b>Capital Projects + Design &amp; Plan*</b>		<b>1,187,000</b>	<b>581,000</b>	<b>701,000</b>	<b>788,500</b>	<b>1,256,000</b>

- *Peace Park - Does not include Prior Approvals*



## 5 Year Capital Plan – Parks

- Advanced work on both **Regional Parks**
- Full development of 1 **Community Park** – River Ridge
- Improvements in **25 Community Parks**
- Advanced work on **trails**
- **Sequencing** ... Visioning, Design, Construction
- **Shovel Ready** Projects
- Including the **basics** ... trees, benches, repairs, trash receptacles
- **Lifecycle replacements** on play equipment
- Developed **one neighbourhood park** where warranted due to increased growth