

APPENDIX B

METTAWAS PARK - KINGSVILLE



LANDSCAPE MASTERPLAN



FORMAL GARDENS



NATURAL SPLASH PAD



HILLSIDE WATER FEATURE



BEACH BOARDWALK

*Photos are intended to illustrate design intent only - final built features may differ

Kingsville
ONTARIO

RON KOUDEYS
LANDSCAPE
ARCHITECTS



OPEN HOUSE FEEDBACK

1. Which concept / design theme do you prefer most? Please rank from 1 (most preferred) to 3 (least preferred):

Concept	Rank			Average Rank	Response Count
	1	2	3		
A - Formal Gardens	36	15	8	1.53	59
B - Recreation	21	17	17	1.93	55
C - Wildlife habitat and pollinator gardens	13	17	24	2.20	54
Didn't Answer	3				
Number of surveys	71				

2. Which park amenities are most important to you? Please indicate your top three (3):

Amenity	Responses
Walking Paths	39
Splash Pad	32
Picnic Area	22
Waterfront Boardwalk	40
Open Green Space	17
Formal Gardens	16
Washroom / changing room	36
Hillside water feature	23
Number of responses	225

OPEN HOUSE FEEDBACK

3. Which splash pad location do you prefer? Please pick one:

Location	Responses
A - bottom of slope, near playground and washroom	32
B - bottom of slope, near washroom	18
C - top of slope, near pavilion, with easy access from the road	14
Number of responses	64
Did not answer	7
Total	71

4. Which playground location do you prefer? Please pick one:

Location	Responses
A - bottom of slope, near splash pad and washroom	34
B - top of slope, with easy access from the road	17
C - bottom of slope, near open green space	9
Number of responses	60
Did not answer	11
Total	71

OPEN HOUSE FEEDBACK

5. Which park characteristics are most important to you? Please indicate your top three (3):

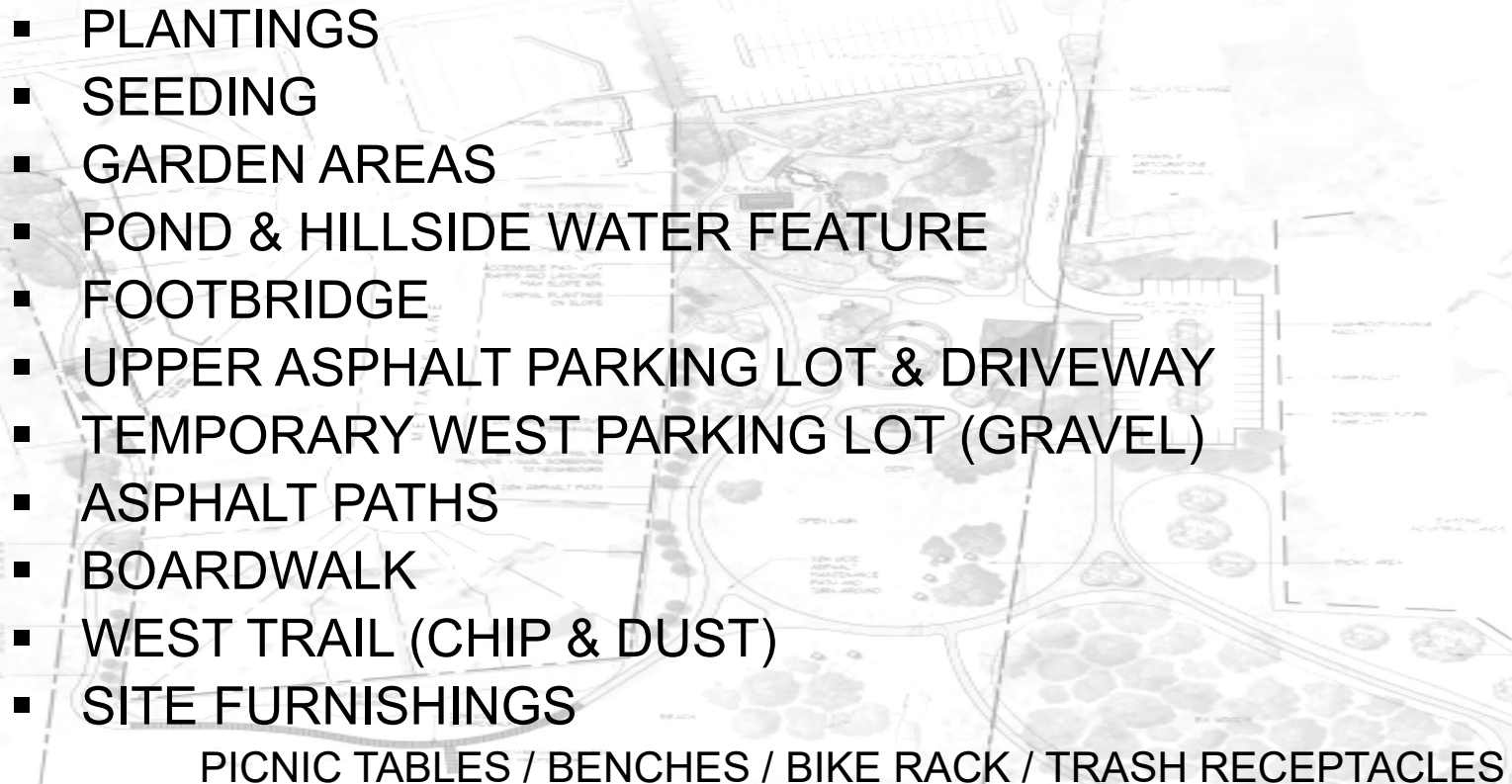
Amenity	Responses
Views of the lake	53
Shade	35
Accessibility	16
Naturalized Areas	33
Safety	21
Privacy for neighbouring yards	19
Open space for recreation (Frisbee, pick-up soccer, etc.)	10
Variety of trails / loops	37
Number of responses	224

RESULTS FROM FEEDBACK

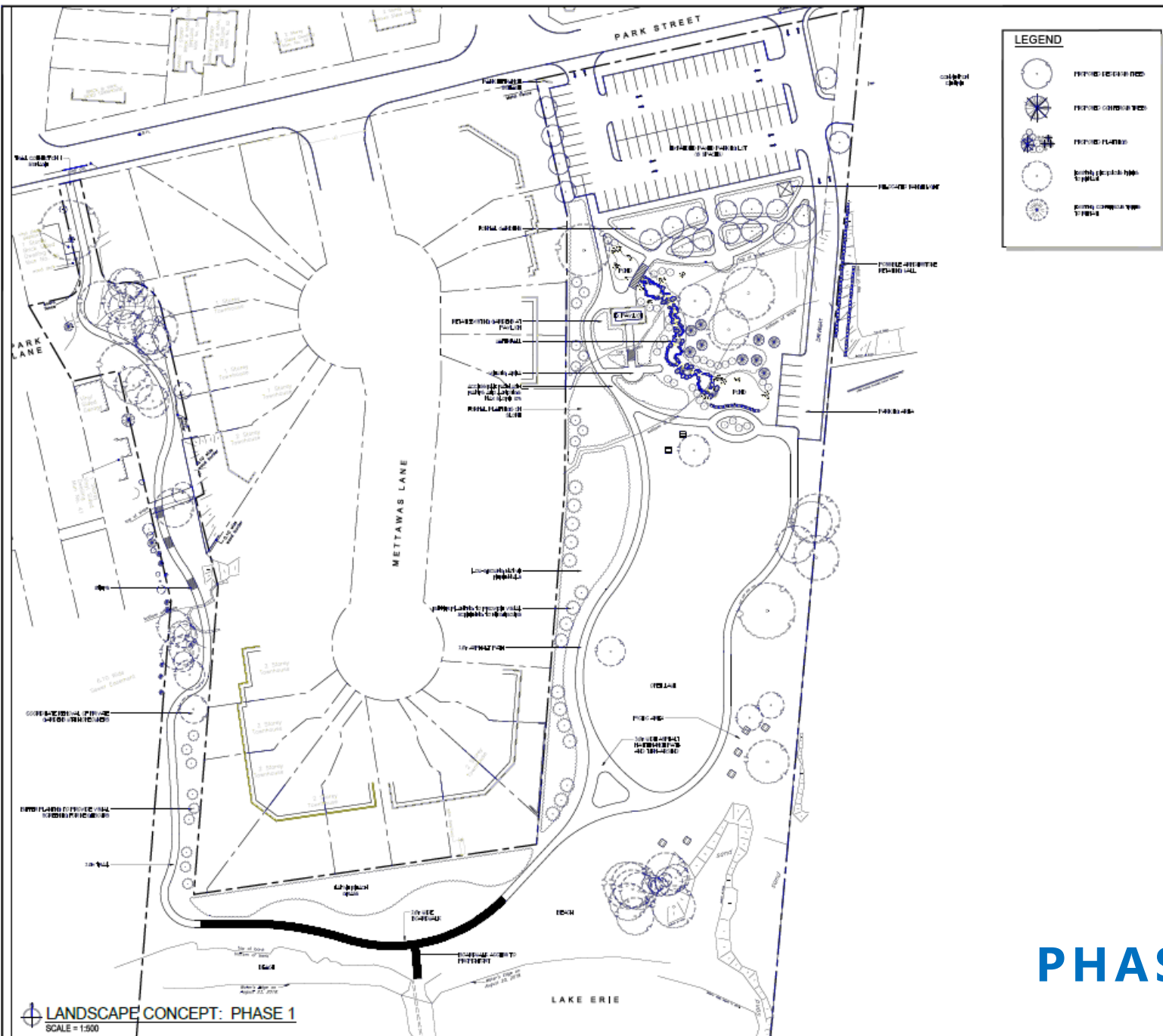
Based on feedback from the public and from administration, the plan is based on Concept A (from the public open house in July), with some modifications:

- Playground and splash pad are located near each other and near the washroom, at the bottom of the hill.
- Addition of the waterfall and pond feature (from Concept B - Recreation).
- Addition of the footbridge (from Concept B - Recreation)
- Picnic area moved away from residential properties.
- Range light away from road, farther into park.

SCOPE OF PHASE 1

- 
- PLANTINGS
 - SEEDING
 - GARDEN AREAS
 - POND & HILLSIDE WATER FEATURE
 - FOOTBRIDGE
 - UPPER ASPHALT PARKING LOT & DRIVEWAY
 - TEMPORARY WEST PARKING LOT (GRAVEL)
 - ASPHALT PATHS
 - BOARDWALK
 - WEST TRAIL (CHIP & DUST)
 - SITE FURNISHINGS
PICNIC TABLES / BENCHES / BIKE RACK / TRASH RECEPTACLES

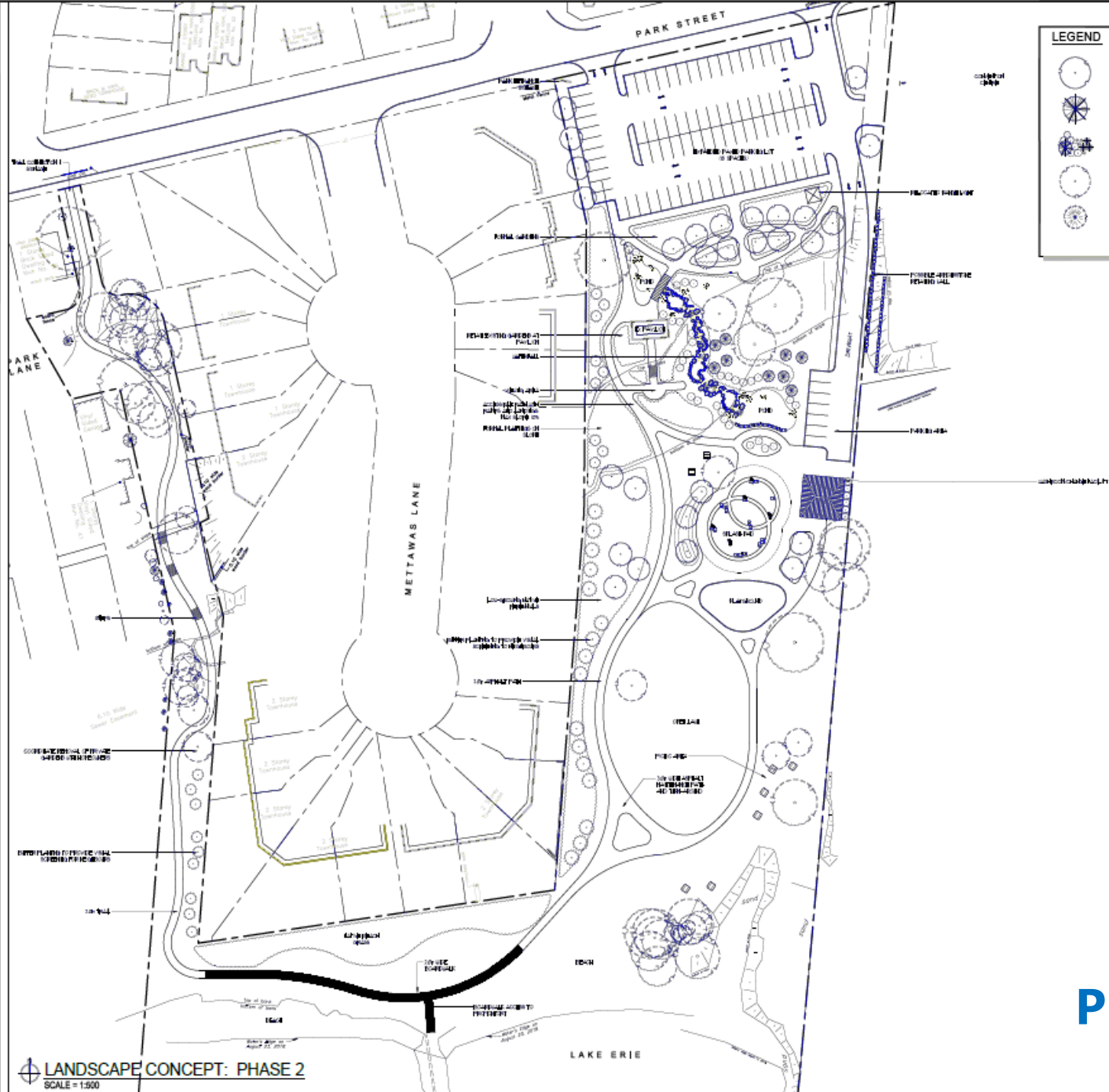
ESTIMATED COST: \$900,000



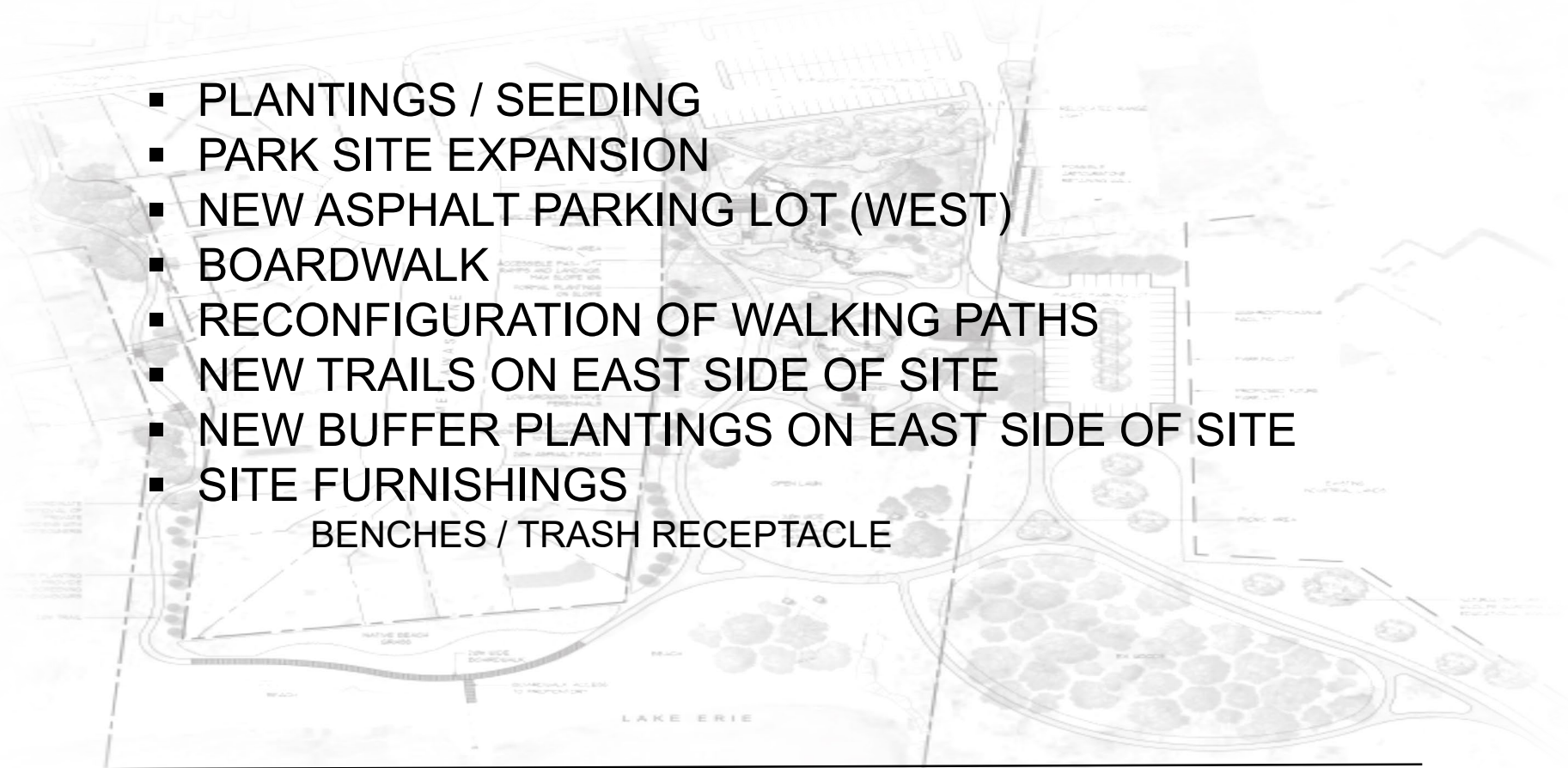
SCOPE OF PHASE 2

- PLANTINGS / SEEDING
- SPLASH PAD
- PLAYGROUND
- WASHROOM / CHANGE ROOM
- SITE FURNISHINGS
BENCHES / BIKE RACK / TRASH RECEPTACLE

ESTIMATED COST: \$1M



SCOPE OF PHASE 3

- 
- PLANTINGS / SEEDING
 - PARK SITE EXPANSION
 - NEW ASPHALT PARKING LOT (WEST)
 - BOARDWALK
 - RECONFIGURATION OF WALKING PATHS
 - NEW TRAILS ON EAST SIDE OF SITE
 - NEW BUFFER PLANTINGS ON EAST SIDE OF SITE
 - SITE FURNISHINGS
BENCHES / TRASH RECEPTACLE

ESTIMATED COST: \$600,000

PROJECT COSTING

PHASE 1	\$900,000
PHASE 2	\$1M
PHASE 3	\$600,000

ESTIMATED COST: \$2.5M

FINANCIAL IMPACT

FUNDING SOURCES		Expenses	Development Charges (45%)	Park Fees	Mettawas Park Reserve	ELK Funds	Property Taxation
2020	Phase 1 A	\$450,000	\$202,500	\$247,500			
2021	Phase 1 B	\$450,000	\$202,500	\$40,000			\$207,500
2022	Phase 2	\$1,000,000	\$450,000	\$40,000	\$80,000	\$220,000	\$210,000
2023	Phase 3	\$600,000	\$270,000	\$40,000			\$290,000
TOTALS		\$2,500,000	\$1,125,000	\$367,500	\$80,000	\$220,000	\$707,500