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Date: November 23, 2020
To: Mayor and Council
Author: Dan Wolicki, Manager of Municipal Facilities and Property
RE: New Splash Pad Location
Report No.: MS 2020-46

AIM

To provide Council with the analysis and results of the Splash Pad Location Study and to seek approval of the recommended site.

BACKGROUND

The purpose of this report is in response to a motion approved at the January 13, 2020 Council meeting, whereby Council requested administration to investigate and review potential locations for a new splash pad:

11-2020

Moved By Councillor Tony Gaffan

Seconded By Councillor Larry Patterson

'That Council directs that Administration encourages the Parks, Recreation, Arts and Culture Committee to review potential locations for the splash park within the Town and provide Council with potential drawbacks and benefits for those locations.'

In 2013, following the completion of constructing a splash pad at Ridgeview Park in Cottam, further discussions began in exploring the potential development of the passive parkland at 85 Park Street known as Mettawas Park in which would serve as a centralized water front destination with a splash pad.

A fundraising committee had been established in 2015 to collaborate funding initiatives towards the future development of the park.

Although the master plan for development of Mettawas Park that has been produced includes a splash pad, financial implications and a sense of urgency may have reformed

its outlook causing to investigate other suitable locations that are feasible and most beneficial to the community.

The Town's vision of a new splash pad facility is to become a gathering area inclusive and accessible to everyone that complements existing park amenities and results as an enjoyable offering for youth of all ages through added benefits of enhancing physical, social, sensory and cognitive development.

DISCUSSION

The Parks, Recreation, Arts and Culture Committee (PRAC) and Administration identified the following existing parklands as potential sites for a new splash pad:

- Mettawas Park / 85 Park Street
- Lakeside Park / 315 Queen Street
- Lions Park / 23 Mill Street

Each site provides comparable benefits and unique disadvantages along with distinct considerations for the construction of a splash pad facility that produces variations in costs pertaining to sizing that is suitable for each site.

A location study analyzing each identified park location was composed to gather relative drawbacks, benefits and financial implications.

An overview summary of the proposed sites is as follows:

Mettawas Park

Sizing	500 sq metres, approximately 75' x 75' area
Financial Impacts	Splash Pad: \$350,000 Washrooms Facility: \$300,000 Total Estimated Cost: \$650,000
Benefits	Provides added functionality of park, compliments future development and its amenities Enhances park make-up suitable for all ages (destination park) Infrastructure can be easily incorporated into development plan Location suitable for larger size splash pad Adheres to recommendation and public input from the Parks & Recreation Master Plan
Drawbacks	Undeveloped park area (green space) Currently no playground equipment (potentially implemented at a later phase) Accessibility concerns (until park has been fully developed) Potential issue (minor) with fish flies and/or sand flies Minimal risk for sand migrating into system of splash pad

Lakeside Park

Sizing	350 sq metres, approximately 70' x 50' area
Financial Impacts	Splash Pad: \$275,000 Washrooms Facility: \$300,000 Total Estimated Cost: \$575,000
Benefits	Provides further functionality of park and recreational opportunities Proposed location fits within the existing site features Enhances park make-up suitable for all ages Mature trees/plantings provide shade for parents, caregivers and children Accessible and adequate parking for residents
Drawbacks	Loss of approximately 10-15 days/per season due to hosting established events Increased noise and activity may concern users of the Pavilion Splash pad may interfere with special events at the park Disturbance to existing landscape and vegetation (relocation of some trees) Potential issue (minor) with fish flies and/or sand flies

Lions Park – Location A & Location B

Sizing	<i>Location A</i> – Splash pad instead of Multi-use court 350 sq metres, approximately 70' x 50' area <i>Location B</i> – Splash pad near Playground 240 sq metres, approximately 60' x 40' area
Financial Impacts	<i>Location A</i> Splash Pad: \$275,000 Washrooms Facility: \$300,000 Total Estimated Cost: \$575,000 <i>Location B</i> Splash Pad: \$200,000 Washrooms Facility: \$300,000 Total Estimated Cost: \$500,000
Benefits	Keeps park make-up for all ages, improves functionality and recreational opportunities Infrastructure can be easily incorporated into development plan Prime opportunity to implement considering development project remains in progress/under construction
Drawbacks	Smaller neighbourhood park, may be difficult for public to find Residential homes back onto park, splash pad may create noise concerns for surrounding residents Limitations to the size of splash pad Elimination of planned multi-use court (if Location A is selected) Increased traffic may become a concern to the tenants of the Lions Hall building and nearby Church

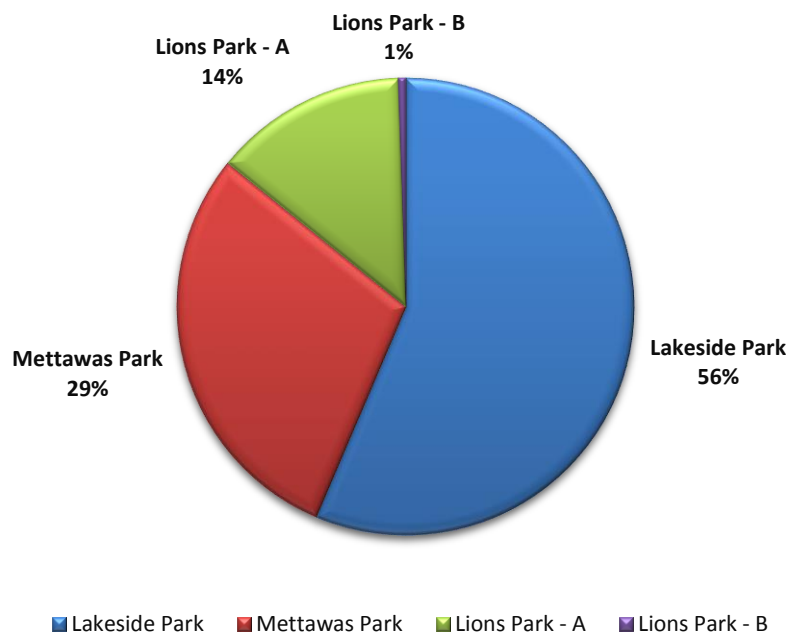
Attached in Appendix A of this report is the Splash Pad Location Study for reference.

An online survey had been developed highlighting key elements of each proposed site that was presented to the public to gather input and to rank each location as part of the selection process. The survey was made available online to the public on September 10th and closed on September 24th.

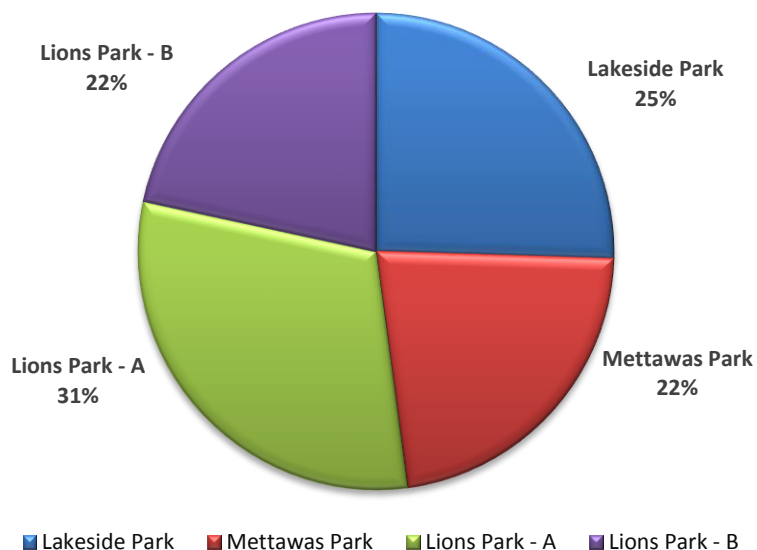
The Town received a total of 259 responses.

The analysis of the results from the public survey is as follows:

1st Choice Location - Results



2nd Choice Location - Results



A copy of the online survey and compact results are attached in Appendix B of this report.

In review of the responses and results from the survey, Lakeside Park has been determined to be the most favourable location amongst residents.

Lakeside Park is considered the most compatible site, and with the results obtained from the survey, is the recommended location for the following reasons:

- Feasible and most cost effective location overall
- Collocated with existing recreation infrastructure
- Connections to existing utilities and infrastructure
- No direct impacts operationally
- Expanded offering of services with the outward focus on community benefit

A new splash pad and washroom facility at Lakeside Park would advance the functionality of the park and expand recreational opportunities, supplementary to the parks historical charm and character.

A sun-shade study was completed to undertake an inventory and assessment of existing site features to identify a location within the park that provides the recommended sun exposure of eight (8) hours. In combination with other considerations and site factors including the location of existing utilities, circulation, building entrances, parking areas, trails and sight lines, the location was determined and a design was developed that fits within the parks context.

The location of the splash pad within Lakeside Park is illustrated in the image as shown below:

Figure 1



Disadvantages surround the location of Lakeside Park in that a new splash pad facility will encounter the impacts influenced by annual special events that utilize the park area. Approximately three (3) plantings will be disturbed from the location in which the plantings will be removed and re-transplanted.

With the anticipation of increased noise and activity, concerns may arise from the public renting the Pavilion, however, the implementation of noise barriers or buffers will be explored as a mitigation measure. Administration will also explore the possibility of relocating the Beach Volleyball Court at Lakeside Park and redepositing the sand material to a suitable location.

In consideration of the recognized disadvantages, resolution strategies will be investigated to reduce impacts from established affairs in working in cohesion with other parties to ensure success while maintaining recreational offerings.

The Parks, Recreation, Arts and Culture Committee (PRAC) support the location and recommendations contained in this report at the monthly meeting held on October 29th, 2020.

LINK TO STRATEGIC PLAN

Improve recreational and cultural facilities and opportunities within the Town of Kingsville.

FINANCIAL CONSIDERATIONS

The estimated cost for this project is \$700,000.00 (Excluding HST).

A summary of the total project budget is provided below:

	Amount
Splash Pad (350 square metres)	\$275,000
New Washroom Facility	\$300,000
Site Servicing & Contingency	\$125,000
Total	\$700,000

The construction of a new splash pad and washroom facility will be proposed in the 2021 Capital Budget.

CONSULTATIONS

Parks, Recreation, Arts and Culture Committee
Administration Management Group
Residents of Kingsville
Municipal Services
Financial Services

RECOMMENDATION

That Council approves the location of Lakeside Park for a new splash pad and washroom facility as identified in Figure 1 of Report MS 2020-46.

Dan Wolicki

Dan Wolicki

Manager of Municipal Facilities and Property

G. A. Plancke

G.A. Plancke, Civil Eng. Tech (Env.)

Director of Municipal Services