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Date: August 30, 2021
To: Mayor and Council
Author: Richard J.H. Wyma, Director of Community and Development Services
RE: Lions Park – Phase 2 Development
Report No.: CDS-2021-08

RECOMMENDED ACTION

That Council approve amendments to the Lions Park Development Phase 2 including the planting of additional trees as may be required, moving the shade structure from the basketball area to the proposed playground area (Phase 3), and relocate the Multi-Use Court to Ridgeview Park to replace the existing basketball court which is in disrepair; and further,

That Council accept the revised tender bid of \$182,175 from Greenlight General Contracting Inc. to complete the construction of Phase 2 of the Lions Park development; and further,

That Administration review the design of the proposed Washroom facilities to ensure the design and facility meets the needs of its users; and further,

That Administration develop a new Park Classification System based on the system included in the 2013 Official Plan and the 2018 Parks, Recreation, Arts and Culture Master Plan; and further,

That Administration explore the introduction of a Park Watch, or after-hours emergency program

BACKGROUND

At its June 28, 2021 Meeting, Council approved Lions Park Development Phase 2 and authorized the Mayor and Clerk to execute an agreement with Greenlight General Contracting Inc. to complete the construction of Phase 2 of Lions Park development.

The plan for Lions Park, developed by Ron Koudys Landscape Architects, had been presented to the public for discussion and input in Spring 2018. Based on comments received, the Master Plan was finalized and presented and approved by Council in July 2018.

In 2019, Phase 1a-1b was completed. This included site servicing, a new basketball court to replace and relocate the existing court, paved walking trails and tree plantings. The approved Phase 2 included construction of a shade structure, a multi-use court, additional tree plantings, and the extension of the paved trail system to accommodate future development phases.

On July 12 2021, the Lions Park Residents Group appeared before council to identify ongoing issues with Lions Park, including safety and security concerns, site and design challenges, and presented ideas to reimagine the park and its redevelopment.

In response, on July 26, 2021, Council passed the following notice of motion:

494-2021

Moved By Councillor Laura Lucier

Seconded By Councillor Kimberly DeYong

That Administration review the recommendations of the Lions Park Residents Group as presented at the July 12, 2021 Council meeting and bring a report back to council on the consequences of pausing the approved work, as well as identifying which of the recommendations can be incorporated and what other measures can be taken to address these ongoing concerns including vehicle access, noise, and nuisance, both immediately and as improvements continue.

CARRIED

DISCUSSION

In keeping with the Notice of Motion, the Director, Community and Development Services and the Manager of Municipal Facilities and Properties met onsite to discuss options to address issues raised. This onsite meeting resulted in the following actions:

- Installation of new gate and relocation of barricades to eliminate vehicular access into the park
- Installation of regulatory signage confirming amended Park Bylaw Curfew from Sunset to 5:00am.
- Direction to by-law officers to perform 'pop-in' inspections of area to observe activities and park use. OPP have also been contacted to perform extra patrols of the area.

On August 17, the Director met with members of the Lions Park Residents Group to discuss resident concerns on site, identify steps taken to date as noted above, and potential solutions including those actions already taken by the Town. The Lions Park Residents Group appreciated the installation of barricades, gates and the regulatory signage which they acknowledged has addressed their most significant concerns regarding vehicle access into the park and hours of use.

The Director also identified potential solutions for discussion:

- **Additional tree planting and screening in strategic locations, especially along newly installed fence portions.** This will reduce visibility into backyards, and help to reduce noise issues in addition to providing areas for shade and cooling. Additional trees are scheduled to be planted as part of Phase 2. The Town has ordered additional trees as part of its Annual Tree Planting Program. Trees can be planted in fall 2021 as part of awarded contract.
- **Relocating the Shade Structure, to be built in Phase 2, closer to the site where the playground is to be installed (Phase 3).** This would provide shaded seating areas for families using the playground equipment and promote family use of the park.
- **Relocation of the Multi-Use Court, to be constructed in Phase 2, to replace the existing basketball court at Ridgeview Park.** The 2018 Parks, Recreation, Arts and Culture Master Plan noted the basketball courts at Ridgeview were undersized and in a state of disrepair. Relocating the proposed concrete multi-purpose court at Lions Park with an asphalt basketball court in Ridgeview will result in some savings for construction, though there will be additional costs to the Contractor for equipment staging, demolition and removal of existing court at Ridgeview. New basketball nets and posts (similar to those installed at Lions Park) will be required.
- **Review design and location of washroom and Storage Area.** The Master Plan included washroom and storage facilities as part of Phase 3 of development, based on community consultations. The inclusion of washrooms in the park was raised with both the Residents Group and the Lions Club. The Residents Group were mixed on the need for washrooms, but the Lions Club strongly supported the inclusion of washrooms in keeping with the Master Plan. Though washrooms are not typically found in the scale of park like Lions Park, because the park will include an accessible playground (funded by the Lions Club, as part of its Play if Forward campaign) more children will have an opportunity to experience active and engaged play through the new all-inclusive infrastructure. To that end, it will attract users from a broader community, and users with different needs. The Lions Club strongly supported the provision of washroom facilities, and further wanted to ensure that facilities are accessible for all families. Administration will review the design of the proposed washroom to ensure it provides for these needs, and will consider if a standalone facility, or upgraded facilities within the adjacent Community Centre can better provide this need.

The attached drawings show the original approved, and proposed changes to Phase 2 Development of Lions Park; as well as the original approved, and proposed Final Master Plan (Phase 4) included changes noted in this report.

Park Classification

The issue of park classifications was raised by the Lions Park Residents Group who suggested that the Lions Park development is not in keeping with its classification.

It was noted that the PRAC Master Plan included discussion on Park Classification as a means to guide the acquisition and development of parks and open spaces through the establishment of recommended sizes, uses, activities, functions and locations. Park Classifications also guide operational standards, capital standards, and user expectations.

The Town's 2013 Official Plan included a classification system, however it was not carried forward in more recent Official Plans. The 2013 Official Plan classified parks as Parkette, Neighbourhood Park, Community Park, Town-Wide Park, and Open Space Lands. It is proposed that administration review the 2013 classification system, the 2018 PRAC Master Plan, current user patterns/programming, consult with the community, and provide an updated Park Classification System and associated Policies in 2022.

Park Watch

In response to concerns regarding noise, use outside of park hours, or other inappropriate activity, many municipalities have engaged a '311' system or a 'Park Watch' system to provide a single phone number that park users can call. The call is received by a dispatch service which can then direct calls to OPP, EMS or others in the case of emergency; and/or to Parks Staff depending on the nature of the call. Administration will review Park Watch options with other after-hours emergency dispatch needs and associated costs for future consideration by council.

LINK TO STRATEGIC PLAN

- Promote the betterment, self-image and attitude of the community.
- To promote a safe community.
- Improve recreational and cultural facilities and opportunities within the Town of Kingsville.
- Effectively manage corporate resources and maximize performance in day-to-day operations.

Link to Council 2021-2022 Priorities

- Programming Increase: Youth and Seniors
- Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit

FINANCIAL CONSIDERATIONS

On June 28, 2021, Council awarded the contract to complete the construction of Phase 2 of Lions Park development to Greenlight General Contracting Inc. in the amount of \$210,065.00 (excluding HST).

Administration met with the Greenlight General Contracting Inc. to discuss revisions to the design and construction as described in this report. Based on the changes noted in this report, Greenlight General Contracting Inc. has revised the tender bid to \$182,175. This results in a savings of \$27,890 for construction. There will be some additional costs to the Town for updated drawings from the Landscape Architect.

This can be funded entirely within the \$200,000 identified in the 2021 Capital Budget (Capital Project: PARKS-2020-2) and will no longer require any funds from the Lions Hall Property Development Reserve.

CONSULTATIONS

Lions Park Residents Group
Manager of Municipal Facilities and Properties
Greenlight General Contracting Inc.
Kingsville Lions Club

Richard J.H. Wyma

Richard J.H. Wyma, CSLA
Director of Community and Development Services