



Date: June 22, 2023
To: Committee of the Whole (COTW)
Author: Terry Fink, Special Projects Coordinator
RE: Facilities Assessment – Lakeside Pavilion

COMMITTEE OF THE WHOLE

RECOMMENDED ACTION

1. That Administration **BE DIRECTED** to undertake engineering and replacement of the lake-facing outdoor patio, and upgrade washroom and kitchen facilities subject to budget approvals; and
2. That Administration **BE DIRECTED** to complete an electrical servicing needs study for Lakeside Park and Pavilion to address needs of outdoor events and festivals and indoor electrical and servicing needs.

BACKGROUND

Facility Description:

The Lakeside Park Pavilion is located at 315 Queen Street in Kingsville within the 11.26-acre Lakeside Park. The Pavilion was originally built in 1913 as a stick frame stone post outdoor roller rink/pavilion that was renovated to its current use in 2007. The Pavilion received heritage designation in 2007.

The Pavilion is approximately 7,300 sq. (680 sq.m) open concept facility that can seat up to 300 people. The facility offers washrooms, a warming kitchen, walk-in cooler, sound system, stage and large dance floor.

The Pavilion is located at the top of the park overlooking Lake Erie. The Park is a four season location with a play structure, pathways, open space and beach front on Lake Erie. The Park's gardens are carefully maintained in partnership with the Kingsville Horticultural Society. The Park's cobblestone bridge over Mill Creek was built in 1928.

Facility Use:

The Pavilion and Park are focal points for the Town's special events, in particular Fantasy of Lights. The Park and Pavilion have also hosted the Folk Music Festival as well as Highland Games.

Lakeside Pavilion is used by the community for weddings, personal celebrations, auctions and children's events. Lakeside Pavilion is one of Kingsville's unique gathering locations. In 2022 there were twenty-eight weddings at Lakeside Pavilion.

Financial Considerations:

Lakeside Park	ACTUALS			
	2019	2020	2021	2022
Revenue	\$ 29,774	\$ 3,142	\$ 6,452	\$ 24,593
Operating Expenses*	\$ 43,323	\$ 71,968	\$ 42,745	\$ 56,197
Net Operating Revenue (Expense)	\$ (13,549)	\$ (68,827)	\$ (36,293)	\$ (31,604)

*The operating expenses include labour and other expenses associated with general park maintenance.

The Capital Replacement Value of the property is set at \$3,454,650.

DISCUSSION

Needs Assessment:

Based on observations and staff notes, the roof of the Pavilion is known to leak, however staff have not been able to locate the cause. The outdoor patio (on the lake) is also sliding and cracking. Contractors attending the site have advised that due to the slope, the patio would continue to slide and recommended that it be considered for replacement, and engineered with deep footings to address slope issues. In addition, the Pavilion washrooms and kitchen, though functional, are dated and require updating and renovation to be more functional for users. Lighting, utilities, and other services similarly require updating.

PREPARED BY:

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REVIEWED BY:



John Norton

Chief Administrative Officer