



## The Corporation of the Town of Tecumseh

Community & Recreation Services

**To:** Mayor and Members of Council

**From:** Paul Anthony, Director Community & Recreation Services

**Date to Council:** December 13, 2022

**Report Number:** CRS-2022-17

**Subject:** 2022 Parks Five (5) Year Capital Works Plan

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### Recommendations

It is recommended:

**That** the Parks Capital Projects as summarized in Attachment 1 to Report CRS-2022-17 2023-2027 Parks Capital Works Plan, **be adopted;**

**And that** the 2023-2027 Parks Capital Projects be funded through the Parks Lifecycle Reserve, New Infrastructure Levy (NIL), Grants and Community Contributions.

### Executive Summary

The purpose of this report is to present to Council for its formal adoption the 2023-2027 Parks Five (5) Year Capital Works Plan.

The detailed capital project plan includes park infrastructure upgrades, renovations and improvements planned for 2023 to 2027.

Lifecycle reserves are used to fund replacement and repair, as well as new projects.

## Background

Approval of the 2023 – 2027 Capital Works Projects is sought to maintain a consistently high level of service and to improve the Town’s park-related infrastructure in a timely manner.

The recommended projects are intended to upgrade existing parks and to develop playgrounds that are most in need of improvements. The objective is to deliver high quality parks amenities at a consistent level throughout the Town. The proposed projects reflect needs identified in the Parks and Recreation Master Plan completed in 2008 (and updated in 2021), as well as through consultations with various individual park users and formal user groups such as Tecumseh Minor Baseball, Tecumseh Minor Soccer, and St Mary’s Athletic Association.

In addition to the Master Plan, at the March 29, 2022 Special Meeting of Council, the members considered the Community & Recreation Services Capital Priorities 2023-2026 Presentation and passed Motion (RCM-12/22) which reads as follows:

**That** the Community & Recreation Services presentation on Capital Priorities 2023-2026 **be received** as presented;

**And that** Administration **be directed** to move forward with implementation of Scenario 1 by taking the following measures:

- update the previously approved CRS-2022-01 Parks Capital Works Plan to include the Bert Lacasse Ball Diamond Upgrades under Scenario 1 for Council consideration;
- present a Community & Recreation Services Capital Works Plan 2023-2026 for Council consideration based on Scenario 1;

**And further that** Administration **be directed** to monitor for senior government funding opportunities to implement Scenario 2, with a report to Council for direction, should a program become available.

Some projects have been carried over from 2022 for completion in 2023 due primarily to supply issues related to the COVID-19 pandemic.

## Comments

All future capital projects for parks are summarized in Attachment 1. The following are previously approved projects that will be completed in 2023.

Lakewood North – Historical Storyboard Installation \$10,000

- This project is requested to be carried over to 2023, as ongoing historical information gathering on Lakewood Golf Course is not complete. It is anticipated this project will be completed by the first quarter of 2023.

Chippewa Park – Court Refurbishing \$20,000

- The furniture portion of this project is requested to be carried over to 2023. In 2022 the replacement of the lock stone with a cement pad took place. The remaining part of the project is to replace the furniture and waste receptable units. This will be completed by the second quarter of 2023.

Lacasse Baseball Grandstand – Replacement Design \$81,600

- The funding for Phase 2 of the architect contract for the design and replacement of the Lacasse Grandstand project is being carried over to complete the remaining architect contract for the Phase 2 fees for this project.

Lacasse Baseball Grandstand – Replacement Project \$3,141,000

- The funding for the construction of the Lacasse Baseball Grandstands is requested to be carried over to 2023. This project was approved by Council on April 7, 2022, through Council report CRS-2022-05 (Resolution 111/22). The architect design work was undertaken and completed in November 2022, and the RFT was issued in late December. The work consists of replacement of the grandstands, backstop and entrance plaza area. The project is scheduled to be completed by the third quarter of 2023.

Rocheleau Park – Toddler Playset Installation \$25,000

- A new single playset was installed in 2021 to replace the two existing outdated pieces of equipment. Although the new playset was designed to accommodate age groups from 18 months to 12 years, feedback from the neighbouring parks users pointed out that a separate unit dedicated for the toddler age group of 18 months to 6 years is preferred. Therefore, a small new unit designed solely for the toddlers is to be added.

Shawanoë – Playset Replacement \$70,000

- The playset at Shawanoë has reached the end of its useful life, showing signs of deterioration in the metal structure and badly faded paint and plastic components. The existing pea stone surfacing material will also be removed and replaced with the engineered woodchips.

Lakewood Park – Design Washrooms and Splash Pad \$75,000

- The architect RFP was awarded in the fourth quarter of 2022. Funding carried over to 2023 will be used to finalize the design and put the project out for tender. The expansion of the washrooms is part of the Lakewood Park Master plan adopted in 2013. This building will also house the mechanical components of the splash pad.

The following are identified for improvements under the proposed 2023 Capital Works Plan:

### **Parks Development 2023**

Bench and Garbage Can Installations \$16,000

- Requests for new garbage cans and benches are received throughout the year, including memorial benches, with the units to be installed in various parks. A number of existing benches will also be refurbished by paint stripping, powder coating and replacing wooden boards.

Sports Fields Top Dressing and Over Seeding \$16,000

- With the elimination of pesticides for the control of weeds in turf areas, the Town now relies on cultural practices to maintain and enhance the sports fields such as the application of sand, compost and topsoil to level the fields, as well as over-seeding to improve the thickness of the turf. All the sports fields used by soccer and baseball will be treated as required to keep them in excellent playing condition.

Install Manufactured Wood Chips under Playsets \$18,000

- At present, only one of our 22 park playgrounds (Century Park) still has pea stone underneath the equipment as fall protection material, not including the two parks slated for complete replacement (Shawanoe and Baillargeon). Manufactured wood chips are now the preferred surfacing; these meet current standards, provide the required fall protection, and improve accessibility. At the end of 2023, all our playsets will be outfitted with either rubber or the wood fiber, providing a much-needed layer of protection for the users of our playgrounds.

Annual Project Allocation \$25,000

- The requested funding will allow the parks department to address smaller issues that come up during the year, such as an emergency replacement of a swing set, unforeseen small drainage work, etc. As well, annual inspections may reveal

equipment failures. Any use of Annual Project Allocation will be reported to Council through the regular budget variance reporting.

Disc Golf Expansion \$14,000

- In consultation with the Disc Golf user group, the course's current holes at Lakewood will be expanded in 2023. New alternative tee boxes will be installed at certain holes to improve the level of play for the users. New posts and signs will also be installed.

Piqua Park – Basketball Court Refurbishing \$45,000

- The full-sized basketball court at Piqua has proven to be very popular despite the absence of a coloured acrylic top surface. New coating will improve the playability of the courts and enhance the users' enjoyment of the park. This will complement the new posts and backboards installed in the summer of 2022.

Baillargeon – Playset Replacement \$70,000

- The playset at Baillargeon has reached the end of its useful life, showing signs of deterioration in the metal structure and badly faded paint and plastic components. The existing pea stone surfacing material will also be removed and replaced with the engineered woodchips.

Lakewood – Tree Carving \$15,000

- Windsor Essex Community Foundation (WECF) is working with all Windsor-Essex communities to invest in a Waterfront Legacy Project. The WECF has committed to fund a tree carving project at Lakewood Park in the beach area. A mature Cottonwood Poplar showing signs of severe decline with excessive deadwood in the crown which now poses a hazard will be mostly removed, leaving the trunk retained for carving. The carving will have an Indigenous theme and Administration will work with WECF and the Indigenous Community to come up with the design, which will be presented to Council for final approval.

Capital Project Management \$150,000

- The development of the Community and Recreation Services Capital Priorities endorsed by Council on March 29, 2022, requires dedicated capital project management. The services of an external project manager are required to ensure projects proceed in a timely manner, while staying within budget. This funding will cover the cost of the project manager for the projects of approved Scenario 1.

Southfield – Multi-Use Court \$110,000

- The area immediately surrounding Southfield has undergone significant residential expansion with the construction of two new apartment buildings, adding 142 new dwelling units. An expansion of the park amenities is timely with the anticipated new residents in this area. A new multi-use court is planned for basketball and pickleball opportunities.

L'Essor High School – Artificial Turf Soccer Field \$2,000,000

- A joint project with the French School Board will see the main sports field at the L'Essor High School converted into an artificial turf field allowing for greatly expanded scheduling opportunities. The project will be led by the school board in partnership with the Town.

Lakewood Park – Washroom & Splashpad Construction \$2,000,000

- A splash pad and outdoor washrooms are planned for installation in Lakewood as part of the Lakewood Master Plan adopted in 2013. Improvements and expansions of washroom facilities will be required to service the new splash pad and park users. A tender will be advertised in first quarter of 2023 for the washrooms and for proposals for a splash pad with installation of both planned for 2023.

## **Parks Development 2024**

Capital Project Management \$100,000

- The development of the Community and Recreation Services Capital Priorities endorsed by Council on March 29, 2022, requires dedicated capital project management. The services of an external project manager are required to ensure the projects proceed in a timely manner, while staying within budget. This funding will cover the cost of the project manager the projects of approved Scenario 1.

L'Essor High School – Artificial Turf Soccer Field \$1,000,000

- A joint project with the French School Board will see a second sports field at L'Essor High School converted into artificial turf field allowing for greatly expanded scheduling opportunities.

Artificial Turf Sports Fields \$2,500,000

- As part of the Community and Recreation Services Capital Priorities presentation endorsed by Council on March 29, 2022, funding is to provide for an upgrade at McAuliffe Park for the lighted ball diamond replacing the existing dirt infield and

grass outfield with artificial turf playing surface. The funding also allows for the replacement of a turf soccer field with an artificial turf field and perimeter fencing at either McAuliffe Park or Town Centre Park.

Southfield Park – Washroom & Splashpad Construction \$1,000,000

- A splash pad and outdoor washrooms are planned for installation in Southfield Park as part of the Community and Recreation Services Capital Priorities presentation endorsed by Council on March 29, 2022. A new washroom facility will be required to service the new splash pad, along with park users. A tender will be advertised in first quarter of 2024, for the washrooms and for proposals for a splash pad with installation of both planned for 2024.

St. Mary's - Playset Replacement \$100,000

- The playset at St. Mary's is approaching the end of its useful life, showing signs of deterioration in the metal structure and badly faded paint and plastic components. The existing pea stone surfacing material will also be removed and replaced with the engineered woodchips.

## **Parks Development 2025**

Ticonderoga - Playset Replacement \$100,000

- The playset at Ticonderoga is approaching the end of its useful life, showing signs of deterioration in the metal structure and badly faded paint and plastic components. The existing pea stone surfacing material will also be removed and replaced with the engineered woodchips.

Lakewood Park – Picnic Shelter \$1,000,000

- A picnic shelter is planned for installation in Lakewood Park as part of the Community and Recreation Services Capital Priorities presentation endorsed by Council on March 29, 2022. A new shelter will provide residents and community groups with another venue to host their family and community events on site at Lakewood Park.

Pickleball Lighting – Lacasse Park \$70,000

- Installation of lighting poles and LED fixtures onto existing bases installed as part of the original construction completed in 2022. This will allow for additional playing time in early spring and late fall within this new facility.

## **Parks Development 2024 to 2027 Recurring Projects**

The following items are proposed to be ongoing annual allocations for each of the future four years:

Bench and Garbage Can Installations \$16,000

- Requests for new garbage cans and benches are received throughout the year, including memorial benches, and the units will be installed in various parks. A number of existing benches will also be refurbished by paint stripping, powder coating and replacing wooden boards.

Sports Fields Top Dressing and Over Seeding \$16,000

- With the elimination of pesticides for the control of weeds in turf areas, the Town now relies on cultural practices to maintain and enhance the sports fields in Town such as the application of sand, compost and topsoil to level the fields, as well as over seeding to improve the thickness of the turf. All the sports fields used by soccer and baseball will be treated as required to keep them in excellent playing condition.

Annual Project Allocation \$45,000

- The requested funding will allow the parks department to address smaller issues that come up during the course of the year, such as an emergency replacement of a swing set, unforeseen small drainage work, etc. As well, annual inspections may reveal equipment failures. Any use of Annual Project Allocation will be reported to Council through the regular budget variance reporting.

## **Reforestation 2023 to 2027**

Tree Planting on an Annual Basis \$30,000

- New trees will be planted to replace all the trees removed throughout the Town, as well as in response to individual requests from homeowners wishing to have a tree planted on the right-of-way in front of their house. Additional trees will be planted in various parks to expand the available forest cover. This will be an ongoing annual planting program, modified to meet the needs as they present themselves over the years.

## Trails 2023

Perimeter Trail at Southfield \$150,000

- Currently there is one single cement path along the southern property of Southfield Park. With the expanded residential development nearing completion north of the park, additional pathways are needed for the new residents. A perimeter 10 foot wide by 900-foot-long asphalt trail is proposed that will connect the park with neighbouring community.

## Trails 2024 to 2027

- Given the current annual allocation of \$70,000, it is proposed to allow this lifecycle reserve to build up to a level that would allow for necessary future pathways.

## Consultations

Financial Services

## Financial Implications

Associated costs of each capital project item are outlined within the Comments section of this report.

The funds required for Parks, Reforestation and Trails are generally allocated through the Lifecycle (LC) Reserves, Grants, New Infrastructure Levy (NIL), or Community Contributions as outlined in the attachment. The attachment also provides projected Lifecycle Reserve balances for the four (4) year planning period

The Parks lifecycle annual budget allocation is intended for both new and replacement items. However, due to increasing costs associated with new items, supplemental funding from the Infrastructure Reserve (NIL) has been necessary. Recent past practice has been to fund new/enhanced items on a 50/50 basis between the dedicated Parks Lifecycle Reserve and the Infrastructure Reserve (NIL).

## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh’s current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh’s plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town’s “continuous improvement” approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town’s leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Casey Colthurst, HBScF  
Manager Parks & Horticulture

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Financial Services & Chief Financial Officer

Reviewed by:

Paul Anthony, RRFA  
Director Community & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	2023-2027 Parks Capital Works Plan Schedules B, C. D