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MEMORANDUM

January 8, 2019

TO:Members of CouncilFROM:Rick Cox, Director of Recreation, Culture & Parks

RE: Memorial Park Master Plan

At the Council Budget Meeting on Monday, January 7, 2019, it was requested that all members of Council be provided with a copy of the Memorial Park & Lake Lisgar Master Plan and associated reports.

Attached are:

January 2018

- PRA 18-01 Memorial Park Master Plan
 - Master Plan For Memorial Park & Lake Lisgar

July 9, 2018

- PRA 18-02 Parks & Recreation Advisory Committee Updates
 - PRA 18-02 ATT 02 Parking priorities MPRP subcommittee

Respectfully submitted,

Director of Recreation, Culture & Parks

Tillsonburg	Report Title	Memorial Park Master Plan
	Report No.	PRA 18-01
	Author	Mel Getty – Chair, Parks & Recreation Advisory
	Meeting Type	Council Meeting
	Council Date	January 8, 2018
	Attachments	 Master Plan for Memorial Park & Lake Lisgar – November 2017

RECOMMENDATION

THAT Report PRA 18-01 – Memorial Park Master Plan be received for information;

AND THAT Council confirm the Master Plan for Memorial Park & Lake Lisgar – November 2017 as recommended by the Memorial Park Revitalization Subcommittee and the Parks and Recreation Advisory Committee

AND THAT the Master Plan for Memorial Park & Lake Lisgar – November 2017 be forwarded to Town staff for implementation.

EXECUTIVE SUMMARY

The Parks & Recreation Advisory Committee is recommending Council confirm the Master Plan for Memorial Park & Lake Lisgar – November 2017 as the long term vision and plan for the Memorial Park and Lake Lisgar area.

BACKGROUND

In the 2011 Community Parks, Recreation and Cultural Strategic Master Plan, one of the key recommendations was for the Town to undertake "a Master Plan and Concept Design exercise for the 55 acres Memorial Park and Fairgrounds" (p. vi), and to explore options for revitalizing the Lake Lisgar waterfront area. In 2014, the Parks & Recreation Advisory Committee (PRAC) prepared "A Vision for Memorial Park" using a survey and stakeholder meetings to gather information on current park use and visions for how the site might be revitalized and function better.

Ron Koudys Landscape Architects Inc. (RKLA) was retained by the Town in 2014 to build on the visioning process and develop conceptual master plans for the site. In March 2015, RKLA presented a Conceptual Master Plan for Memorial Park (CMP) to Tillsonburg's Town Council. Council received the Conceptual Master Plan (CMP) for information.

In April of 2016, Council appointed members of the Memorial Park Revitalization Project Subcommittee (MPRPS) and approved the Terms of Reference. The Subcommittee was tasked with providing "recommendations on all aspects of the planning, design and construction of the Revitalization project making recommendations to Council through the PRAC." Since then, the MPRPS has attempted to reconcile feedback from user groups with new initiatives and the recommendations contained in the CMP to arrive at a Memorial Park Master Plan (MPMP) that can be recommended to Council. The MPRPS has consolidated their recommendations into the attached Master Plan for Memorial Park and Lake Lisgar – November 2017.

At the PRAC meeting on November 28, 2017 the following motion was passed:

Moved by Susie Wray; seconded by Don Baxter.

RESOLVED THAT: The Parks & Recreation Advisory Committee endorses the November 2017 Master Plan as prepared by the Memorial Park Revitalization Subcommittee and recommends it to Council for confirmation and implementation. CARRIED.

This recommendation was in response to the following motion which was passed by the MPRPS on November 20, 2017:

Moved By: Mike Cerna; seconded By: Jane Ann McLean

THAT the Memorial Park Revitalization Project Subcommittee endorses the attached updated coloured plan layout B and Conceptual Master Plan review summary;

AND THAT the plan layout B and review summary be consolidated as the Master Plan for Memorial Park and referred to the Parks and Recreation Advisory Committee for confirmation and to Council for confirmation and implementation.

Master Plan For Memorial Park & Lake Lisgar Tillsonburg, Ontario







Prepared by Memorial Park Revitalization Project Subcommittee Tillsonburg, Ontario

October 2017

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1.0 Introduction

In the 2011 *Community Parks, Recreation and Cultural Strategic Master Plan,* one of the key recommendations was for the Town to undertake "a Master Plan and Concept Design exercise for the 55 acres Memorial Park and Fairgrounds" (p. vi), and to explore options for revitalizing the Lake Lisgar waterfront area. In 2014, the Parks & Recreation Advisory Committee (PRAC) prepared *"A Vision for Memorial Park"* using a survey and stakeholder meetings to gather information on current park use and visions for how the site might be revitalized and function better.

Ron Koudys Landscape Architects Inc. (RKLA) was retained by the Town in 2014 to build on the visioning process and develop conceptual master plans for the site. In March 2015, RKLA presented a *Conceptual Master Plan for Memorial Park* (CMP) to Tillsonburg's Town Council. Council received the Conceptual Master Plan (CMP) for information.

In April of 2016, Council appointed members of the Memorial Park Revitalization Project Subcommittee (MPRPS) and approved the Terms of Reference. The Subcommittee was tasked with providing "recommendations on all aspects of the planning, design and construction of the Revitalization project making recommendations to Council through the PRAC." Since then, the MPRPS has attempted to reconcile feedback from user groups with new initiatives and the recommendations contained in the CMP to arrive at a *Memorial Park Master Plan* (MPMP) that can be recommended to Council. This is that document.

2.0 Project Status – October 2017

1. Subcommittee Composition

The MRRPS includes representation from the Agricultural Society, ball user groups, skatepark users, service clubs, the Lake Lisgar Revitalization Committee, the J.L. Scott McLean Legacy Fund and the PRAC. Town staff provide context from large event organizers.

a. Agricultural Society

The Agricultural Society has identified a list of features that the Society feels the Memorial Park and Fairgrounds must have if their event is going to be viable. These include having access to enough indoor space to accommodate both the homecraft exhibits and the various types of animal husbandry safely, having a suitable area for a demolition derby, maintaining a canteen operation in close proximity to the main midway area and being able to properly control site access to ensure people don't avoid paying admission. In addition, the existing buildings (Cattle Barn & Crystal Palace) are used for revenue generation by offering off-season indoor storage and if these buildings are eliminated then an alternate, equivalent source of revenue is required. The MPRPS has endeavored to accommodate all of these requirements in the Master Plan. As the Master Plan is implemented, it is envisioned that eventually a large, shared-purpose building consolidating Fair activities would be constructed to replace the canteen, office, poultry barn and Crystal Palace. The building should be located in the vicinity of the existing canteen and should include accessible public washrooms. The MPRPS recommends that livestock exhibits currently using the Cattle Barn should be accommodated in the Memorial Rink and a new, ramped access to the rink floor be constructed on the North side of the rink to facilitate this and other rink-floor events. This allows the

Cattle Barn to be demolished to accommodate expanded site parking including a special lot that can serve as a demolition derby pit.

b. Ball User Groups

The CMP proposed the elimination of one hardball diamond and replacing it with a little league diamond. This approach was shown to be wrong, and, in January 2017, Council officially decided to keep two hardball diamonds in the park. Relatively few adjustments to the Sam Lamb Diamond have been incorporated into the MPMP such as a pitching enclosure and parking reconfiguration. Discussion within the Subcommittee regarding the size, configuration and orientation of the second hardball diamond has arrived at a consensus that the best long-term option for the Town is to establish a clay infield hardball diamond with a 300' or 320' outfield fence oriented in a similar way to the Sam Lamb field. In the process, the existing Hardball Diamond #1 (HB#1) would be eliminated.

Further recommendations in the CMP regarding shifting the infield of the Kiwanis Diamond have been eliminated from the MPMP. The Subcommittee concluded that as the cost of the change is high and it will not achieve a significant extension in the size of the diamond, proceeding would not bring good value to the Town. A pitching enclosure has been established in the Kiwanis Diamond area. In the long term, the MPMP includes bringing power to the Optimist Diamond infields and consideration for shade at team bench areas on all diamonds.

c. Service Clubs

The **Tillsonburg Kinsmen Club** has contributed \$50,000 towards the bandshell component of the MPMP. In addition, the Kinsmen indicated to the Subcommittee that they would be interested in exploring the potential for a splash pad. No splash pad has been incorporated into the MPMP. The Kinsmen have also offered to consider providing financial support to amenities like shade structures, seating and picnic tables in the skatepark and pumptrack area.

The **Tillsonburg & District Lions Club** has committed to spend \$50,000 on a project in the Memorial Park but has not finalized what that project is. The Club has also asked for the area between the Picnic Pavilion and the Hawkins Bridge to be designated as the Lions Memorial Grove. There are several existing memorial trees in this location that have been placed in memory of past Lions Members. This request has been incorporated into the MPMP.

The **Tillsonburg Rotary Club** has committed to a multi-year project to enhance the area adjacent to the tennis courts. The Club's long-term plan include a walking trail connecting Sanders Street to Lisgar Avenue, more outdoor exercise equipment, new swings and play structures, and a raised platform for outdoor yoga. These plans are in line with the original concept for this area and have been incorporated into the MPMP.

d. Lake Lisgar Revitalization Committee

The LLRC has provided input and comment throughout the work of the MPRPS. Ongoing water quality interventions by the LLRC including dredging, aeration and algae bloom removal continue. As the majority of the MPRPS's focus has been on the Memorial Park & Fairgrounds areas, no changes to the water quality recommendations in the CMP have been discussed.

e. J.L. Scott McLean Legacy Fund

Representatives of the Legacy Fund have brought forward an outdoor recreation pad proposal. The pad was not part of the original CMP, but has been considered and recommended for approval by the MPRPS and the PRAC. In June, 2017, Town Council approved the project moving forward for 2018 at a location east of the existing rinks and in a manner not to affect use of HB#1. The outdoor recreation pad will be used for basketball and ball hockey during the spring, summer & fall. In the winter it will be an artificial ice pad with refrigerant supplied from the main ice plant (when available). Council has agreed with the proponents of this facility that the pad will be operated on a drop-in basis, not as a rented facility.

2. Celebration Plaza

One of the main components of the CMP was the creation of an outdoor performance space that could be used for large or small events. With considerable input and review from the MPRPS, a design for Celebration Plaza that incorporates the Kinsmen Bandshell was developed. Construction on the Plaza was completed in August, 2017. As part of that project, a paved walkway connecting Hawkins Bridge to Sanders Street was constructed. The long term plan in the MPMP includes an expanded gateway garden at the Sanders Street entrance, low-level pathway lighting in bollards, and a tree-lined paved walkway joining Sanders Street to the John Street entrance. This proposed walkway is envisioned as a potential location for recognizing Tillsonburg's Favourite Sons and Daughters through plaques and monuments.

3. Kolin Smith Memorial Skatepark and Pumptrack

In 2015, Council approved the renaming of the skatepark in memory of Kolin Smith, a local skateboard enthusiast who spent a lot of time there. The drive to rename the park came from Kolin's friends and was supported by Kolin's family and endorsed by Council. In early 2016 as the CMP was being brought to Council, Kolin's father proposed that an asphalt pumptrack facility be considered as an extension of the skatepark area. The concept was endorsed by the MPRPS, the Parks & Recreation Advisory Committee, and approved by Council. The pumptrack was constructed in the fall of 2016 using materials removed from the racetrack. A long-term site plan for the pumptrack and skatepark area was approved by Council in March, 2017



4. Final Plan & Report

The Conceptual Master Plan was prepared based on all the feedback from municipal staff and community group representatives, and the community at large (through the "Vision for Memorial Park" consultation process), and submitted in draft form on November 24, 2014. This final Master Plan was prepared based on the deliberations of the Memorial Park Revitalization Project Subcommittee and decisions of Council.

3.0 Memorial Park Master Plan

The Memorial Park Master Plan was developed using information gathered from the site inventory, public consultations, meetings with municipal staff, and the Design Workshop. A review and analysis of this information revealed a clear set of issues to be addressed within the park, which further led to design goals and practical solutions. The Subcommittee has been working to consolidate, confirm and adjust the recommendations in the CMP in order to provide Council with a Master Plan that can be formally adopted.

3.1 Goals

The Goals identified in the CMP were used as the defining boundaries for the deliberations of the Subcommittee. No changes to the Goals have been made.

a. Theme

Develop a unifying design theme to guide and inform park redevelopment on all levels, from site layout and organization to furniture and signage detailing.

b. Organized site layout & facilities that meet user needs

Organize site uses and amenities to create clear functional areas within the site. Eliminate or relocate/consolidate/renovate obsolete or poorly functioning structures and facilities.

Add new amenities (e.g. bandshell) to accommodate new and expanded site uses. Provide a flexible layout to allow for future expansion and to respond to changing use trends.

c. Clear access

Enhance and clarify site access and linkages to the surrounding neighbourhoods.

d. Adequate Parking

Provide adequate and well distributed parking for various site destinations and uses (sports/recreation, water park, community centre, fair/events, etc.)

e. Efficient Circulation

Provide efficient and logical routes into and across the site for pedestrians, cyclists, and vehicles.

Improve navigation and wayfinding.

f. Nature

Protect existing natural areas and establish new areas for naturalization. Provide safe access to natural areas (e.g. water) while ensuring sensitive environments are not damaged.

Capitalize on and enhance the visibility of Lake Lisgar.

g. Water Quality

Monitor water quality with a testing and sampling regime. Improve water quality by reducing nutrient load and expanding wetland areas.

h. Crime Prevention Through Environmental Design

Utilize CPTED principles to aid in reducing potential for vandalism and inappropriate use of the park.

3.2 Solutions

The following design strategies and recommendations are listed separately, but are applied to and work in conjunction with each other to achieve the goals outlined above. Please also refer to the accompanying Master Plan drawing. One of the challenges the Subcommittee had to deal with has been consolidating the ongoing changes to the site and incorporating those changes in to the working Master Plan. The Master Plan drawing is continually being updated and is best considered as a work in progress that supports to this document, not as a finished map.

3.2.1 Theme

During the development of the CMP the general consensus was that "groomed nature" should be the thread that ties together the currently disparate elements of the site (sports fields, Lake Lisgar, Waterpark, fairgrounds, etc.), with a strong emphasis on a traditional park layout while acknowledging the site's history and agricultural past. Pedestrian paths, including associated plantings and furnishings, might be the linking and unifying element connecting the different park spaces both physically and visually.

The MPMPS recommends "Groomed Nature - traditional park meets nature" as the theme for the Park.

3.2.2 Organized Site Layout

Using the theme of "traditional park meets nature", the Memorial Park Master Plan reorganizes the site into better defined spaces, each with its own character and function(s).

New components have been added to the original Conceptual Master Plan and endorsed by the Committee:

 Pumptrack – as part of the expansion of the Skatepark, the now completed Pumptrack project was added to the South West area.





2. Dog Park – by initiative of the Dog Park Subcommittee and approval by Council, this project has been approved and constructed in the North end of the Park. Outdoor ice rink/off-season basketball pad – to be located on the East side of the community centre close to the arenas.





4. Rink Floor Ramp – to facilitate access to the rink floor for events and livestock during the Fair, a ramped entrance to the rink floor is recommended for the North side of the Memorial Rink.

Sports Fields

Active/organized recreation and sports facilities are amalgamated at the north end of Memorial Park. To achieve this, the CMP recommended four strategies. The MPRPS has considered these recommendations and is recommending adopting, altering or abandoning as follows:

CMP: Remove the ball diamond at the south end of the race track and replace with a new, smaller diamond (Little League size with grass infield) in the space between the current softball and hardball diamonds.

Master Plan Recommendation: Altered. Rebuild and reposition existing hardball diamond #1 as a full-size (330' @ centerfield) with a clay infield and permanent pitcher's mound to accommodate all ages and abilities.

CMP: Expand the existing softball diamond by moving the clay infield and bleachers closer to the corner of Hardy Ave., and creating a larger outfield area.

Master Plan Recommendation: Abandoned.

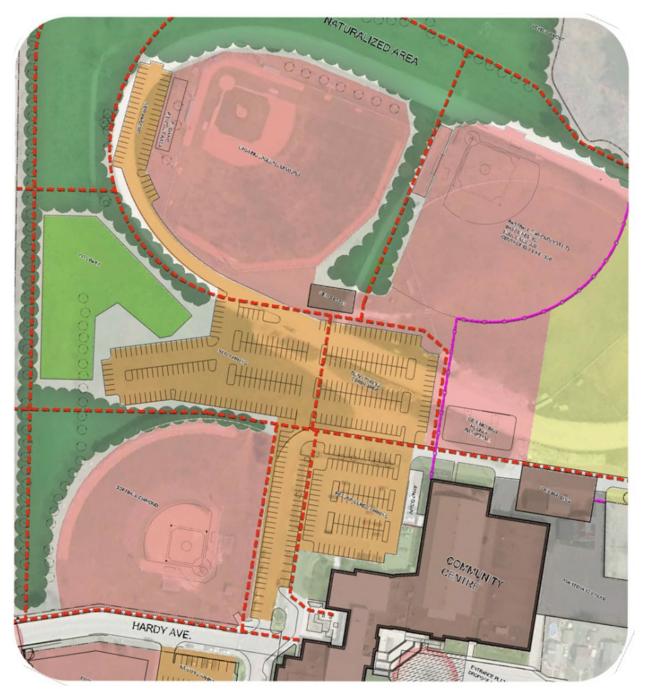
CMP: Remove the existing race track and horse barn to make space for other uses.

Master Plan Recommendation: Adopted. This work has been partially completed. The south end of the track has been removed.

CMP: Add a new centralized field house between the three ball diamonds. The building can include change rooms, offices, washrooms, storage, and a concession stand.

Master Plan Recommendation: Altered. This element has been repositioned in the Master Plan to reflect the recommended change in diamond layout.

Master Plan Recommended Sportsfield Layout



Not to scale. Dashed red lines denote pedestrian paths.

Central Lawn

The central area of the park is a large, multi-function open space, ringed by pedestrian paths and trees. Reflecting a more traditional type of park space, this area can be used for fairs, concerts, and other events; passive recreation such as Frisbee and dog walking. To achieve this, the CMP recommended three strategies. The MPRPS has considered these recommendations and is recommending adopting, altering or abandoning as follows:

CMP: As discussed above, remove the existing race track. New pedestrian paths can follow the outline of the south half of the track, as a way of acknowledging and paying homage to this former site use.

Master Plan Recommendation: Adopted. This work has been partially completed.

CMP: Add a new fair building with a grandstand on the west side of the Lawn, adjacent to the northsouth roadway.

Master Pan Recommendation: Altered. Livestock regulations require multiple buildings to ensure livestock health. Grandstand component is not needed in this location. North-south roadway will be restricted to maintenance traffic only.

CMP: Re-grade the site to remove the raised berm at the south end of the race track. This currently creates a physical and visual barrier across the site.

Master Plan Recommendation: Adopted. This work has been completed.

Master Plan Recommendation: NEW. Incorporate an outdoor recreation pad on the west edge of this area near to the existing arena ice plant.

Master Plan Recommended Central Lawn Layout



Not to scale. The Central Lawn: a flexible space for recreation and events.

Fairgrounds

The southern extension of the Central Lawn forms the Fairgrounds, featuring the Sanders Street entrance and parking, a smaller open space partially ringed by buildings and picnic pavilions to create a "village" feeling, and a pedestrian plaza with a bandshell. This is a flexible, paved space that can accommodate small audiences or other gatherings, and can feature either permanent or movable seating. To achieve this, the CMP recommended two strategies. The MPRPS has considered these recommendations and is recommending adopting, altering or abandoning as follows:

CMP: The Bandshell is in a pedestrian plaza, where it can become a central focal point on the site as one of the first things visitors see when entering either from Sanders Street or via the pedestrian bridge. The bandshell should be designed as a flexible performance space that faces both the large Central Lawn and the smaller Fairground space. For large events or concerts, the audience can assemble on the Lawn; for more intimate performances or gatherings they can use the plaza and Fairgrounds. It can also include spaces for dressing rooms and storage.

Master Plan Recommendation: Altered. The location has been shifted south. The Bandshell has been completed.

CMP: A new Fair Association Building, housing storage, office space, and a concession stand, at the south end of the Fairgrounds, adjacent to the new Waterpark entrance. These functions are currently housed in several buildings south of the arena. Removing the existing structures and amalgamating them into one new building will free up space to redevelop the area south of the arena into a more functional parking lot or work yard.

Master Plan Recommendation: Altered. The Fair Board prefers mid-zone location near the existing Office and snack bar. Amenities in the building may be used to support the outdoor recreation pad.



Not to scale. Dashed red line denotes pedestrian paths.

Picnic Area

There is currently one large picnic pavilion on the site, which provides plenty of gathering space for large groups, but does not address situations where multiple groups would like to gather in the park under shelter. The existing treed area by the bridge also has a number of picnic tables, and is a beautiful setting for outdoor dining. To address this, the CMP recommended one strategy. The MPRPS has considered this recommendation and is recommending adopting, altering or abandoning as follows:

CMP: Add a number of smaller picnic shelters to this area, including two or three arranged between the existing pavilion and the new fair building. These can be used during the fair or other events as vendor stalls or activity booths.

Master Plan Recommendation: Altered. Retain existing pavilion. No small shelters are recommended for this area at this time.

Master Plan Recommendation: NEW. Incorporate picnic shelter elements into the Bandshell for multi-purpose use in between events.

Master Plan Recommendation: NEW. Designate north portion of the picnic area as the Lions Grove to reflect memorial trees already in place and allow for future plantings.



Water Park

The Tillsonburg Waterpark is one of the town's main tourist attractions and a good source of revenue. The facility is over 20 years old and in need of upgrades and expansion. The site analysis indicated that the current entrance to the Waterpark is poorly situated, with no obvious relationship to the surrounding site uses or the park entrance from John Street. Parking is also poorly defined and inadequate. To address these issues, the CMP recommended five strategies. The MPRPS has considered these recommendations and is recommending adopting, altering or abandoning as follows:

CMP: Expand the Waterpark to the north, and consider adding a "lazy river" type of feature.

Master Plan Recommendation: Tabled. This requires further discussion and feasibility study before it can be confirmed.

CMP: Consider adding a free splash/spray pad area (adjacent to the existing playground) for younger children.

Master Plan Recommendation: Altered. No splash pad component. Playground additions should be designed to enhance accessibility.

CMP: Add a new entrance building facing the John Street entrance, including a washroom serving other park users.

Master Plan Recommendation: Adopted. The building should incorporate elements to support backstage requirements of the bandshell.

CMP: Remove existing building or repurpose as a mechanical building for the Waterpark.

Master Plan Recommendation: Adopted.

CMP: Create a new, larger parking area.

Master Plan Recommendation: Adopted. Phased implementation is recommended in conjunction with developing of the South end, including removal of the Crystal Palace but not until appropriate alternate Fair building is available.



Not to scale. Dashed red lines denote pedestrian paths.

Summer Place

The Summer Place site is a one of the few locations in the park with good access – both visual and physical – to the Lake. As such, it has the potential to become a prime visitor attraction, and even to generate revenue for the Town. It also provides an opportunity to increase awareness and visibility of the Lake. The building is currently used in three seasons as a base for the Rowing Club and for summer camp programs. The CMP recommended five strategies to revitalize and enhance this area of the park. The MPRPS has not spent much time considering these recommendations and is therefore recommending tabling them for future consideration.

- CMP: Develop the site as a banquet / event facility, with a new four-season structure featuring windows and a terrace overlooking the Lake, as well as space for the Rowing Club.
- CMP: Consult with the Rowing Club to determine their needs in terms of facilities and storage.
- CMP: Renovate the surrounding grounds with gardens to create a picturesque setting for wedding photos. The existing dock can also be used for photos.
- CMP: Add 90 degree accessible parking on the east side of Ross Street. For large events, guests can use the parking lot by the Waterpark entrance.
- CMP: Consider operating a nature interpretation / education centre out of the new building.

CMP: Consider adding a roof-top observation platform overlooking both the Waterpark and Lake Lisgar.

Master Plan Recommendation: Tabled. These recommendations require further discussion and feasibility study before they can be adopted, altered or abandoned.

Gibson House

Gibson House is another location with clear access to the Lake, and serves as the first introduction to the Park for visitors travelling west on Concession Street. The building is not plumbed, which limits its function, and has no windows facing the Lake. A dock provides water access, while a small but attractive picnic area allows for lakeside gathering. The site has the potential to be an attractive welcome or nature centre. The CMP recommended three strategies to revitalize and enhance this area of the park. The MPRPS has considered these recommendations and is recommending adopting, altering or abandoning as follows:

CMP: Add washroom facilities, either using a semi-permanent, portable trailer structure, or a permanent structure with composting toilets.

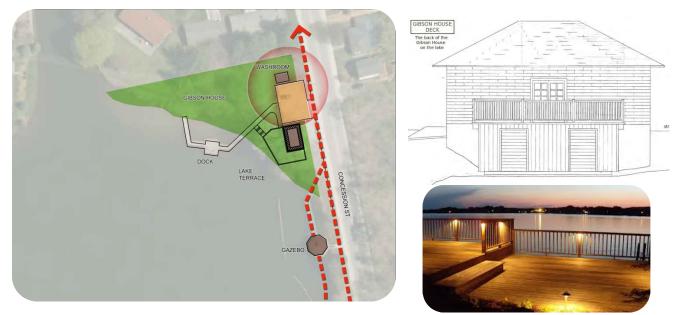
Master Plan Recommendation: Adopted. Development on this site should include improved washroom facilities.

CMP: Consider operating a nature interpretation and welcome centre at this location.

Master Plan Recommendation: Tabled.

CMP: Add a cantilevered deck or terrace on the back of Gibson House, overlooking the Lake.

Master Plan Recommendation: Altered. Boathouse storage should be incorporated under elevated deck structure.



Not to scale. Dashed red lines denote pedestrian paths.

Maintenance & Work Yard

The maintenance and work yard area is currently situated east of the softball diamond. The CMP recommended that in order to create a sports field complex with a centralized field house, the maintenance area should be relocated. While the sports field and fieldhouse locations have shifted from the original conceptual layout, the MPRPS supports the relocation and expansion of the maintenance yard.

CMP: Create a new work yard with storage space for maintenance vehicles and materials, south of the Arena in the space currently occupied by the Fair and "Chicken Coop" Buildings. The Fair offices and other spaces can be relocated to new buildings located by the Waterpark and/or the Central Lawn, as outlined above. The Chicken Coop building is no longer in good condition and should be removed.

Master Plan Recommendation: Altered. Fair offices should not be shifted near the Waterpark.





3.2.3 Entrances / Access

The CMP recommended enhancing all entrances to the site to provide clarity and organization. The reconfiguration and expansion of existing parking lots, as well as the addition of new parking lots clearly associated with each access point will create a more welcoming and user-friendly arrival experience. Enhancing the visibility and usability of the entrance points will also improve the visitor experience. The MPRPS has considered these recommendations and is recommending adopting them as follows:

CMP: Develop a wayfinding strategy that incorporates graphic elements into signage at each entrance.

Master Plan Recommendation: Adopted.

CMP: Name each entrance to establish an identity and give better definition.

Master Plan Recommendation: Adopted.

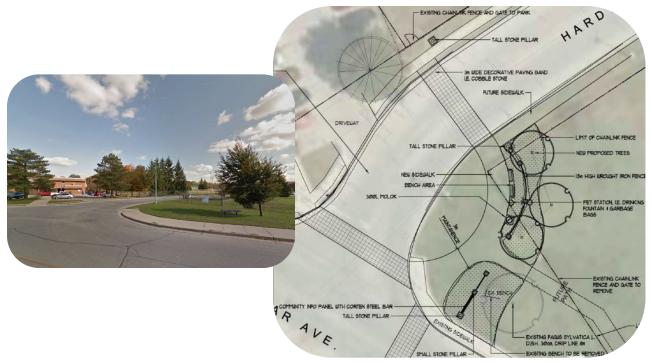
North Hardy Entrance

CMP: Develop a gateway / pedestrian plaza at the intersection of Lisgar and Hardy, with benches and/or feature walls, landscaping, and decorative paving.

Master Plan Recommendation: Adopted.

CMP: Consider stone entrance pillars in this location to match the existing pillars at the Sanders Street and Ross Street entrances.

Master Plan Recommendation: Adopted. This will be the theme for all entrances



Memorial Park Master Plan For the Town of Tillsonburg Prepared by Memorial Park Revitalization Project Subcommittee. – October, 2017

South Hardy Entrance

The MPRPS has not spent much time considering these recommendations and is therefore recommending tabling them for future consideration.

- CMP: Redevelop the south entrance of the Community Centre by: expanding and pushing the upper terrace out towards Hardy St. to create a larger gathering area; breaking up the long run of steps into smaller, more manageable sections; adding landscaping between the various levels to soften and reduce the visual impact of the large change in grade; and providing an accessible ramp.
- CMP: Improve pedestrian accessibility and safety by creating a "naked street" or "shared space" type of pedestrian-vehicular interface between the entrance plaza and Hardy Ave. This approach uses techniques such as removing curbs and adding paving patterns and bollards to create a space where pedestrians have priority and vehicles are forced to slow down. In this case it would expand the Community Centre entrance courtyard out into the streetscape, thereby increasing the visibility of the entrance and improving the arrival experience.
- CMP: Incorporate and encourage bicycle traffic into this area by providing adequate bike parking (racks) and through shared space design strategies.
- CMP: Reconfiguration of this entrance area may also provide an opportunity to improve bus access.

Master Plan Recommendation: Tabled. These recommendations require further discussion and feasibility study before they can be adopted, altered or abandoned.

Sanders Street Entrance

The MPRPS considerations regarding the Sanders Street Entrance recommendations have been incorporated into the Celebration Plaza project. A complete design for this area has been completed.

CMP: Capitalize on the existing stone pillars at the Sanders Street entrance by creating a more defined entrance plaza / turnaround area with landscaping.

Master Pan Recommendation: Adopted.

CMP: Consider connecting the pillars with a decorative arch displaying the park name.

Master Plan Recommendation: Abandoned.

CMP: Remove the Crystal Palace building to open up views into the park and create space for a new parking lot. Relocate Crystal Palace functions (storage, events) to other buildings on site.

Master Plan Recommendation: Adopted. Phased implementation is recommended in conjunction with developing of the South end, including removal of the Crystal Palace but not until appropriate alternate Fair building is available.



Example of seat wall

John Street Entrance

The MPRPS considerations regarding the John Street Entrance recommendations were reviewed during the development of the Celebration Plaza project. A preliminary design for this area has been completed.

CMP: Create a formal parking area for the Waterpark, connected to the Sanders Street entrance.

Master Plan Recommendation: Adopted.

CMP: Build a new entrance building for the Waterpark that faces the John Street entrance and terminates the view into the park from John Street.

Master Pan Recommendation: Adopted.



Memorial Park Master Plan For the Town of Tillsonburg Prepared by Memorial Park Revitalization Project Subcommittee. – October, 2017

Ross Street Entrance

The MPRPS has not spent much time considering these recommendations and is therefore recommending tabling them for future consideration.

- CMP: Enhance the pedestrian arrival experience creating a small entrance plaza around the existing stone pillars, including decorative paving and landscaping.
- CMP: Include attractive entrance signage here, as well as on the pedestrian trail leading into the park along the waterfront trail.
- CMP: Coordinate landscaping improvements with redevelopment of the Summer Place site, to create a seamless transition to the rest of the park.
- CMP: Add perpendicular street parking to the east side of Ross Street.

Master Plan Recommendation: Tabled. These recommendations require further discussion and feasibility study before they can be adopted, altered or abandoned.

Other

The CMP included recommendations regarding pedestrian entrances from Delevan Crescent and from Lisgar Avenue at the North-East corner of the park. The MPRPS has considered these recommendations and is recommending adopting, altering or abandoning as follows:

CMP: Redevelop and expand pedestrian entrance at the northeast corner of the site. A cantilevered boardwalk over the ravine in this location may allow for improved access without (or minimizing) encroaching on private property.

Master Plan Recommendation: Adopted. A preliminary design has been prepared.

CMP: Use landscaping, signage, and paved surfacing to create a welcoming and more visible pedestrian entrance at the bridge access point on Delevan Crescent.

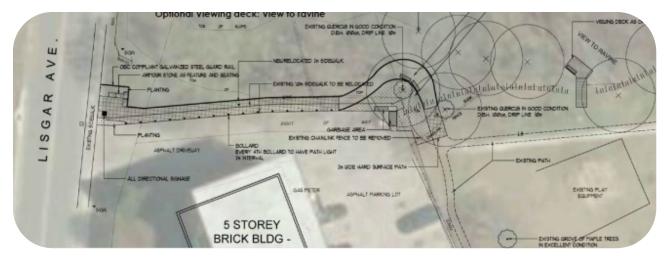
Master Plan Recommendation: Adopted. A complete design has been prepared.

CMP: Improve park visibility and presence on Broadway through better and larger signage.

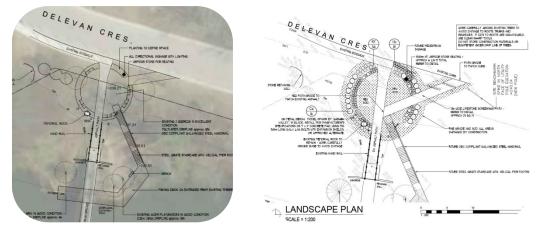
Master Plan Recommendation: Adopted. The ravine property across from Lisgar Avenue has been selected as the preferred location.

CMP: Additional gateway and access opportunities on Broadway are possible if the park boundaries are expanded through the acquisition of adjacent properties.

Master Plan Recommendation: Tabled for Council Review.







Delevan Crescent pedestrian bridge entrance

3.2.4 Parking

The CMP defined, formal parking areas associated with each site entrance to improve the visitor arrival experience, and provide an overall sense of structure and organization to the park. In addition, expansion and reorganization of existing lots, as well as new parking locations, will result in a significant increase in parking spaces. To achieve this, the CMP recommended seven strategies The MPRPS has considered these recommendations and is recommending adopting, altering or abandoning as follows:

CMP: Reconfigure existing lots where possible to maximize capacity (e.g. the gravel lot off Hardy Ave., south of the Community Centre, and the lot northeast of the Community Centre)

Master Plan Recommendation: Adopted.

CMP: Expand existing lots where possible (e.g. the lot on Hardy Ave. adjacent to the Skate Park).

Master Plan Recommendation: Abandoned. With the Pump Track addition there is no room to expand this lot.

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CMP: Add new parking areas (e.g. between the Sanders Street and John Street entrances, and adjacent to the baseball diamond northeast of the Community Centre).

Master Plan Recommendation: Adopted.

CMP: Add handicapped parking spaces to the lot northeast of the Community Centre.

Master Plan Recommendation: Adopted.

CMP: Remove street parking in strategic areas along Hardy Ave. (especially west of the Community Centre) to reduce roadway congestion.

Master Plan Recommendation: Adopted.

CMP: Ensure lots are well signed and named to aid in orientation and locating one's car.

Master Plan Recommendation: Adopted.

CMP: Review existing lighting of parking areas and add new lighting if needed. A lighting study conducted by a qualified engineer will provide guidance on the appropriate distribution and level of lighting required, as well as recommend measures to reduce light pollution to neighbouring residential properties.

Master Plan Recommendation: Adopted.



3.2.5 Circulation

The CMP identified a potential trail network through the park, linking various destinations and site amenities via multiple route options for a short or long journey, depending on the user's preference. Vehicular routes were streamlined with an emphasis placed on pedestrian movement across the site. To achieve this, the CMP

recommended many strategies The MPRPS has considered these recommendations and is recommending adopting, altering or abandoning as follows:

CMP: Re-align the north-south road east of the Community Centre to the east and away from the building, to allow for new landscaped areas to screen the building and service areas.

Master Plan Recommendation: Tabled.

CMP: Reduce the width of this roadway to two lanes only, thereby freeing up space for landscaping and pedestrian circulation.

Master Plan Recommendation: Tabled.

CMP: Add a turnaround / passenger drop-off area at the Sanders Street entrance.

Master Plan Recommendation: Adopted. This has been incorporated into the design of the Gateway Garden at this entrance.

CMP: Close Welding Street to vehicular traffic and use as a pedestrian link only.

Master Plan Recommendation: Adopted. This work has been completed.

CMP: Consider providing additional gates in the fence along the north edge of the site, to improve accessibility from the adjacent residential areas. This would need to be approved by the adjacent property owners.

Master Plan Recommendation: Adopted. Discussion with landowners has begun.

CMP: Consider removing this fence altogether if an alternative security / access control system is developed for paid events.

Master Plan Recommendation: Abandoned.

Construct a network of pedestrian paths as shown on the Master Plan. Main paths to be minimum 3m wide with asphalt or concrete surfacing to allow access for maintenance vehicles, cyclists, skateboards, roller blades, and scooters. Trails through naturalized areas may be narrower and surfaced with bark chips or limestone screening.

Master Plan Recommendation: Adopted.

CMP: Establish a unified palette of site furnishings, including benches, trash receptacles, and bike racks, and provide more bench locations along pedestrian paths.

Master Plan Recommendation: Adopted.

CMP: Consider a boardwalk link at the southeast end of the lake, connecting Gibson House with Delevan Crescent. This would effectively create a trail loop system around the south end of Lake Lisgar, with the pedestrian bridge closing the loop.

Master Plan Recommendation: Tabled.

CMP: Consider a system of boardwalks extending out into the south end of Lake Lisgar, providing closer access to the water and bringing pedestrians away from traffic on Park Ave and Concession Street. This boardwalk can link up with the existing gazebo at the south end of the lake. Providing additional controlled access to the water in the form of boardwalks and viewing platforms will also reduce user conflicts at the rowing club dock, and help prevent erosion and other damage to sensitive shoreline areas.

Master Plan Recommendation: Adopted.

CMP: Establish a north loop around Lake Lisgar, running from the pedestrian bridge to Lisgar Ave and/or the Rail Trail / Trans-Canada Trail, and back to the park via the northeast pedestrian entrance.

Master Plan Recommendation: Adopted.

CMP: Develop a trail loop naming system, with associated themes and coordinated signage (e.g. the Turtle Trail, the Great South Lake Loop, the Carolinian Trail).

Master Plan Recommendation: Adopted.

CMP: Make the Trans-Canada Trail link more evident through improved signage and trail maps.

Master Plan Recommendation: Adopted.

CMP: Measure path lengths and provide signage to indicate distance of travel for joggers, walkers, and cyclists, and mark the pavement with distance markers every 100 metres.

Master Plan Recommendation: Tabled.

CMP: Consider a fitness trail loop, with high quality outdoor fitness equipment appropriate for a range of ages and abilities.

Master Plan Recommendation: Adopted. This recommendation has been incorporated into the Rotary Club's planned project near the Tennis Courts.

CMP: Develop a coordinated system of wayfinding signage for both vehicular and pedestrian traffic, including park entrance signs, trail-head signs, interpretive /informational signs and maps, direction indicators, and parking lot signs.

Master Plan Recommendation: Adopted.





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3.2.6 Natural Areas & Lake Lisgar Shoreline

Lake Lisgar is a beautiful asset to Memorial Park. The CMP considered issues of shoreline erosion, providing safe access to and viewscapes of the lake, and improving the overall connection between the Lake and the rest of the site through naturalized areas. The MPRPS has considered the many recommendations regarding these issues and is recommending adopting or tabling as follows:

CMP: Expand the naturalized area along the north shore of the Lake (adjacent to the baseball diamond).

Master Plan Recommendation: Adopted.

CMP: Consider placing priority on Carolinian and other native species.

Master Plan Recommendation: Adopted.

CMP: Develop green "fingers" or planted areas extending into the park, following pedestrian paths. These will serve to connect site features and to define the different spaces within the park.

Master Plan Recommendation: Adopted.

CMP: Expand and diversify plantings along the north edge of the site (currently a monoculture of Norway Maples). This area can also be used for a memorial tree planting program.

Master Plan Recommendation: Adopted.

CMP: Remove existing ash trees.

Master Plan Recommendation: Adopted. This work has been completed.

CMP: Add boardwalks at the south end of the lake.

Master Plan Recommendation: Adopted.

CMP: Construct viewing platforms at the base of each bridge abutment, with access steps and railings, in conjunction with erosion mitigation measures such as bioengineering, structural stabilization, and re-vegetation.

Master Plan Recommendation: Adopted.

CMP: Enhance views to the Lake in strategic locations (e.g. looking south from the peninsula at the north end of the lake) by removal and pruning of foliage.

Master Plan Recommendation: Adopted.

CMP: Develop a nature interpretation program educational signage, brochures, school field trip programs, a website, and a smart phone app. For example, build on the existing tree signage program by creating a native/Carolinian tree walk along the Lake highlighting various tree species. Provide maps/brochures, information kiosks (the existing electronic kiosk in the Community Centre could be used for this), and tree identification signage.

Master Plan Recommendation: Tabled.



Lake edge boardwalks

3.2.7 Lake Lisgar Water Quality

The recommendations for maintaining and improving water quality were developed by Biologix. The MPRPS has yet to discuss these recommendations.

- CMP: Collect dissolved oxygen data in the deepest part of the lake from before aeration begins until after the aerators are removed.
- CMP: Locate all aeration units to the south end of the lake in depths greater than 3m. Aerators should be suspended above the sediments to avoid re-suspension.
- CMP: Review the aeration process in the shallow lake waters to determine impacts rooted plant growth and navigability for the rowers. Explore alternatives to keep rowing lanes free of aquatic plants but encourage rooted aquatic plant growth elsewhere in the lake.
- CMP: Implement a sampling program of the storm sewers. Samples should be collected following rain events and efforts to collect flow data at the same time would be helpful.
- CMP: Track sources on target outlets by sampling upgradient through the sewer catchment.
- CMP: Create wetland or floating wetland islands at the target outlets to assist in outlet treatment while sources are being tracked.
- CMP: While aeration can be effective means of controlling bottom water anoxia and resultant algal blooms, long term solutions should be explored. In particular, a review of the surface draw outlet structure to include a bottom draw component to passively mix the bottom waters is an option.
- CMP: Review opportunities, effectiveness and funding approaches for converting some of the Lake Lisgar output to a bottom draw system.

Master Plan Recommendation: Tabled. These recommendations require further discussion

3.2.8 Crime Prevention Through Environmental Design (CPTED)

The CMP recommended that principles of Crime Prevention Through Environmental Design (CPTED) should be applied where applicable, during design and implementation. The MPRPS recommends all of the strategies be adopted.

CMP: Encourage natural surveillance of spaces by making them visible from surrounding areas.

- CMP: Place seating and other amenities along pathways and in gathering areas to promote legitimate site use and positive social interactions.
- CMP: Design lighting to eliminate blind spots, overly bright or glaring lights, and deep shadows. Lower intensity, even light levels allow eyes to adapt better to nighttime conditions.
- CMP: Place pathway lighting at heights that illuminate pedestrians' faces.
- CMP: Ensure vegetation does not block view lines or create potential hiding places.
- CMP: Provide easy visual and physical access for police and / or security personnel.
- CMP: Ensure any designated entry points are clearly defined and visible. Use natural access control such as planting (e.g. thorny shrubs) to discourage intrusion into inappropriate areas.
- CMP: Keep the site and facilities well maintained, in order to convey a sense of community pride and ownership and discourage opportunistic vandalism.
- CMP: Use coordinated signage and furnishings to reinforce and delineate territory and ownership.

Master Plan Recommendation: All Adopted.



Image ©Wolf River conservancy

4.0 Conclusion

The Memorial Park Conceptual Master Plan was intended to be a reference document providing an overall vision for the park to guide redevelopment efforts as funding and resources became available. Some of the recommendations can be implemented quite easily, while others will require more intensive planning and / or larger budgets. The Memorial Park Revitalization Project Subcommittee has prepared this document to provide Council with the confidence to adopt a Master Plan for the Park, knowing that the community's input has been invited, compiled and reviewed, and that the stakeholder groups have been comprehensively involved in shaping the recommendations.



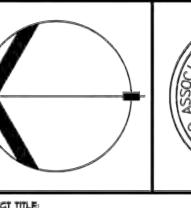






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Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE					
21, 2017h	RAMP FOR REVIEW 10.				
4, 2017	REVISED PLAZA LAYOUT				
26, 2017	PATH CLARIFICATION 8.				
6, 2017	UPDATED GRADE8 1.				
23, 2 <i>0</i> 17	REVISED SCOPE - UPDATED 6.				
15, 2017	REVISED SCOPE				
24, 2ØIT	186UED FOR TENDER				
28, 2017	ISSUED FOR REVIEW 3.				
8, 2017	ISSUED FOR COORDINATION 2.				
27, 2016	ISSUED FOR REVIEW				
DATE	DESCRIPTION	No.			
THE INFORMATION: TED DATE = JULY 21, 2011 TED SCALE = 1:1					



16-124 LR





Tillsonburg	Report Title	Parks & Recreation Advisory Committee Updates
	Report No.	PRA 18-02
	Author	Mel Getty – Chair, Parks & Recreation Advisory
	Meeting Type	Council Meeting
	Council Date	July 9, 2018
	Attachments	Parking Priorities – MPRP Subcommittee June 18

RECOMMENDATION

THAT Report PRA 18-02 – Parks & Recreation Advisory Committee Updates be received for information;

AND THAT Council support the proposed sea scout storage project;

AND THAT Council endorse the Memorial Park parking upgrade prioritization recommended by the Advisory Committee.

EXECUTIVE SUMMARY

The Parks & Recreation Advisory Committee is recommending Council support the coalition of community groups proposing to create storage adjacent to the Rowing Club for use by the Sea Scouts. The Advisory Committee is also in agreement with and recommending the adoption of the prioritization of additional parking as the next element of implementing the Memorial Park & Lake Lisgar Master Plan as recommended by the Memorial Park Revitalization Project Subcommittee.

BACKGROUND

Sea Scout Storage

At the PRAC meeting on June 19, 2018, a presentation was made by representatives of the Tillsonburg Sea Scouts and Tillsonburg Kinsmen Club. The presentation was regarding an opportunity for providing a solution for boat and equipment storage needs of the Tillsonburg Sea Scouts at no cost to the Town. Council should be aware that, although the Memorial Park Revitalization Project Subcommittee did not hear the presentation, they were made aware of the proposed project at their meeting of June 18, 2018 and did not raise any objections.

After the presentation to the Advisory Committee, the following motion was carried:

Moved by Stephen Molnar; seconded by Mike Cerna. RESOLVED THAT the Parks & Recreation Advisory Committee support an accessory structure (container) abutting the Rowing Club building, complete with façade and site improvement satisfactory to the Town of Tillsonburg.

The PRAC requested that additional information about how the completed project would look be provided to the Committee prior to Council receiving the delegation. This information was provided and reviewed by the PRAC at a meeting on July 3, 2018. The Advisory Committee passed the following motion:

Moved by Mike Cerna, seconded by James Payne

RESOLVED THAT the Parks & Recreation Advisory Committee endorse the proposed accessory container structure abutting the Rowing Club complete with façade and site improvements as per materials provided to the committee.

Memorial Park Master Plan Prioritization – Parking

At the Council meeting of January 8, 2018 when the Memorial Park & Lake Lisgar Master Plan was approved, Council asked the Subcommittee to continue their work by reviewing and recommending the prioritization for implementation of items within the Master Plan. The Subcommittee continues to work through all of the items, but has reached some preliminary recommendations.

At their meeting of June 18, 2018 the MPRP Subcommittee carried the following motion: Moved by: Ken Patterson Seconded by: Joan Weston

RESOLVED THAT the Memorial Park Revitalization Committee endorse prioritizing of parking in this order:

- Parking lot near water park and Crystal Palace to be delineated and expanded with fencing but not resurfacing AND at the same time safe access created to the North end of ball diamonds;
- 2. Expand current parking lot North East of the Community Centre as far East as possible with gravel;
- 3. Extend parking around the cattle barn and dog park;
- 4. Expand Welding Street parking;

to be forwarded to the Parks & Recreation Advisory committee and Council for approval.

At the Parks and Recreation Advisory Committee meeting on June 19, 2018, the recommendation was reviewed and endorsed with the following motion:

Moved by: Bob McCormick Seconded by: Mike Cerna

RESOLVED THAT the Parks and Recreation Advisory Committee approve the Resolution as presented by the Memorial Park Revitalization Sub-committee to be forwarded for Council approval.

A diagram of these priority locations is attached.

