

Town of Saugeen Shores

Jubilee & Helliwell Park Master Plans



APRIL 2024



Table of Contents

1.0 <u>INTRODUCTION & BACKGROUND DOCUMENTATION</u>	1
2.0 <u>MASTERPLAN METHODOLOGY</u>	2
3.0 <u>PUBLIC ENGAGEMENT</u>	3
4.0 <u>SUMMARY</u>	4

APPENDICES

Appendix A: Online Engagement Results

Appendix B: Jubilee Park Master Plan & Phasing

Appendix C: Helliwell Park Master Plan & Phasing

Appendix D: Jubilee Park Budgetary Cost Estimates (OVERALL, PHASE 1, PHASE 2, PHASE 3)

Appendix E: Helliwell Park Budgetary Cost Estimates (Overall, Phase 1, Phase 2, Phase 3)



1.0 INTRODUCTION & BACKGROUND DOCUMENTATION

In the Fall of 2023 to the Spring of 2024, The Town of Saugeen Shores procured a landscape consulting firm (Landscape Planning Limited) through a public RFP, to conduct the public consultation and master planning exercise for Jubilee Park & Helliwell Park in Southampton, Ontario. The purpose of this exercise was to prepare a multi-phased masterplan for each site that reflects the current and future needs of the community and to help guide future growth and capital park expenditure. To avoid a piecemeal approach to parks planning, these masterplans are intended to provide a holistic review of the existing infrastructure, facilities & programming in each park and to highlight priorities and community desires with park redevelopment.

At project start-up, and throughout the masterplan process, the following documents were thoroughly reviewed and weighed into the ultimate masterplan designs:

1. Saugeen Shores Asset Management Plan 2020
2. Saugeen Shores Recreation Masterplan 2016
3. Saugeen Shores Parks and Trails Masterplan 2004
4. Saugeen Shores Waterfront Masterplan 2013
5. Saugeen Shores Beach Maintenance Plan 2021
6. Saugeen Shores Business Plan and Annual Budget 2023
7. Saugeen Shores Transportation Masterplan 2023
8. Saugeen Shores Corporate Strategic Plan
9. Crime Prevention through Environmental Design (CPTED)
10. Accessibility for Ontarians with Disabilities Act. (AODA)
11. Ontario Building Code;
12. Municipal Planning / By-Laws;

UNDERSTANDING OF THE SITES and COMMUNITY CONTEXT

To ensure a thorough understanding of the existing sites, municipal background information, community context, site visits were completed on September 2nd to review the existing conditions and amenities. Our understanding of the existing project sites are as follows:

HELLIWELL PARK

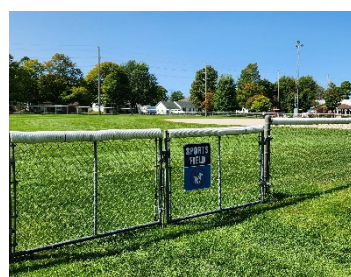
Helliwell Park is a small neighbourhood park located on the eastern edge of Southampton fronting Grenville Street South and is approximately 5 ha in size. A large portion of the site is comprised of early successional woodland / abandoned wet farm fields. The site is surrounded by residential housing to the west and agricultural areas / open space to the North and South. The Town has noted that draft plans of subdivision have been approved on the south and north boundaries of the park which will bring additional users to this park setting. The park currently has a few established recreational facilities and amenities such as: one (1) gravel parking lot, one (1) irrigated full-sized soccer field, one (1) junior/mini soccer field, bleacher seating, park signage, accessory storage buildings. Due to the sites large size and positioning adjacent to future residential development, Helliwell park is a prime location to add and improve of the existing facilities.





JUBILEE PARK

Jubilee Park is a well-established neighbourhood park near the downtown core of Southampton Ontario and is approximately a 2.8ha in size. The park is situated adjacent to the Southampton water tower and Firehall on the western boundary (Victoria St. S) and the Chantry Seniors Centre on the east boundary (Grey St. South). The park has many established amenities such as: two (2) ball diamonds, one (1) splashpad, one (1) large accessible playground, one (1) small washroom building, a shade pavilion, various small parking areas along the park perimeter and a large green space (old ball diamond) on the east side that bisects an intermittent creek. The site currently includes lighting for one of the existing baseball diamonds as well as throughout the playground and pathways via low level bollards. In addition to lighting, there were a number of existing utilities surrounding the site including: Catch basins, Sanitary Manholes, STM manholes and irrigation which were photo documented by Landscape Planning Limited and will assist in our review of the existing site utilities to identify potential servicing of future development needs. The location of this park in relation to High street and adjacent recreational facilities (Fairy Lake, Helliwell Park) make this a popular destination for the surrounding community.



2.0 MASTERPLAN METHODOLOGY

The masterplan process undertaken for Jubilee & Helliwell Park followed the following format/stages.

- Step 1 (*October 2023*): Background documentation review
- Step 2 (*October 2023*): Analyzing trends in the community & review of existing infrastructure & programming
- Step 3 (*November 2023*): Preparation of preliminary Masterplans
- Step 4 (*November 2023*): In-Person & Virtual Public Consultation
- Step 5 (*January 2024*): Revision of masterplans to reflect community values & public feedback
- Step 6 (*February 2024*): Develop logical phasing & associated budgets based on public feedback & priorities
- Step 7 (*March 2024*): Present final masterplans & budgetary estimates to council

A large emphasis was placed on public engagement to ensure community members had a chance to provide their feedback and that the final park masterplans are reflective of the current and future desires of the community. Furthermore, the Town of Saugeen Shores was closely involved in the master planning process to ensure budgetary, operational, and community needs were being represented.



3.0 PUBLIC ENGAGEMENT

Engaging with community members and residents is a crucial aspect of effective master planning to ensure that the depicted plans accurately mirror the preferences and principles of the community. As such, both in-person and virtual public engagement be conducted to allow community members a chance to provide input on the master plans.

On **Thursday November 30th 2023**, two (2) in person information centres were conducted at Town Hall in Southampton (2pm-4pm) and at Rotary Hall in Port Eglin (5pm-7pm). Each park master plan was printed and displayed on 24"x36" foam core boards, and participants were allowed to circulate and ask questions to the consulting team / Town staff to provide clarification on any of the elements.

Following the in-person public information sessions, an online survey was posted to the Town's website and was live from **December 1st-December 15th 2023**.

A total of **232 responses** were collected and analyzed from the online engagement to form the basis for the masterplan vision and program elements (Refer to **Appendix A – Public Engagement Results**)

The following is a summary of the responses received for each park site:

JUBILEE PARK:

- *Favourite existing amenities:* Existing baseball diamond, shade structure by the waterplay, and the existing washroom facility
- *Top three priorities:* new washroom facility (all-season), improved walkways/connections & existing baseball diamond improvements
- *Least favourite amenities:* Off-leash dog park, pickleball/basketball courts (too close and noisy for residents)
- *Barrier to accessing park:* Unsafe/unformal parking areas, Limited Shade, year-round washroom is highly desired

The survey results show there is a high desire to improve walkways, parking, provide more recreational activities for age groups other than kids, provide more shade opportunity, and provide a year-round washroom facility. The pickleball courts and dog park (fenced with shade) are desired amenities but respondents prefer they be kept to Helliwell park to avoid loud noise. There were also a few comments for a refrigerated ice rink and secondary baseball diamond.

HELLIWELL PARK

- *Favourite existing amenities:* Existing full sized soccer field, existing open space, existing mini soccer field
- *Top three priorities:* new washroom facility, off-leash dog park, playground
- *Least favourite amenities:* fitness stations, conflict with dog-park & playground, pickleball noise
- *Barrier to accessing park:* limited amenities of interest (only soccer fields, adding playground/washroom would draw more people), limited seating, lack of washrooms

The survey results show there is a high desire to keep both soccer fields but add additional amenities such as an off-leash dog park, playground, shade structures and a washroom facility to attract more park users. Few respondents have noted they would like to see lit soccer fields. Furthermore, many note they value having a good balance of open space/programmed space.



4.0 SUMMARY

Following the public consultation, the received feedback was analyzed and summarized to provide the basis for the final master plans of Jubilee & Helliwell Park. Additionally, the plans were further refined to outline logical phases of development for each of the sites (Phase 1, Phase 2, Phase 3) which reflect priority items in the community as well as approved / future Town funding sources (**Refer to Appendix B: Jubilee Park Master Plan & Phasing and Appendix C: Helliwell Park Master Plan & Phasing**). Furthermore, preliminary budgetary estimates were prepared for each of the outlined park phases in line with the Approved Town 2024-2025 Business Plan (**Refer to Appendix D: Jubilee Park Budgetary Cost Estimates (Overall, Phase 1, Phase 2, Phase 3) and Appendix E: Helliwell Park Budgetary Cost Estimates (Overall, Phase 1, Phase 2, Phase 3)**). A separate estimate has been prepared directly related to the proposed washroom facilities as this will form the basis of a separate washroom feasibility study to set a Town standard/precedent.

On **March 15th 2024** the final masterplans and budgetary costs were presented to Town Council for general review.

