

The Township of Huron-Kinloss **Parks and Trails Plan**

Final Draft | Council Presentation | December 2, 2024



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The Team



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Community Participants, Township of Huron Kinloss

About Us

A small design/planning firm based in Fergus, Ontario

pl.ural is a professional landscape architecture, planning and design firm. It has been offering a unique mix of interdisciplinary services for over 20 years specifically to destination environments, conservation areas, residential developments, and urban and rural communities. We offer our services to regions and municipalities, BIA's, communities, service/focus groups, governments/agencies, developers and allied consultants.



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About This Project



April, 2024

pl.ural responds to Request for Proposal.



May, 2024

pl.ural is hired as the consultant to conduct work.

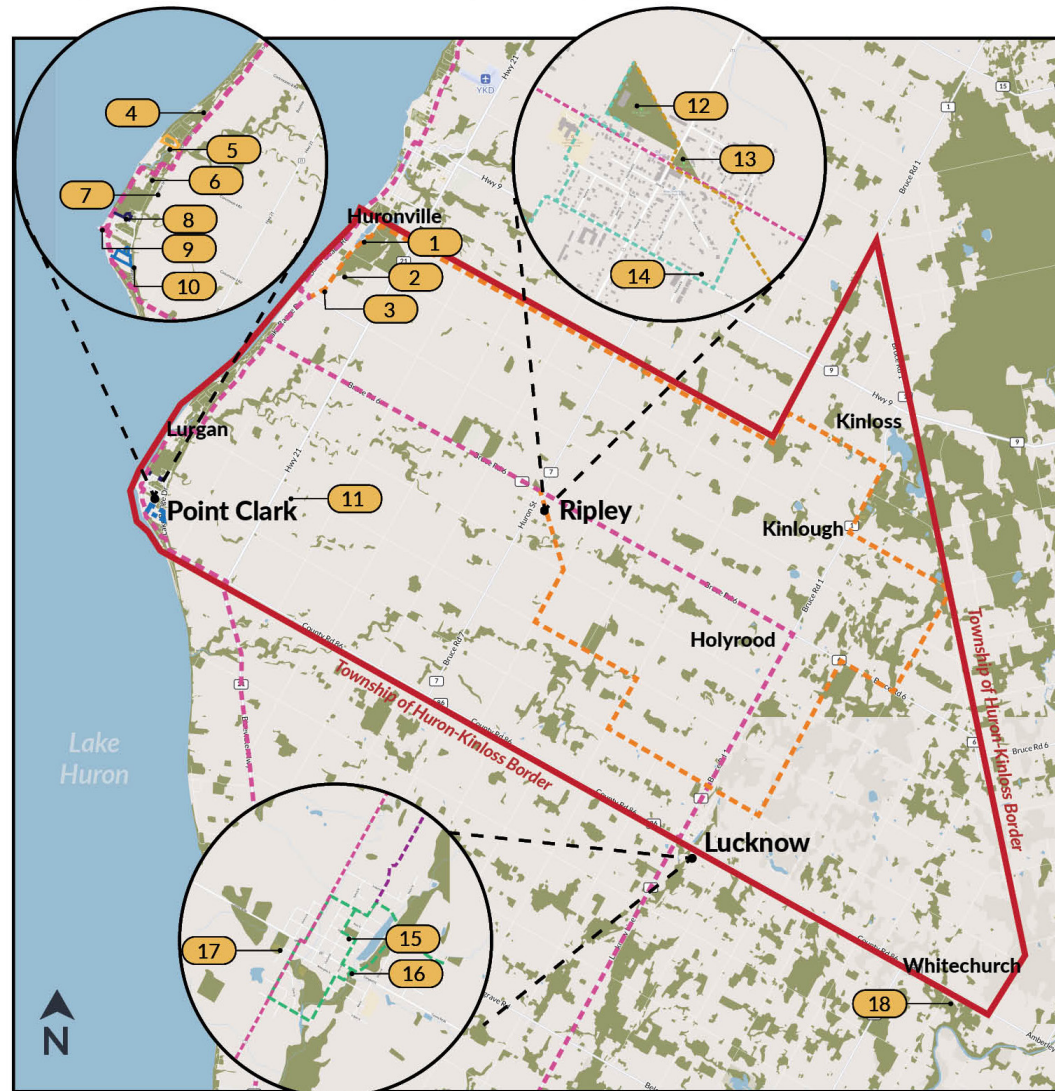
Building on the input, findings and recommendations of the Township's **Parks and Recreation Master Plan (2022)**, the Strategy will help guide long-term use, the potential rearrangement of existing amenities, the development of new park infrastructure, and capital planning for 18 key park sites across the Township.

Project Scope

Project Scope

Park Sites

- 1. Huronville Park
- 2. Kin Bruce Park
- 3. Heritage Park
- 4. Pearl Elizabeth Park
- 5. Langdon Park
- 6. Lions Park
- 7. Point Clark Community Centre Park
- 8. Blue Park
- 9. Lighthouse Park
- 10. Attawandaron Park
- 11. Reids Corner Ball Park
- 12. Memorial Park
- 13. Lewis Park
- 14. Park Street Soccer fields
- 15. Victoria Park
- 16. Waterworks Park
- 17. Kinsmen Park
- 18. Whitechurch Park



Project Scope

Community Services Department Identified Projects:



Pickleball Court Locations

- Location recommendation, and cost estimates



Ripley Dog Park Location

- Community feedback, to conceptual design



Lucknow Dog Park Location

- Community feedback, to conceptual design



Trails Development Survey

- Trail specific questions within the broader community survey

Our Process



Park Visits

- Conducted June 19th to 20th, 2024
- Existing Condition, Inventory & Analysis

In-Person Open Houses

- Lucknow - Wednesday July 17th, 2024 **(4 parks)**
- Ripley - Wednesday, July 31st, 2024 **(4 parks)**
- Point Clark - Saturday, August 17th, 2024 **(10 parks)**
- Heritage Park - Saturday, September 21st, 2024
- Final Hybrid Presentation - Saturday, September 21st, 2024

Online Survey

- Open July 15th, 2024 to August 19th, 2024

Design Process

What We Saw

- Site Visits



What We Heard

- Open Houses & Survey



Analysis

- S.W.O.T



Design

- 18 Parks



Final Draft Report

- Recommendations

Outcome of Work

206

Pages of the Final Draft Report

10

Report Sections

30

Background Documents Reviewed

18

Complete Park Inventory and Analyses
Conceptual Park Designs + Recommendations

11

Comprehensive Information Charts

29

Maintenance Standards

17

Overall Recommendations

What We Saw

EXAMPLE: Inventory and Existing Conditions Assessment

- What We Saw, conducted for all 18 parks

HURONVILLE PARK 11 Deborah Dr., Huron-Kinloss

Township of Huron-Kinloss | Parks and Trails Redevelopment Strategy | Inventory and Existing Conditions

PARK: Huronville Park **ID No.** 1

Civic Address: 11 Deborah Dr. **Community:** Kincardine

Parkland Classification: Local Community Park

Inventoried by: AF & JS **Date:** June 20, 2024

INVENTORY: *(i.e., list existing equipment, facilities, signage, staging areas), amenities, furniture, etc. Include approx. quantities and characteristics, where appropriate...*

Setting Context
 Located amidst a suburban neighbourhood with residential lots backing onto the park. Fencing and a large hedge row define the boundary. Mature trees throughout the site.

Park Access
 • pedestrian access from road: Penetangore Row S
 • pergola gateway from private community: Inverly Lake Estates
 • lawn entrance between residential lots: Deborah Dr

Amenities
 • 1 seasonal porta-potty

Signage
 • park identification: 8x8 post, 2 panels
 • 2 regulatory 'no smoking' signs
 • 1 wood "private Inverly Lake Estates residents only" sign

Site Furniture
 • 1 waste barrel
 • 1 wood + metal picnic table
 • 1 concrete + wood bench
 • 1 metal bench, 1 metal picnic table

Beach Volleyball Courts (x2)
 • sand surface
 • 2 nets on wood posts

Playground
 • 1 large blue climbing structure
 • 1 slide-play structure: pea gravel surface, wood border
 • 1 spring rocker horse on pea gravel surface
 • small green circle climber set: woodchip surface
 • 1 metal balance beam
 • 1 swing set; 2 baby + 2 child: woodchip surface
 • 1 red metal climber: woodchip surface
 • 1 rotating play structure: woodchip surfacing

Basketball Court (Full)
 • asphalt surface
 • 2 basketball post mounted nets

Tennis Court
 • asphalt surface
 • metal end fencing
 • tennis net

Pathway
 • winding 0.5m asphalt pathway

Misc.
 • utility building & radio tower
 • wood shed in plant buffer
 • metal cylinder to cover utility

EVALUATION:
The scale below shows plural's evaluation of the park's equipment, overall conditions, and finishing. Additional comments provided may include but are not limited to, safety, repair status, and desirability.

IMPROVEMENTS REQUIRED

CONDITIONS:
(i.e., equipment quality/condition, general concerns, evidence of damage or disrepair, compatibility, lighting, sight-lines & views, wayfinding, accessibility...)

Setting Context
 • some residential properties have yard fencing while others do not, and some neighbours are using park property as camper and trailer storage

Park Access
 • no formal entrance or parking for vehicles

Signage
 • no park identification signage from any access points

Recreational courts
 • good condition overall
 • sport court lines serve single use activity (i.e. tennis & basketball)

Pathway
 • the asphalt path is crumbling and cracking, making it no longer accessible

Playground
 • equipment in good condition
 • wooden border is decaying
 • combination of surfacing materials creates added maintenance efforts; messy and uncontained

Vegetation
 • all mature trees in good condition
 • lawn is well maintained

What We Heard

Lucknow Open House

- July 17, 2024
- 20 community participants



Ripley Open House

- July 31, 2024
- 7 community participants



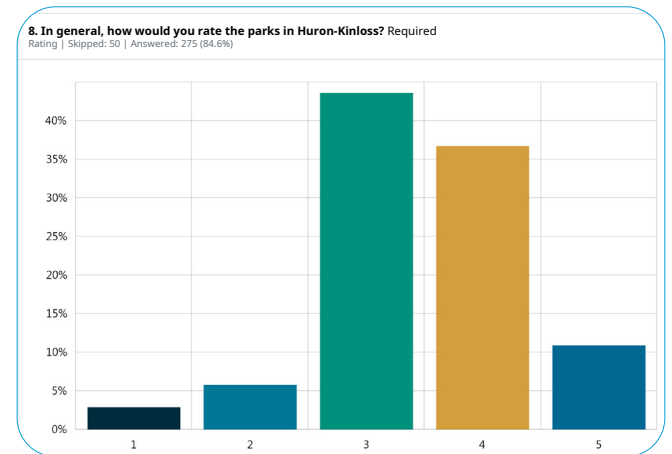
Point Clark (the Lakeshore) Open House

- August 17, 2024
- 38 community participants



Heritage Park Open House

- September 21, 2024
- 16 community participants



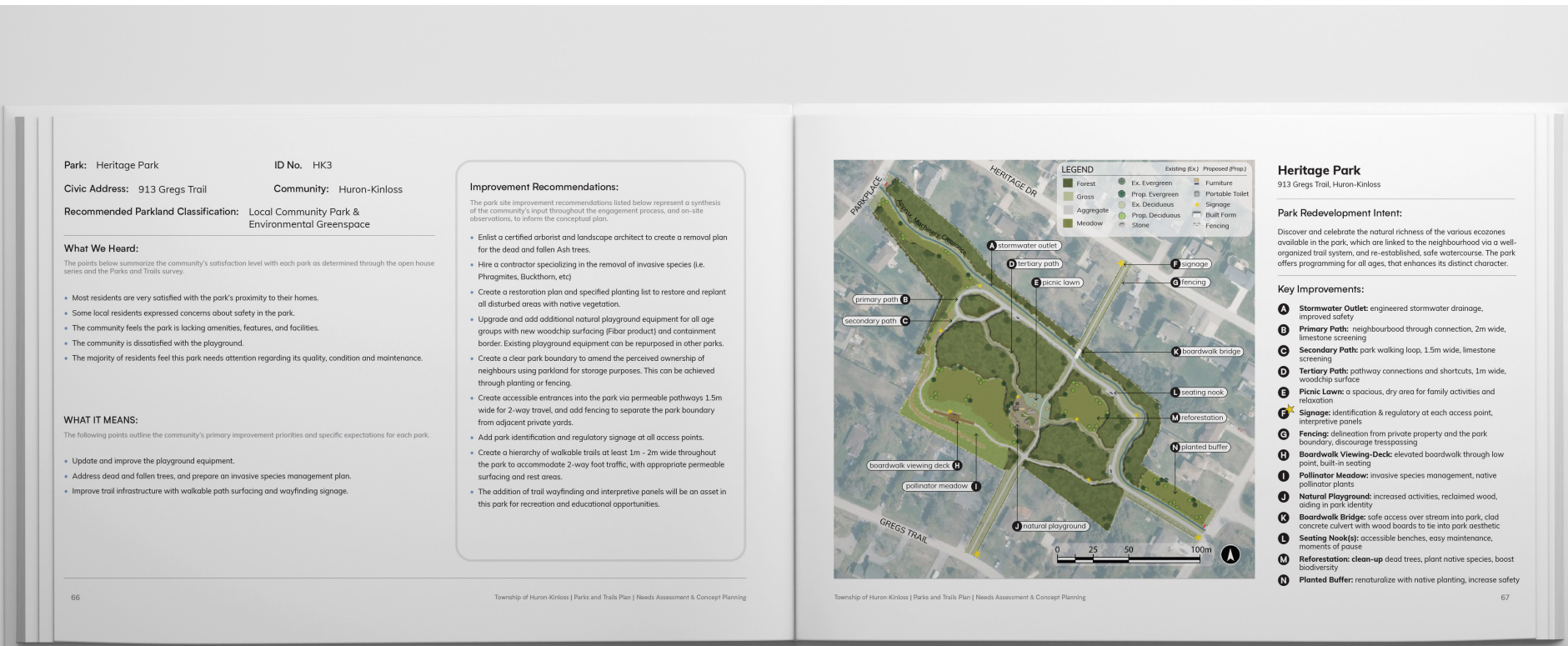
Online Survey

- July 15, 2024 - August 18, 2024
- 325 community responses

Park Concepts | 18 Parks

EXAMPLE: Conceptual Park Designs

- What We Heard, What it Means, Recommendations



Financial Analysis | 18 Parks

Lakeshore											
Preliminary Budget Estimate	*Concept	HK1 Huronville Park		HK2 Kin Bruce Park		HK3 Heritage Park		HK4 Pearl Elizabeth		HK5 Langdon Park	
	Unit Cost Estimate	Qty	Sub-total	Qty	Sub-total	Qty	Sub-total	Qty	Sub-total	Qty	Sub-total
Removals											
Existing Surfaces, Playground Equipment, Site Furniture, Dead Tree(s) etc. (lump sum)	varies		\$ 5,000.00		\$ 5,000.00		\$ 1,000.00		\$ 500.00		\$ 1,000.00
Signage											
Interpretive Panels/ Info Kiosk (unit)	\$ 1,500.00		\$ -		\$ -	6	\$ 9,000.00		\$ -		\$ -
Place Identification Signage (unit)	\$ 1,500.00	2	\$ 3,000.00	2	\$ 3,000.00	3	\$ 4,500.00	1	\$ 1,500.00	1	\$ 1,500.00
Regulatory Signage (unit)	\$ 500.00		\$ -	1	\$ 500.00	3	\$ 1,500.00	1	\$ 500.00		\$ -
Vegetation											
Individual Trees (unit)	\$ 200.00	21	\$ 4,200.00	39	\$ 7,800.00		\$ -	21	\$ 4,200.00	9	\$ 1,800.00
Naturalized Planting (sq.m.)											
Native Seed Mix, etc	\$ 5.00	1700	\$ 8,500.00		\$ -	2100	\$ 10,500.00	280	\$ 1,400.00		\$ -
Naturalized Woodland Planting, etc	\$ 10.00		\$ -		\$ -	3500	\$ 35,000.00		\$ -		\$ -
Seed/sod (sq.m.)	\$ 3.00	750	\$ 2,250.00	400	\$ 1,200.00	230	\$ 690.00	233	\$ 699.00	545	\$ 1,635.00
Surface Treatments											
Aggregate Staging Area (cu.m.)	\$ 25.00		\$ -	183	\$ 4,575.00		\$ -		\$ -	52	\$ 1,300.00
Limestone Screening (cu.m.)											
Walking Paths; 3m wide	\$ 40.00		\$ -		\$ -	100	\$ 4,000.00		\$ -		\$ -
Walking Paths; 1.5m wide	\$ 40.00		\$ -	30	\$ 1,200.00	66	\$ 2,640.00	15	\$ 600.00	33	\$ 1,320.00
Gathering Area	\$ 40.00		\$ -		\$ -	42	\$ 1,680.00	7	\$ 280.00		\$ -
Asphalt (sq.m.)											
Walking Paths; 1.5m wide	\$ 25.00	563	\$ 14,075.00		\$ -		\$ -		\$ -	90	\$ 2,250.00
Parking Area	\$ 25.00	65	\$ 1,625.00		\$ -	74	\$ 1,850.00		\$ -		\$ -
Woodchip (cu.m.)											
(Fiber) Playground Surfacing	\$ 110.00	16	\$ 1,760.00	44	\$ 4,840.00	26	\$ 2,860.00		\$ -	14	\$ 1,540.00
Walking Paths; 1m wide	\$ 30.00		\$ -		\$ -	16	\$ 480.00		\$ -		\$ -
Parking Painting/ Crosswalk (lin.ft.)	\$ 2.00	152	\$ 304.00		\$ -		\$ -	230	\$ 460.00		\$ -
Boardwalk; 2m wide (sq.m.)	\$ 850.00		\$ -		\$ -	95	\$ 80,750.00		\$ -		\$ -
Recreational Facilities											
NEW Multi Sport Court; (lump sum)	\$ 120,000.00		\$ -		\$ -		\$ -		\$ -	0.5	\$ 60,000.00
Existing Court Upgrades (lump sum)	\$ 15,000.00	2	\$ 30,000.00		\$ -		\$ -		\$ -	1	\$ 30,000.00
Playground Equipment (unit)	\$ 20,000.00	1	\$ 20,000.00	1	\$ 20,000.00	3	\$ 60,000.00		\$ -		\$ -
Site Furnishings											
Armour Stone/ Bollards (unit)	\$ 150.00		\$ -		\$ -		\$ -		\$ -	5	\$ 750.00
Property Fencing; Chainlink (lin.ft.)	\$ 30.00		\$ -		\$ -	985	\$ 29,550.00	130	\$ 3,900.00		\$ -
Other furnishings; benches, picnic tables, bike racks waste receptacles, etc. (lump sum)	varies		\$ 20,700.00		\$ 16,800.00		\$ 14,500.00		\$ 7,500.00		\$ 21,000.00
	Estimated Sub-total		\$ 90,714.00		\$ 64,915.00		\$ 260,500.00		\$ 21,539.00		\$ 124,095.00
	** Contingency (10%)		\$ 9,071.40		\$ 6,491.50		\$ 26,050.00		\$ 2,153.90		\$ 12,409.50
	Sub-total		\$ 99,785.40		\$ 71,406.50		\$ 286,550.00		\$ 23,692.90		\$ 136,504.50
	***Consulting Fees: Landscape Architecture (12.5%)		\$ 12,473.18		\$ 8,925.81		\$ 35,818.75		\$ 2,961.61		\$ 17,063.06
	Conservative Estimated Total		\$ 112,258.58		\$ 80,332.31		\$ 322,368.75		\$ 26,654.51		\$ 153,567.56

*Concept: Budget estimates reflect preliminary conceptual landscape design. Further design, specifications and construction detailing will inform more accurate budget figures.

** Contingency (10%) re. unforeseen costs associated with inflation, material availability, un-known site specific conditions, permits, site dewatering if required, etc.

*** Consulting fees based on industry standards (DALA Fee Guide for Landscape Architectural Services, April 2023) using a percentage fee calculation method.

Notes:

Budget estimate does not account for site works (mobilization/demobilization, stormwater engineering, erosion/sediment control, tree hoarding fencing, perimeter fencing). Each project phase will be subject to site works costs.

Preliminary Fundraising

Suitability for Capital

Parkland Information					Priority		Capital Types			
ID No.	Park Name	Community	Settlement Area	Recommended Parkland Classification	Year(s)	Priority	Grant Seeking	Capital Budget	Community Campaign	Partnerships
HK3	Heritage Park	Lakeshore North	Heritage Heights	Local Community Park & Environmental Greenspace	Immediate	1	✓	✓	✓	✓
HK9	Lighthouse Park	Lakeshore South	Point Clark	Signature Community Park		2		✓		
HK7	Point Clark Community Centre Park	Lakeshore South	Point Clark	Community / Sports Park & Environmental Greenspace		3		✓	✓	✓
HK18	Whitechurch Park	Whitechurch	Village of Whitechurch	Local Community Park	1 - 5 years	4		✓		
HK2	Kin Bruce Park	Lakeshore North	Kin Bruce	Regional Multi-Sport Facility		5	✓		✓	✓
HK13	Lewis Park	Ripley	Town of Ripley	Signature Community Park		6			✓	
HK14	Park Street Soccer Fields	Ripley	Town of Ripley	Community Recreational Park		7	✓	✓	✓	
HK16	Waterworks Park	Lucknow	Village of Lucknow	Local Community Parkette & Environmental Greenspace		8		✓		
HK4	Pearl Elizabeth Greenspace	Lakeshore North	Bruce Beach	Community Parkette & Environmental Greenspace		9		✓		
HK1	Huronville Park	Lakeshore North	Huronville	Local Community Park	5 - 10 years	10			✓	
HK5	Langdon Park	Lakeshore South	Blairs Grove	Local Community Park & Open Space		11		✓	✓	
HK11	Reids Corner	Huron-Kinloss	Reid's Corner	Rural Ball Park (all age)		12		✓		✓
HK6	Lions Park	Lakeshore South	Lurgan Beach	Local Community Park & Environmental Greenspace	10 - 15+ years	13		✓		
HK17	Kinsmen Park	Lucknow	Village of Lucknow	Community Ball Park & Environmental Greenspace		14		✓	✓	
HK10	Attawandaron park	Lakeshore South	Point Clark	Local Community Park		15		✓		
HK12	Memorial Park	Ripley	Town of Ripley	Community / Sports Park (all age)		16		✓		
HK8	Blue Park	Lakeshore South	Point Clark	Local Community Park		17			✓	
HK15	Victoria Park	Lucknow	Village of Lucknow	Local Community Park		18		✓		

Suitability for Capital

- Grant Seeking
- Capital Budget
- Community Campaign
- Partnerships

Parkland & Greenspace Ratio

Parkland & Greenspace Ratio Assessment

Parkland Information (18 Park Sites in the Scope of Work)					Trails & Greenspace Information (Additional Land Excluded from Scope of Work)		Comparator Municipalities Parkland			
ID No.	Park Name	Community	Settlement Area	Size (approx. Hectares)	Trails & Greenspace Name	Size (approx. Hectares)	Comparator Municipality	Est. Population	Total Parkland (ha)	Parkland Ratio
HK1	Huronville Park	Lakeshore North	Huronville	1.5	Apple Rail Trail	7.9	Ashfield-Colborne-Wawanosh	6,000	240	1:0.04
HK2	Kin Bruce Park	Lakeshore North	Kin Bruce	2.2	Attawandaron Nature Trail	0.6	Brockton	9,800	48	1:0.005
HK3	Heritage Park	Lakeshore North	Heritage Heights	2.3	Blairs Grove Nature Trail	9.1	Kincardine	12,300	123	1:0.01
HK4	Pearl Elizabeth Greenspace	Lakeshore North	Bruce Beach	0.3	Deer Run Nature Trail	0.9	**Total Comparator Average Parkland Ratio			1:0.02
HK5	Langdon Park	Lakeshore South	Blairs Grove	0.5	Green Acres Trail	4.3				
HK6	Lions Park	Lakeshore South	Lurgan Beach	0.8	Lewis Trail	3.0				
HK7	Point Clark Community Centre Park	Lakeshore South	Point Clark	5.5	Lighthouse Park	3.7				
HK8	Blue Park	Lakeshore South	Point Clark	0.5	Tuscanora Nature Trail	1.2				
HK9	Lighthouse Park	Lakeshore South	Point Clark	0.2						
HK10	Attawandaron park	Lakeshore South	Point Clark	0.6						
HK11	Reids Corner	Huron-Kinloss	Reid's Corner	1.3						
HK12	Memorial Park	Ripley	Town of Ripley	6.5						
HK13	Lewis Park	Ripley	Town of Ripley	0.5						
HK14	Park Street Soccer Fields	Ripley	Town of Ripley	2.8						
HK15	Victoria Park	Lucknow	Village of Lucknow	0.6						
HK16	Waterworks Park	Lucknow	Village of Lucknow	0.4						
HK17	Kinsmen Park	Lucknow	Village of Lucknow	1.2						
HK18	Whitechurch Park	Whitechurch	Village of Whitechurch	1.1						
*Total Parkland				28.8	*Total Trails & Greenspace				27.7	
Huron-Kinloss Population (2024 estimate): 7,600 residents										
Huron-Kinloss Parkland/Greenspace Per Resident Ratio (ha) = 1:0.07										

Results

Huron-Kinloss maintains a commendable ratio of parkland and greenspace per resident, currently at **1:0.07 ha**. This is significantly higher than the average for comparator municipalities, with a ratio of **1:0.02 ha**.

Maintenance Standards

8 | Maintenance Standards



Preamble

The Township of Huron-Kinloss Maintenance Standards

The Township of Huron-Kinloss has many parks and recreation facilities for the enjoyment and usage by residents, visitors and tourists alike. To ensure all amenities are utilized to their full potential, it is important for them to be maintained and serviced in such a manner, so they are safe, accessible and fully operational. A clear and through understanding of the maintenance required to operate these facilities is vital to guarantee they fulfill the needs and requirements of the Township.

The following Service and Maintenance Standards should be adopted by the Township and implemented in all areas. These standards should be adhered to, not only by Township maintenance staff, but all user-group maintenance, contractors or volunteer groups. This is important to ensure all maintenance within the Township follows the same guidelines, regardless of who performs the servicing and maintenance tasks.

These guidelines are developed in such a way ensure all facilities are safe, in good repair, accessible and operationally sound.

Surplus Land Identification




Surplus Identification

A township-wide scan of available parkland and greenspace was conducted. Underutilized areas within existing 18 parks, called 'surplus lots' and existing road right-of-ways, were identified for future redevelopment and repurpose considerations.

Parkland and Greenspace

- A** Huronville Park: surplus lot
- B** Kin Bruce Park: available parkland
- C** Pearl Elizabeth Greenspace: surplus lot
- D** Langdon Park: right-of-way
- E** Lions Park: surplus lot
- F** Point Clark Community Centre Park: surplus lot
- G** Blue Park: surplus lot

 The Lakeshore Settlement Area

Surplus Land Considerations

Parkland & Greenspace Future Considerations

Parkland / Greenspace Information					Assessment				Recommendation		
Lot ID	Lot Location	Community	Lot Size (approx. Hectares)	Recommended Parkland Classification	Opportunities	Strengths	Weaknesses	Barriers / Threats	Redevelopment / Repurpose	Rationale	Remarks & Actions
A	Huronville Park	Lakeshore North	0.07	Local Community Park	Possible location for a residential lot.	Desirable neighbourhood location. The space is unprogrammed and underutilized as parkland.	Smaller sized lot in comparison to neighbouring properties. Utilities would need to be extended to service the lot. Proximity to private estate park access.	Community pushback. Ensure through access into park, further impeding lot size.	yes	Redevelopment is possible but not ideal based on the assessment weaknesses and barriers/threats.	1. Consider selling the lot to a property developer. 2. Hire a consultant to conduct a land value assessment. 3. Reinvest earnings into Huron-Kinloss Parks.
B	Kin Bruce Park	Lakeshore North	2.2	Regional Municipal Multi-Sport Facility	Large enough space to accommodate an indoor/outdoor sports facility.	Large mature-healthy trees on site to be utilized.	The park is a low point which could require extra attention to stormwater management.	Lack of funding.	yes	Appropriate for a regional sports facility and revenue generation. Development would provide all season recreation.	1. Hire a landscape architect to create a concept plan. 2. Advertise and obtain funding through club partnerships and investors.
C	Pearl Elizabeth Greenspace	Lakeshore North	0.1	Community Parkette & Environmental Greenspace	Potential to expand usable parkland.	Private area with few residential properties. Proximity to the waterfront.	Semi-isolated location. New development would require utility connections.	Heavily vegetated. Contributes to the Natural Heritage System.	yes / no	The decision to redevelopment or repurpose this surplus lot should be left to a council decision.	Provides valuable habitat for wildlife in connection to the Natural Heritage System.
D	Langdon Park	Lakeshore South	0.31	Local Community Park & Open Space	Neighbourhood through connection and recreational trail.	Existing Road Right-of-way. The space is unprogrammed and underutilized as parkland.			yes	This space is appropriate for redevelopment to connect of the neighbourhood, and enhance the parkland. It is wide enough to accommodate a 1.5m trail while maintaining a buffer space as not to impede on the backyards of the private residences.	1. Hire a landscape architect to create construction drawing and specifications set.
E	Lions Park	Lakeshore South	0.07	Local Community Park & Environmental Greenspace	Ideal through connection between Lions Park and the Point Clark Community Centre.	Proximity to the Point Clark Community Centre.	Long and narrow parcel, approx. (163m long, 4.5m wide). Would have to cross Lake-Range Drive.	Part of the Natural Heritage System. Close in proximity to private residential lots.	no	Redevelopment or repurpose is not permitted under the Natural Heritage System.	Proposing a through connection between parks has been a contentious issue, especially the topic of tree removal.
F	Point Clark Community Centre Park	Lakeshore South	0.65	Community / Sports Park & Environmental Greenspace	Possible park expansion, or surplus lot.	Convenient location next to the Point Clark Community Centre.	Adjacent to the dog park. Next to a busy road (Lake-Range Drive)	Part of the Natural Heritage System	no	Redevelopment or repurpose is not permitted under the Natural Heritage System.	Tree removal is a contentious issue.
G	Blue Park	Lakeshore South	0.18	Local Community Park	Possible surplus lot could be zoned as residential, as all surrounding property is residential.	The adjacent lot (302 Huron Road) is zoned as residential. Large enough lot size to accommodate a private residence. The lot has already been disturbed to remove dead Ash trees. The surplus would still allow a vegetated buffer between the park and potential lot.	Utilities would need to be extended to service the lot. Currently a naturally vegetated area.	Community pushback.	yes	Redevelopment is appropriate.	1. Consider selling the lot to a property developer. 2. Hire a consultant to conduct a land value assessment. 3. Reinvest earnings into Huron-Kinloss Parks.

Identified Project Findings



Pickleball Court Locations

- Community push back for Pickleball at Lions Park
- Staff met with the Pickleball volunteers - determined there is capacity at the Point Clark Community Centre as per the updated design concept.



Ripley Dog Park Location

- Park Street Soccer Fields is the most suitable and desirable location



Lucknow Dog Park Location

- The community does not perceive the need for a facility



Trails Development Survey

- The survey responses determined that minor signage and a naturalistic trail is preferred

Final Deliverable



Parks and Trails Plan - Final Draft Report

- Section 1: Preliminary Research
- Section 2: Inventory & Assessment
- Section 3: Community Engagement
- Section 4: Needs Assessment & Concept Planning
- Section 5: Capital Planning & Prioritization
- Section 6: Financial Analysis & Fundraising Policy
- Section 7: Parkland & Greenspace Ratio Assessment
- Section 8: Maintenance Standards
- Section 9: Direction for Surplus Parkland/ Greenspace
- Section 10: Overall Recommendations



Completion

- November, 2024

In Summary

What We Saw

- Site Visits



What We Heard

- Open Houses & Survey



Analysis

- S.W.O.T



Design

- 18 Park Concepts



Project Outcomes

- Final Draft Report
- Proposed Park Concepts
- Recommendations
- Capital Planning

Thank You!



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Sean Kelly – Project Lead
Jacklyn Short – Project Advisor
Alex Feenstra – Studio Lead
Dave DeBono – Design Production

