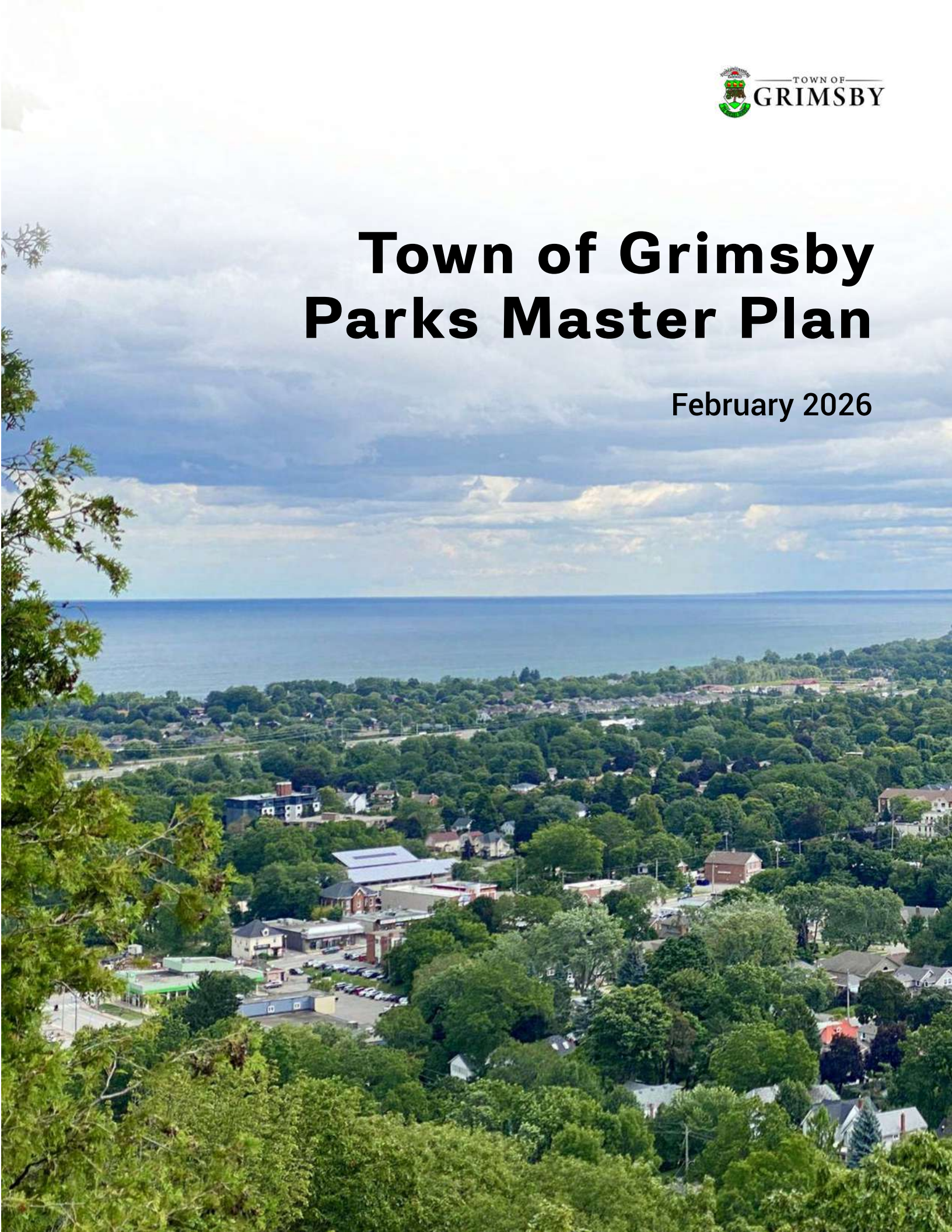




# Town of Grimsby Parks Master Plan

February 2026





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Images are sourced from an open source image database or provided by the Town unless otherwise noted.

February 2026

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## Land Acknowledgement

Niagara Region/Grimsby is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee , and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The Regional Municipality of Niagara/Grimsby stands with all Indigenous peoples, past and present, in promoting the wise stewardship of the lands on which we live.



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# 1.0 Introduction

## 1.1 Plan Objective

The objective of the Town of Grimsby Parks Master Plan (herein referred to as the ‘Plan’) is to identify community needs; where parks and park facilities should be located, when they will be needed, and how they will be funded. The Plan provides clear, action-oriented recommendations to meet the needs of current and future residents over the next 10 years through appropriate levels of service, anticipated improvements/additions, and trends and best practices. The Plan will assist Council and staff in managing the direction of parks and park services through 2035.

Intended as a living document, this Plan provides a road map for implementing improvements and serves as a blueprint to enhance the Town of Grimsby’s Parks over the next 10 years, with the intent that the Plan is reviewed annually.

## 1.2 Process

The process of developing the Plan included, a multi-faceted community and stakeholder engagement program (including Council, staff, and stakeholder interviews, surveys of residents, user groups, and council committees, two open houses, on the ground and youth specific engagement), a vision and guiding principles workshop with key staff, and an extensive site review, inventory and assessment of the Town’s parks and outdoor recreation facilities. The Plan development took place over a year and a half, and as such, by the time it was

finalized, action was already begun on some recommendations.

The information gathered during the inventory and consultation stages was used to conduct needs assessments to support the development of recommendations for the parks in Grimsby. The assessment:

- Provides a parkland classification system that identifies park types, typical amenities/facilities provided for each type, and provision and service levels
- Determines the parkland needs required over the term of the plan
- Identifies gaps in the current park supply
- Assesses the relative distribution of parkland and identifies locations in need
- Identifies park and amenity improvements required to encourage use and address safety and comfort
- Discusses recent legislative changes and how they may impact the park and recreation provision in Grimsby, and provide guidance for the Official Plan update
- Analyzes the need for additional outdoor sports facilities in response to gaps/deficiencies in supply and determines whether the Town’s identified shortfalls require additional new facilities, improvements to facility condition, or scheduling.
- Provides an implementation plan with suggested timing to action recommendations, and costing where appropriate



# 2.0 Background

## 2.1 Vision and Guiding Principles

In Fall 2024, members of Town staff and the consulting team met to brainstorm words and topics for developing a Vision and Guiding Principles for parks in Grimsby. Before the session, participants were provided with the Background and Community Consultation Report to review the community's reported thoughts, concerns, priorities, and needs regarding parks to help inform and direct the discussion. After the session, the consulting team distilled the brainstorming feedback into keywords, organized them by theme, and drafted a Vision and Guiding Principles, as outlined below.

### 2.1.1 Key Words and Themes:

- Sustainable - environmentally, financially, culturally, and socially
- Complete Community
- Connected - both physically and as a community
- Age-friendly
- Interactive
- Unique/unique strengths
- Historic/heritage
- Destination/tourism/themed parks
- Potential/untapped opportunities
- Gathering/events/creating memories/friendships
- Welcoming/extension of the home/people can stay a while - seating, washrooms, shade, drinking water
- Accessible
- Well-maintained/designing and selecting materials/furnishings that are durable/easy to fix or replace
- Multi-purpose/flexible - different activities, different age groups, etc.
- Trees, gardens, natural spaces
- Natural assets - escarpment, 40-mile creek, waterfront

## 2.1.2 Vision

“A community connected through vibrant park spaces”

A vision statement is a bold, high-reaching statement that describes the desired future state of an organization (or department). It should inspire and invoke enthusiasm, optimism, and innovation, and reflect the Town’s core values.

## 2.1.3 Guiding Principles

Guiding Principles are collective, predetermined positions that influence decision-making. Seven pillars and guiding principles were developed [Figure 2-1].

Our Parks System will be:

1. Sustainable: Sustainability (environmentally, financially, culturally and socially) is at the core of Park development in Grimsby
2. Natural: We will invest in and protect our natural assets, support local biodiversity and ecosystem conservation, and prioritize climate change resilience and adaptation
3. Unique: We will highlight our parks’ unique cultural, historical and natural features
4. Welcoming: Our parks will be safe, inclusive, accessible, equitable, and well communicated
5. Community Focused: We will provide parks that foster community building through creating spaces for gathering, events, and connection
6. Active: We will support healthy active living by providing a range of amenities and facilities for play, sport, and recreation
7. Flexible: We will move towards flexible, multi-use park spaces to accommodate a variety of activities, and changing trends

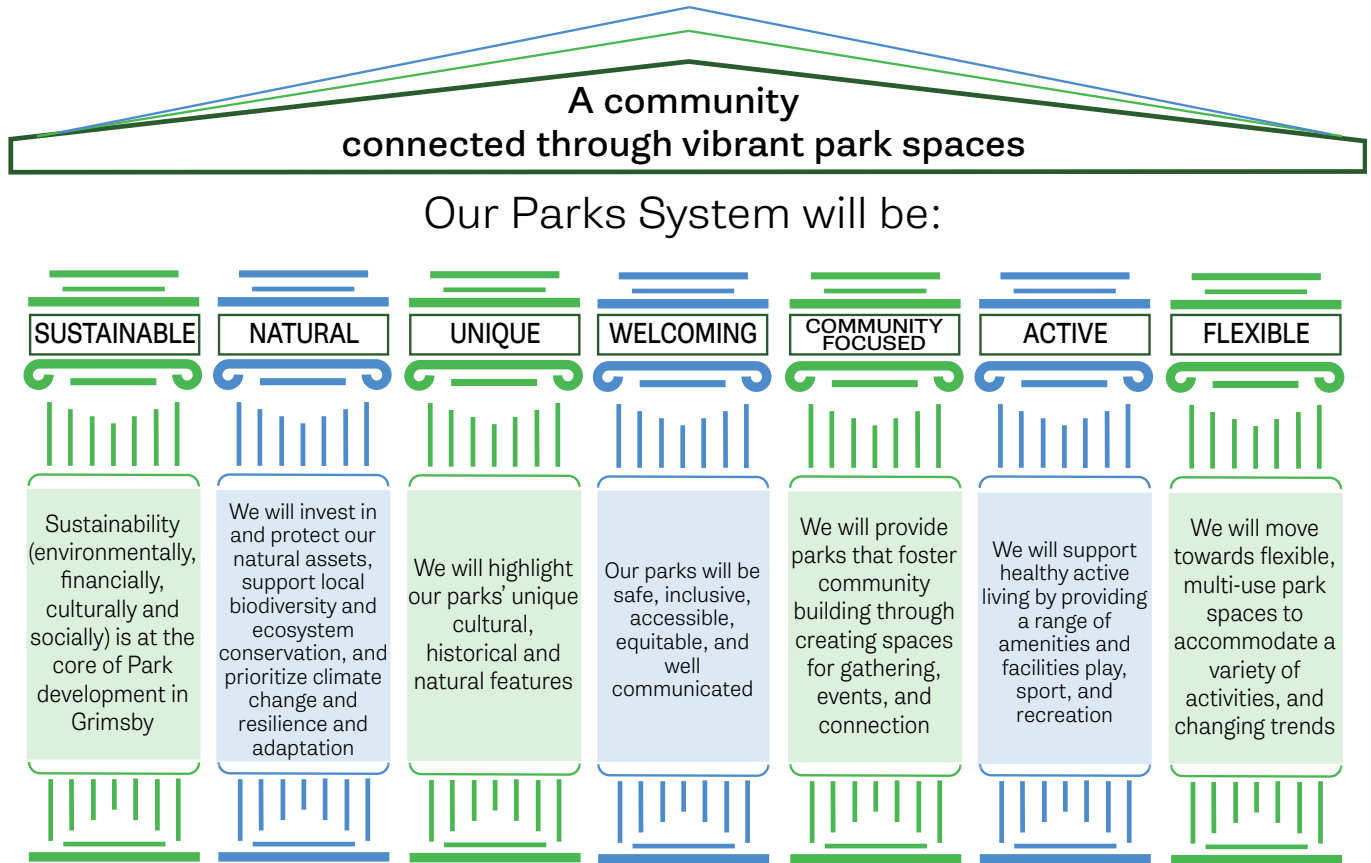


Figure 2-1: Vision Statement and Pillars and Guiding Principles developed through the workshop

## 2.2 Socio-demographic Considerations

Grimsby is located in Niagara Region along the shore of Lake Ontario. It has a blend of urban and rural areas, with an overall population density of 410 people per square kilometre, which is denser than the rest of Niagara Region. It also has higher median and average incomes compared to the rest of Niagara Region [Table 2-1].

The Town recently completed an Intensification Strategy (Hemson, 2025), which provides population estimates for 2024, 2035, and 2051. These estimates have been used for the assessments in the Parks Master Plan<sup>1</sup> [Table 2-2]. The Town is expected to grow by 5,600, or 17.7% over the next 10 years. This growth will occur primarily in two locations; the GO station area (3,800 people), and the Downtown area (1,700).

Considering the Town’s demographic spread, projected population trends, and overall growth, the following are key takeaways when considering the provision of parks over the next 10 years:

Table 2-1: Summary Table of Population, Population Density, Land Area, and Income Data in the Town of Grimsby and Regional Municipality of Niagara (Canada Census, 2021)

	Grimsby	Niagara
Population Density (people per km)	410.4	258
Land Area (km <sup>2</sup> )	68.7	1,852.8
Median Income	\$104,000	\$79,000
Average Income	\$124,800	\$97,200

Table 2-2: Projected Age Population for the Town of Grimsby for the years 2025, 2030, and 2035

	2025	2030	2035
Population	31,600	34,400	37,200
Population Increase			+17.7% +5,600 people

<sup>1</sup> Source: “Figure 8: Total Population, Dwelling Units and Employment – Scenario 2” from the Town of Grimsby: Intensification Strategy (Hemson, 2025)



Increased development in the urban area will result in more pressure on existing parks and possibly the need for more parks



The non-urban areas will remain stable in terms of growth



Like the Country as a whole, the population is aging. However, in Grimsby, the population age distribution will remain steady, with a slight increase in proportion of those over 75 years



Children and youth (0-19) will remain a significant group, at approximately 20% of the population




The community is majority European descent. However, it is anticipated that with new development the Town may see an increase in ethnic diversity



The Town has a higher average and median income compared to the Region and Province

# 3.0 Community Consultation

To leverage the community’s knowledge, ideas, and expertise on the current and future delivery of the Town’s parks and outdoor recreation facilities, a multi-pronged consultation strategy was employed. Residents, municipal representatives (including members of Council and Town staff), and key stakeholders such as parks and outdoor recreation user groups and community organizations were approached to share their input. Consultations took place all throughout the Plan development period from 2024 to 2026.



### PROJECT OVERVIEW

The Town of Grimsby is preparing a Parks Master Plan that will assist Council and staff in managing the direction of parks and outdoor facility assets and services through 2034. The Plan will define community needs and interests, identify where parks and park facilities should be located, and when they will be needed, and how they will be funded.

### STUDY AREA

Grimsby is a Town in the Niagara Region, located on the eastern end of the Hamilton Census Metropolitan Area. The majority of the residents reside in the area bounded by Lake Ontario and the Niagara Escarpment. The Town currently offers 35 neighbourhood Parks and 18 community parks, equating to an overall parkland service level of 95 hectares for every 1,000 people.


### PROJECT SCOPE

The Plan will seek to:

- Include extensive community consultation
- Comment on the current community profile and future population growth in relation to emerging trends and service levels
- Articulate a vision and guiding principals for parks in Grimsby
- Assess needs and interests for parks, waterfront and outdoor recreation facilities in the Town
- Provide guidance for how these services should be delivered (e.g. staffing needs, partnership opportunities, innovative hub models, etc.)
- Develop an implementation strategy with timeliness and cost estimates

### OPEN HOUSE GOALS

- Introduce the project
- Receive feedback on parks and outdoor recreation interests and priorities



### PROJECT TIMELINE

**PHASE 1: Background Review (Spring and Summer 2024)**

- Project launch meeting with Steering Committee (#1)
- Document Review and Socio-Demographic Profile
- Council and Staff Interviews (up to 15)
- Online Engagement and Questionnaire
- Inventories and Mapping
- Site Visits
- User Group Survey
- Random Household Survey (300)
- Open House
- Targeted Engagement (Youth, Seniors, and newcomers)
- Community Stakeholder Interviews (up to 5)
- Trends and Benchmarking Research
- Background Report
- Meeting with Town Project Team (#2)
- Background Report Revisions and Submit

**PHASE 2: Strategic Direction (Fall 2024)**

- Vision, Goals and Guiding Principles Workshop
- Community Update
- Meeting with Town Project Team (#3)
- Council Presentation

**PHASE 3: Recommendations and Planning (Fall and Winter 2024)**










- Needs Assessment and Recommendations
- Meeting with Town Project Team (#4)
- Implementation Strategy
- Draft Parks Master Plan
- Meeting with Town Project Team (#5)
- Revise Draft Master Plan
- Public Summary Document
- Draft Plan Community Engagement

**PHASE 4: Final Report and Adoption (Winter 2025)**

- Meeting with Town Project Team (#6)
- Revise Draft Master Plan and Public Summary Document
- Council Presentation
- Finalize Plan and Public Summary Document
- Community Update

### PASSIVE PARK SPACES

Place dots on what is needed

		
		
		
<b>OTHER</b>		

Tell us more about passive park spaces you'd like to see

June 2024 | Town of Grimsby | Parks Master Plan - Community Open House

1 of 4

June 2024 | Town of Grimsby | Parks Master Plan - Community Open House

2 of 4

Figure 3-1: Panels from Community Open House in June 2024



Engagement activities included:

- A dedicated project page on Let’s Talk Grimsby, serving as an ongoing hub for community contribution with tools such as an online resident survey, an interactive mapping tool, an idea submission box, and a questions board;
- An invitational online survey for user groups that facilitate programming and/or use Town parks and outdoor recreation facilities to provide their programs and activities;
- Interviews with municipal representatives (including Council members and Town staff);
- One community open house where community members could learn about the project, talk with staff members, and provide their feedback and ideas;
- A random telephone survey of 300 resident households;
- Three on-the-ground feedback sessions conducted at the library and farmer’s market;
- Small group and individual interviews with non-municipal stakeholders (e.g., community organizations, school boards, sports organizations, etc.); and
- Two youth engagement sessions conducted at summer camps to gather youth specific feedback.
- A second open house to share the draft recommendations and received feedback from the community before finalizing the Plan
- Council presentations and workshops with the Official Plan and Transportation Master Plan teams

All consultation background information and findings are captured in the Background and Community Consultation Report (October 2024).



Online Engagement



User Group Survey



Municipal Stakeholder Interviews



Community Open Houses



Random Resident Household Survey



On-The-Ground Feedback Sessions



Non-Municipal Individual Interviews



Youth Engagement

# 4.0 Needs Assessment

## 4.1 Park Planning Policy

### 4.1.1 Current Official Plan Park Policies and Parkland Dedication By-Law

The Town of Grimsby Official Plan (OP) was approved by the Ontario Municipal Board on May 12, 2012. The Plan provides a 20-year planning horizon to 2033. At the time of this writing, the Town is currently undergoing an Official Plan review which will guide growth and development to 2051. The OP provides for various methods for how parkland is to be acquired, such as through physical dedication from development and cash-in-lieu of parkland for the Town to use for the enhancement of parkland supply or improvements to existing facilities. The Secondary Plans contained within the Town's OP also provide additional area-specific policies for parkland dedication.

### 4.1.2 Summary of Bill 23 Park Policy Changes

In 2022, the provincial government passed Bill 23, the "More Homes Built Faster Act," with the aim to increase the supply of Ontario's market housing over the next ten years. The legislation revised ten provincial Acts, including but not limited to the Conservation Authorities Act, Development Charges Act, and Planning Act, which resulted in significant implications for Ontario's land use planning regime. The

changes to Section 42 (Parkland Dedication) of the Planning Act will have impacts on municipalities for acquiring physical parkland conveyances along with payments in lieu of dedication. Some of the legislative changes that will impact the Town of Grimsby are highlighted below:

- Parkland dedication caps have been changed under Bill 23 and the maximum alternative rate for physical parkland dedication is now 1 hectare per 600 net residential units (Section 42(3)) or a lesser rate could be provided at the discretion of the municipality.
  - Where an alternative rate applies, the cash-in-lieu of parkland rate is 1 hectare per 1,000 net residential units.
  - Where the alternative rate applies, conveyance or payment in lieu shall not be required that is greater than 10% of the land or the value of the land, where the site is five hectares or less in area, or 15% of the land or the value of the land, where the site is greater than five hectares in area
- Through Bill 23, Section 42 of the Planning Act was amended to add subsections 42(4.30-4.39), which will allow land owners to propose portions of their land for parkland conveyance that are:
  - Encumbered: (e.g., Part of a parcel of land that abuts one or more parcels of land on a horizontal plane, subject to an easement or other restriction,



or encumbered by below grade infrastructure<sup>1</sup>, or

- Privately-owned: For use as a POPS (more on this below) for parkland conveyance to a municipality.
- Where a municipality refuses to accept the proposed land, this subsection will allow landowners to appeal the refusal to the Ontario Land Tribunal, who will determine whether the identified land meets a set of prescribed criteria, which will be set out in a future regulation. At the time of writing, subsections 42(4.30-4.39) have not yet come into effect, but are anticipated to come into effect within the timeframe of this Plan<sup>2</sup>.
- Municipalities are now required to spend or allocate at least 60% of the monies that are in the special parkland dedication account at the beginning of each year (42(16.1)).
- Parkland dedication is determined on either the day of the approval of a Site Plan Control Application, the day an application for an amendment to a by-law was passed, or the day a building permit was issued in respect of the development (2.1). The determination of the value can occur for up to a period of two years from when Site Plan Approval or the Zoning By-law Amendment was passed (2.4)
- Municipalities will now need to prepare parks plans in advance of passing any parkland dedication by-law (4.1).

As noted in the final bullet above, Policy 42 (4.1) of the Planning Act states, “Before Passing a by-law under this section, the local municipality shall prepare and make

available to the public a parks plan that examines the need for parkland in the municipality.” This Parks Master Plan will examine the Town’s needs for parks and trails, and identifies criteria and priorities for open spaces in the Town of Grimsby. Thus, for all intents and purposes, this Parks Master Plan is considered a municipal parks plan for the Town of Grimsby under section 42 of the Planning Act, and can facilitate the future development of a Parkland Dedication By-law, along with applicable Official Plan policies for parkland dedication.

### 4.1.3 Updates to Parkland Dedication Policies

As the Town updates the OP, it is recommended that additional/updated parkland policies be incorporated to strengthen physical parkland acquisition and cash-in-lieu of parkland, reflect the changes from Bill 23, and clarify how parkland is acquired through the development process as discussed below. The Town’s Official Plan should also be updated to address when Parkland dedication will not be required, such as for Long-Term Care Facilities, Special Needs Housing, Additional Dwelling Units, etc.

### Alternative Parkland Dedication Rate

As noted previously, Bill 23 has reduced the amount of parkland that can be dedicated by half: previously rates were 1 hectare per 300 units, and they are now 1 hectare of parkland per 600 net residential units for physical parkland dedication, or 1 hectare per 1,000 units cash-in-lieu of parkland for medium/high density developments. Bill 23

<sup>1</sup> i.e., encumbered lands.

<sup>2</sup> According to the Planning Act, the amendments will be added “on a day to be named by proclamation of the Lieutenant Governor.

has also capped the maximum amount of parkland that can be obtained through the alternative rates.

The OP should be updated to reflect the alternative parkland dedication rate in response to changes made to the Planning Act through Bill 23 (should the Town be interested in applying the alternative rate). The use of the alternative rate should be specified, and criteria suitable to the Town should be determined when the alternative rate is applied (such as for High-Density Development or Medium Density Development, for Cash-in-Lieu of Parkland or Physical Parkland Conveyance). It is important to note that the Planning Act requires relevant Official Plan policies to include alternative rates.

### **Direction for Accepting Parkland vs. Cash-in-lieu**

Section 4.5 Classification, Access, and Distribution Needs Assessment considers park needs in Grimsby and provides criteria for when parkland should be accepted or if cash-in-lieu should be accepted. These recommendations may “live” in the Parks Master Plan, but they should also be formalized in the Official Plan.

### **Parkland Dedications for Waterfront Developments**

The strengthening of Official Plan policies related to shoreline development helps contribute to maintaining lands for public use along the waterfront, which the community identified as a priority in the survey. Recognizing the importance of these lands, the new Official Plan states that any new development and/or redevelopment adjacent to Lake Ontario shall incorporate public open space along the waterfront with a minimum width of 100m, unless otherwise determined by the Town. The Official Plan

should also include parkland policies related to connectivity of waterfront parkland to promote a cohesive waterfront area.

### **Parkland Dedication By-law**

The Town of Grimsby’s Cash-in-Lieu of Parkland By-law was passed in November of 1994. The by-law references Official Plan policies which are no longer in effect. The by-law also includes the use of an alternative rate for residential densities of 15 units per net residential hectare and uses the rate of one hectare for each 300 dwelling units. It is recommended that the Parkland Dedication By-law be updated to reflect current policies of the Town’s Official Plan and the recent legislation changes under the Planning Act. Updates to the Parkland dedication by-law would include discounts for affordable residential units, use of alternative rates where appropriate, timing of parkland conveyance and exemptions. A Draft Parkland Dedication By-law has been included in Appendix A: Draft Parkland Dedication By-law on page 137. The Parkland Dedication By-law could also include additional policies outlining standards/best practices for parkland conveyance. It would include details on the physical state of conveyance (i.e. graded, sodded) and could provide additional details on the developers responsibilities on physical parklands acquired through new developments.

### **Privately Owned Public Space (POPS)**

Privately Owned Public Space (POPS) are spaces which are accessible to the public while being privately owned and managed. Historically, POPS have not generally been used to replace public open space and parks, but rather to complement the community by creating more public open spaces that are nonetheless still privately owned. While these spaces are generally



most appropriate as part of higher density, large scale development plans in urban areas, with anticipated changes to the Planning Act made by Bill 23 described above, POPS may become more widely used. Recently a POPS at Nelles Rd. and Main St. has been accepted.

The Town’s Official Plan currently has policies for POPS (which are termed “Village Squares” in the document) stipulating the following criteria must be met:

- Village Squares are designed and built to the satisfaction of the Town;
- Village Squares are maintained by the owner to the satisfaction of the Town;
- Village Squares remain open and accessible to the public at all times.

Subject to the above criteria, the Town may accept Village Squares as part of the Parkland Dedication, and in addition, only in the Downtown District.

In light of provincial policies and regulations from Bill 23 that may make it more difficult to reject POPS as parkland dedication, the Town may wish to consider criteria to strengthen its own policies related to POPS and include these in a future parkland dedication/conveyance by-law. For maximum benefit in Grimsby’s particular context, policy on POPS should emphasize that:

- **POPS would best serve the Town of Grimsby in areas of higher density development (e.g., Grimsby GO Transit Station Secondary Plan Area)**
- **In general, POPS are not a tool that brings significant benefit to low density residential developments, and should be avoided in these areas**

- **POPS should only be considered in light of other parkland needs and alternatives to ensure that the best solution for the parks system is selected**

The current policies should remain, however “Village Squares” should be referred to as “POPS”. Calling them by a second name invites confusion as to what these spaces actually are, as well as inviting confusion on the difference between “village squares” and “urban squares” from the parkland classification system (see 4.5.1 Parkland Classification).

Should the Town contemplate additional criteria for POPS in its Official Plan, it is recommended the Town undergo a study to determine the appropriate amount and locations of POPS that could be accommodated while still meeting the need for parkland. Additionally, guidelines will need to be created which will provide further details on the roles of POPS, design, and elements to be included in POPS. The City of Waterloo recently undertook this work and developed a detailed guide for POPS<sup>3</sup> which can be used a helpful reference.

#### 4.1.4 Community Benefits Charges

Bill 23 changes to parkland dedication and cash-in-lieu will impact the Town’s ability to acquire parkland reserves. One alternative mechanism being employed by the Town is the Community Benefits Charges (CBC) By-law developed in July 2024. The By-law applies to developments or redevelopments with buildings or structures of 5 or more storeys and at least 10 residential units, imposing a 4% charge on the land value. These charges will be used to fund Town-

<sup>3</sup> <https://www.waterloo.ca/planning-and-development/manuals-guidelines-and-standards/privately-owned-publicly-accessible-spaces-pops/>

wide growth-related capital costs. Section 5 of the By-law identifies parkland, park development, and community facilities as being required to meet the increased need for service arising from the CBC-eligible development or redevelopment. As such, this CBC By-law can be used as a mechanism to recoup costs associated

with new parkland dedication caps and for upgrades/projects which are not able to be funded through parkland reserves.

## Recommendations

- P 1: Strengthen Official Plan policies and provide additional direction on when physical parkland dedication should occur and when cash-in-lieu of parkland should be acquired (as discussed herein). Consolidate these policies in the Implementation Section.
- P 2: Provide policies for Alternative Parkland Dedication rates, as per the Planning Act. It is recommended to apply the alternative rate on medium or high density developments, where appropriate.
- P 3: Develop Official Plan policies & guidelines for POPS that identify, at minimum: the role of POPS; preferred development types (i.e., only in medium and high-density development); and design and elements to be included in POPS.
- P 4: In the updated Official Plan, refer to “Village Squares” as “POPS”.
- P 5: Develop a detailed plan for the allocation of parkland reserves to comply with the provincial legislation under the Planning Act requiring the spending or allocation of 60% of the funds each year.

- P 6: Update the Parkland Dedication By-law to reflect current policies of the Town’s Official Plan and the recent legislation changes under the Planning Act. Updates to the Parkland dedication by-law would include discounts for affordable residential units, use of alternative rates where appropriate, timing of parkland conveyance and exemptions (see Appendix A: Draft Parkland Dedication By-law on page 137)



## 4.2 Environmentally-Centred Park Planning and Provision

Grimsby's Natural Heritage System encompasses conservation areas, the Niagara Escarpment, the Bruce Trail, Forty Mile Creek, and significant woodlands and wetlands. Conservation areas in Grimsby include Beamer Memorial, Fifty Point, Biggar Lagoons and Woolverton. The Town is also home to over 60 parks, parkettes, and other green spaces used for recreation. These elements not only enhance the Town's ecological richness but also serve as a major draw for both residents and visitors. Public awareness of the benefits offered by natural spaces has also grown significantly in recent years. In fact, a 2024 study revealed that 95% of Canadians believe parks positively influence their physical health, while 93% believe they have a positive impact on their mental well-being<sup>4</sup>.

This heightened appreciation for natural spaces was reflected through the consultation process for this Plan, where residents identified passive walking, dog walking, and enjoying nature as their top recreational activities. An environmentally-focused planning approach can provide enduring benefits for the community's health and the Town's ecological integrity, fostering a harmonious relationship between people and nature. Achieving this balance requires proactive measures to prevent human activity from causing irreparable harm to vulnerable ecosystems. Specific concerns raised during consultations included progressive shoreline erosion, inadequate tree canopy cover, the need for more

naturalized spaces, and the associated decline in biodiversity<sup>5</sup>.

The following sections address these challenges and propose strategies to protect and enhance Grimsby's green spaces for future generations. These include:

- Naturalization
- Tree Canopy Management
- Erosion and Shoreline Management

### 4.2.1 Naturalization

Naturalization is a key strategy that can enhance the ecological functions of green spaces, reduce maintenance requirements and costs, and help mitigate the effects of climate change. It involves managing natural plant growth, typically by limiting non-native and invasive species and planting/encouraging the growth of desired native species, resulting in improved ecosystem health and resilience.

Despite its benefits, naturalization faces two main challenges:

1. The perception that naturalized landscapes are messy
2. Initial maintenance demands can exceed those of manicured lawns due to specialized needs, though maintenance decreases after the first couple of years

<sup>4</sup> <https://parkpeople.ca/wp-content/uploads/2024/11/2024-Canadian-City-Parks-Report-English-2024.pdf>

<sup>5</sup> Declining biodiversity was also identified as the top concern about climate change shared by respondents during engagement for the Town's 2051 Official Plan Review.

Actions that can help address the first challenge by enhancing the intentional appearance of naturalized spaces include:

- **Bold patterns/clean lines:** While naturalized areas will change over time, the initial plantings should be laid out and confined to clear patterns or lines. This will slowly introduce the idea to residents who request neat structured gardens.
- **Bird feeders and pollinator gardens:** Bird feeders and plants for pollinators communicate the intention of the place and reinforce that it is not abandoned or neglected.
- **Borders:** Borders make any collection of plants look neater and can be made by fences, plantings, shrubs, or by mowing around the edges.
- **Signage:** Educational signage describing the plants and/or process in the naturalized area may help increase community understanding and acceptance. Signage will encourage visitors to stay out of the area to avoid trampling plants and exposure to ticks.

Community engagement is crucial when selecting and designing sites for naturalization. Consultations help educate residents and align designs with preferences. Continued collaboration with the Niagara Peninsula Conservation Authority (NPCA) can aid with native plant selection and site management. And finally, local schools, community groups, and clubs can also assist with planting and maintenance, while larger institutions like Brock University and Niagara College could be engaged to help provide expertise.

Existing naturalized areas in Grimsby, such as Centennial Park and Forty Mile Creek

Park, demonstrate the benefits and viability of this approach. Potential sites that should be considered for continued naturalization efforts include Southward Park and Lakelawn Park, with new naturalization efforts recommended along waterfront parks (where they do not interfere with access or significant sight lines to the water), slopes, and trail buffer zones.

## Recommendations

- P 7: Implement managed naturalization practices (e.g., pollinator gardens, naturalized borders, mini forests, shoreline naturalization, etc.), consulting with the community before embarking on projects.
- P 8: Build partnerships with relevant organizations that can provide project expertise, native plant material, or volunteer coordination.

### 4.2.2 Tree Canopy Management

A healthy, diverse, and resilient tree canopy is a significant public asset with lasting environmental, economic, and social impacts. Tree and Forest Canopy (TFC) coverage impacts several facets of ecological systems, including the water quality of watercourses, erosion of soil, air quality, UV exposure, and the health and prevalence of flora and fauna systems<sup>6</sup>. While some areas of parkland in Grimsby have mature trees and adequate TFC coverage, others lack shade where it is needed most, such as around playgrounds. A 2024 report from Niagara Region's Tree and Forest Canopy Project provided a

<sup>6</sup> <https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=35809>



quantified assessment of the TFC cover for each municipality within the Region, revealing that the Town of Grimsby has an overall 23.9% TFC cover, compared to an average of 25.4% across all municipalities in Niagara Region (Fort Erie, Pelham, and Niagara Falls all have over 30%)<sup>7</sup>. The project also measured the TFC cover for urbanized areas only, where most of Niagara's population reside. Grimsby's urbanized area has a 17.4% TFC cover, while the average TFC cover for urbanized areas across all municipalities in the Region was 23.8%. Recognizing these existing deficits, the Town should continue investing in the protection, expansion, and management of Grimsby's urban forest.

Municipalities in the Niagara Region each have their own challenges, assets and opportunities when reaching TFC coverage targets. Grimsby has extensive impervious surface in the urban area, and must also accommodate future growth, which is anticipated to continue through 2051. Considering this growth and scarcity of plantable land, the Town will need to focus on creative ways of integrating tree planting into the urban landscape and conserving existing trees within developments.

With these goals in mind, it is recommended that the Town hire the services of a consulting arborist to develop an Urban Forest Management Plan. The Town should work with the consultant to ensure that the scope is strategic and well-defined.

The Town has already taken the first steps and recently completed an urban tree inventory. Following this, the Urban Forest Management Plan should be developed to guide the management

<sup>7</sup> <https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=35809>

of trees on Town-owned land. The Plan should set targets related to canopy cover, species composition, and tree planting. It should consider threats to the urban forest such as climate change, pests and diseases, and invasive plants and provide recommendations accordingly. The plan should include policy recommendations regarding tree preservation and compensation planting. The main goal of the plan should be to expand and preserve tree canopy cover in Grimsby, with focus on tree cover in parks and along trails and streets.

In addition to the Urban Forest Management Plan, the Town should develop design standards for the successful integration of trees in urban conditions such as along streets, parking lots, and stormwater ponds. Trends in green infrastructure such as streetside rain gardens and bioswales may also be incorporated. The main goal of the tree planting standards is for the Town to be equipped to implement tree planting in areas of growth and urbanization, so that these areas develop ample tree canopy cover. The Design Standards for Parks located in Appendix D contain tree canopy targets that should be used to guide existing practices in the interim.

The following recommendations should be carried out in collaboration with other relevant departments and partner organizations such as Public Works with Niagara Region.

### Recommendations:

- P 9: Hire the services of a consulting arborist to develop an Urban Forest Management Plan that includes identifying a canopy target and implementation plan to achieve it.
- P 10: Set money aside for the implementation of projects to be identified in the Urban Forest Management Plan. Monitor and report on the Plan every 2 years.
- P 11: Work with a landscape architect and arborist or urban forestry professional to develop design standards for tree planting in urban conditions.
- P 12: Strategically plant trees in parks with low urban canopy cover to meet the canopy targets outlined in the design standards.



### 4.2.3 Erosion and Shoreline Management

Grimsby's location on Lake Ontario makes erosion and shoreline management central to protecting the Town's natural heritage. Climate change, increased storm frequency, and fluctuating lake levels exacerbate erosion, threatening both ecological habitats and recreational spaces.

Staff have emphasized the need for a modernized Shoreline Protection Plan to safeguard the Town's public and private waterfront areas. While the Niagara Peninsula Conservation Authority (NPCA) published an update to the 1994 Lake Ontario Shoreline Management Plan in 2009 to reflect updated hazard limits for flooding, erosion, and dynamic beaches, no further updates have been made since. During this time, significant legislative changes, including amendments to the Conservation Authorities Act, and escalating climate change pressures have further underscored the need for updated planning.

Therefore, it is recommended that a new Shoreline Protection Plan be developed for Grimsby's waterfront which identifies implications and recommendations for parks and open space.

The Town has started a shoreline protection assessment to review existing shoreline areas and establish short-term and long-term improvements. The study involves the inspection and condition assessment of Town shoreline lands, which are susceptible to shoreline erosion. The assessment may include some areas where existing shoreline protection is in place but may require maintenance and repairs. The assessment is needed to support the Town's asset management plan/program to help prioritize short-term shoreline protection needs.

Parks can serve as models for sustainable stormwater management by incorporating low-impact design features such as rain gardens, bioswales, and permeable surfaces to help reduce erosion and limit nutrients from reaching Lake Ontario and other water features. These strategies can also help mitigate flood risks and improve water quality. The Town should incorporate these elements in new park developments and retrofit existing parks where feasible, while engaging with the Niagara Peninsula Conservation Authority for guidance on design and implementation.

### Recommendations

- P 13: Work with the NPCA and a consulting team with expertise in ecology, shoreline engineering, and geomorphology to develop a Shoreline Management Plan. The plan should explore both nature-based and traditional engineering solutions.
- P 14: Incorporate stormwater management features into new park developments and retrofit existing parks, where feasible.

## 4.3 Accessibility and Safety

The consultation process highlighted the need to incorporate more accessible elements in parks. Less than half of the random household telephone survey respondents felt their needs were met concerning accessible and inclusive features. Grimsby's commitment to accessibility goes beyond legislated standards, reflecting an aspiration to make parks and recreation spaces inclusive. While the Accessibility for Ontarians with Disabilities Act (AODA) mandates minimum standards, the Town should adopt proactive measures that exceed these requirements and integrate accessibility into the different aspects of service delivery.

Supporting accessibility means: "Removing the barriers faced by individuals with a variety of disabilities (including, but not limited to physical, sensory, cognitive, learning, mental health) and the various barriers (including attitudinal and systemic) that impede an individual's ability to participate in social, cultural, political, and economic life. Disabilities can be temporary or permanent. As we age, our abilities change, and therefore an accessible society is one designed to include everybody; both people with disabilities and people who self-identify as non-disabled."<sup>8</sup>

Improving accessibility is an incremental process that is often contingent on other initiatives. Legislated AODA improvements, for example, are implemented as public facilities and spaces are newly built or significantly renovated. These are often major capital projects that can only be undertaken infrequently. As such, there

is justification to go beyond the minimum technically prescribed standards and integrate other approaches to improving parks and outdoor spaces that optimize inclusivity for the widest range of ages and abilities when undertaking upgrades or new construction. Environments should be designed to support safety to the greatest extent possible, to avoid having to upgrade again if minimum standards change. The application of universal design principles, which fundamentally accepts that individuals experience and engage with spaces differently, is guided by a framework that encourages the design of public space to meet the needs of the widest range of potential users<sup>9</sup>.

Accessibility is often discussed as a standalone issue, however, the general improvements discussed here have multiple, overlapping benefits that not only address accessibility but also serve to support public health and make spaces safer, more inclusive, comfortable, and usable.

### 4.3.1 Accessible Spaces

Infrastructure must meet Accessibility for Ontarians with Disabilities Act (AODA) standard requirements regarding a variety of features including seating (benches and picnic tables), playground equipment, playground safety surface, and pavement surface/path of travel (including tactile warning strips, handrails, and ramps). Niagara Region has adopted the Town of Oakville's Universal Design Standards as a guide to construction and renovations of

<sup>8</sup> City for All Women Initiative. (2015). Advancing Equity and Inclusion. A Guide for Municipalities. Ottawa. p. 17.

<sup>9</sup> Centre for Excellence in Universal Design, What is Universal Design? <https://universaldesign.ie/built-environment/universal-design-guidelines-for-changing-places-toilets/universal-design-guidelines-for-changing-places-toilets-browsable/introduction-and-context/u/what-is-universal-design>



Figure 4-1: Examples of accessible playground structures<sup>1</sup>

<sup>1</sup> sourced from: <https://accessibleplaygroundsonario.ca/>

their Regional facilities<sup>10</sup>. The latest version of the document was released in Fall 2024 and includes facility specific requirements, strategies for neurodiversity, recommended maintenance practices, and guidance for interior and exterior elements and amenities, such as paths, site furniture, and landscaping. These Design Standards can be used to guide Grimsby's construction and renovations, alongside the Design Standards for Parks, which have been provided in Appendix D.

With regard to playground accessibility, some examples of upgrades that should be considered include:

- Accessible swings
- Curb that is flush with surface of playground to retain safety surface and allow for barrier-free access
- Accessible play equipment and play surfacing, as defined under CAN/CSA Z614:20 Annex H Children's Playground Equipment and Surfacing [Figure 4-1]

Note unitary/poured surfaces (e.g., rubber) are the preferred accessible surface, and wood fibre is considered secondary. Poured surfaces are preferred as they provide smooth, continuous, and level surface that is not prone to shifting, ensuring AODA compliance and easy manoeuvrability for wheelchairs. Unlike, loose-fill materials, poured rubber does not decompose, compact, or require constant raking and replenishment to maintain required safety depths. It offer superiors, consistent shock absorption and eliminates the risk

of splinters or hidden hazardous objects. While engineered wood can be accessible when properly installed, as a loose material it requires regular maintenance to ensure its firmness and impact absorption.

To balance budget constraints with accessibility, many projects used poured-in-place rubber for key, high-traffic, or accessible routes, and use lower-cost materials like wood fibre in secondary, non-accessible areas.

Additional playground features that have been implemented by other municipalities have included communication boards for children who are non-verbal or have difficulty communicating<sup>11</sup>; roller slides which eliminates static electricity which can be dangerous for children with cochlear implants<sup>12</sup>; wheelchair accessible gliding swings<sup>13</sup>; and raised sand/water tables<sup>14</sup>.

Signage and wayfinding should also be designed to be universally understood, with features that are well-lit for legibility, have high colour contrast, are positioned consistently, use icons and imagery whenever possible, and include tactile and auditory features, where feasible.

### 4.3.2 Shade

As a matter of community health and safety, adequate shade needs to be provided in each park, either through tree canopy or a built structure. This is particularly important around seating, picnic areas, gathering spaces, and playgrounds and splash pads

10 <https://www.oakville.ca/getmedia/60b77ee4-75ef-4ae4-9da0-57570d20c0f9/oakville-universal-design-standards.pdf>

11 [https://www.simcoe.com/news/theres-nothing-better-than-seeing-kids-talk-to-each-other-boards-open-up-wasaga-playgrounds/article\\_4f7c50da-2f7e-55a7-903d-152271b49b9d.html](https://www.simcoe.com/news/theres-nothing-better-than-seeing-kids-talk-to-each-other-boards-open-up-wasaga-playgrounds/article_4f7c50da-2f7e-55a7-903d-152271b49b9d.html)

12 <https://accessibleplaygroundsonario.ca/places/lions-club-of-trenton-inclusive-playground-trenton-quinte-west/>

13 <https://georginapost.com/2021/06/09/town-announces-wheelchair-friendly-swing-at-the-roc/>

14 <https://accessibleplaygroundsonario.ca/places/kids-ability-playground-waterloo/>



where caregivers with young children often spend considerable time exposed to the sun. Given the importance of providing shade in parks, shade structures and/or additional tree planting should be incorporated into all parks where suitable. Further guidance on providing shade structures is provided in the parkland classification system (Section 4.5.1 Parkland Classification), and site-specific park improvements (Section 5.0 Summary of Park Recommendations By Site).

### 4.3.3 Lighting

A park with a well-designed lighting plan is not only an asset for any resident wanting to stay active outdoors after sunset, but is also an essential safety feature. At this latitude, winter days are fully dark by 5:00 pm, so lighting is an important addition to help support activities outdoors in all seasons. The Town should be strategic and methodical in determining where lighting should be placed, as well as in determining the timing schedule. When selecting which parks and facilities to illuminate, the Town should prioritize:

- Amenities and facilities targeted for all-season or winter/shoulder season use such as multi-use paths, ice rinks, and sports courts
- Facilities that are typically well-used by youth, such as skate parks and basketball courts
- Trails and pathways used by walkers and joggers

The City of Toronto's 2017 Best Practices for Effective Lighting is a great online reference to use when determining lighting layout and light fixture selection<sup>15</sup>. The best practices outlined in this document focus on reducing

light pollution, improving energy efficiency, and providing lit environments that are safe and healthy for people and the natural environment. Grimsby should follow these six objectives when planning park lighting:

- Minimize glare
- Eliminate direct upward light
- Reduce spill light
- Enhance urban design
- Use appropriate colour temperature
- Use Dark Sky compliant fixtures

Sustainable lighting options such as LED or solar should be used whenever possible. Technology is evolving quickly, and it is now possible to set lighting profiles, for example, pre-set schedules that dictate when the lights operate and the extent of their brightness, and the ability to switch to a motion sensor setting during the least used hours of the night (if desired). For parks and facilities that are officially open/used until 11:00 pm, lights should be set on a timer to shut off automatically to discourage after hours use.

### 4.3.4 Accessibility Audit and Planning for Upgrades

In order to determine priorities for accessibility updates, an accessibility audit of the Town's parks and outdoor facilities should be conducted to identify priority areas for improvement and to set goals for improvements to be made by the end of this Plan's horizon (2035). If a formal accessibility audit is not feasible in a timely manner, the Park Accessibility Evaluation Checklist in Appendix B on page 147 can be used to help Parks, Recreation, and

<sup>15</sup> <https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf>

Culture staff plan and prioritize accessibility improvements in Grimsby's parks. The checklist can be used to determine an accessibility rating for each park in the Town, and thereafter to determine which park upgrades should be prioritized. Staff should engage the Joint Accessibility Advisory Committee (JAAC) to help guide this process.

While accessibility and safety upgrades should be planned in conjunction with scheduled playground replacements and park revitalization, the following provides other general recommendations for prioritizing improvements:

- Parks in the 'Regional Park' category (see Table 4-1) should be priority for accessibility upgrades (including lighting, shade and signage) as these parks are the most frequented by residents and visitors.
- Following this, the Town should focus on parks with playgrounds, sports facilities, or other high-use amenities to ensure accessible spaces are available for a wide variety of uses
- Lighting should be provided as needed - for example, at facilities and pathways that are often used later in the evening

More detailed recommendations for accessibility updates to specific parks can be found in Section 5.0 Summary of Park Recommendations By Site.

## Recommendations

P 15: Conduct an accessibility audit of all parks and outdoor facilities to identify and prioritize accessibility improvements with the support of the Joint Accessibility Advisory Committee. Refer to the Park Accessibility Evaluation Checklist in Appendix B.

P 16: Implement accessibility upgrades for parks and trails, including playground features, accessible surfacing and pathways, clear wayfinding, inclusive seating, adequate shade, and following Universal Design Standards, as part of scheduled parks upgrades.

P 17: Apply best practices for effective lighting design to enhance safety while minimizing environmental impact. Park use should inform the need for lighting, for example, lighting should be provided at facilities, parks and/or trails that are often used in the evening hours.

### 4.3.5 Accessible Service Delivery

Grimsby can extend accessibility principles beyond upgrading physical spaces through service delivery to further address existing barriers to participation in recreation activities. Methods for improving recreation service delivery can take many forms and will likely be determined on the basis of staff expertise, budget limitations, and partnership opportunities within the community.

Examples of park-related services provided in other communities include the following:

#### Magnus Cards

MagnusCards provide digital app-based support for individuals with Autism Spectrum Disorder or cognitive disabilities for navigating spaces and activities. MagnusCards comprises a library of digital guides (Card Decks) to destinations and activities. Each digital guide combines a proven method of instruction (applied behaviour analysis), visual cues and step-by-step instructions to map experiences



and prompts and positive reinforcement to support experiential learning. The Town of Halton Hills has developed three sets of MagnusCard decks for ActiVan, Halton Hills Public Library and Recreation and Parks<sup>16</sup>. The MagnusCards App and MagnusCards are free to download and use. The Recreation and Parks decks are as follows:

1. How to purchase a Recreation Pass
2. How to register for programs online
3. How to create a Recreation & Parks Online Account
4. How to prepare to go swimming at a pool
5. How to prepare to go skating at an arena

### Wascana Park Accessibility Project

The Canadian National Institute for the Blind (CNIB) recently completed a project in Regina’s Wascana Park that installed more than 230 GPS points that speak to the BlindSquare Event app<sup>17</sup>. The GPS points help mark amenities such as benches, park lookouts and monuments, but they also help mark the meandering trails that can be difficult to navigate. The project has resulted in Wascana Park, one of the largest urban parks in North America, becoming accessible for people with vision loss and is the third park in Regina to be installed on the app. CNIB is open to exploring opportunities with other communities to create accessible parks and recreation services.

### Recommendations

P 18: Assess and enhance park service delivery tools to improve accessibility and inclusiveness for all residents.

### 4.3.6 Accessible Programming

It is also essential that accessible programming be introduced in parks to activate these spaces and ensure they are welcoming to everyone in the community. The type of programming the Town chooses to incorporate will rely largely on staff expertise as well as partnerships with organizations that deliver programs to individuals with disabilities.

Examples of programs provided in other communities include the following:

#### Safari Walking Group

Community groups have long been effective leaders in advancing accessible programming. Organizations led by persons with disabilities not only deeply understand the existing accessibility barriers, but often have well-connected networks of partners and participants. Based in the City of Toronto, the Safari Walking Group is an example of one such community-based organization. The organization offers exploratory walks every week around Toronto’s natural green spaces for persons who are blind or have vision impairment<sup>18</sup>.

#### Sensory Swims, Skates, and Kits

Limiting the amount of noise and other sensory stimuli creates a calmer and more

<sup>16</sup> <https://www.investhaltonhills.com/en/accessibility.aspx#MagnusCards-available-in-Halton-Hills>

<sup>17</sup> <https://www.spra.sk.ca/Blog/cnib-jrpm-2020/>

<sup>18</sup> [https://www.thestar.com/life/blind-walking-group-finds-magic-and-music-on-the-beach-boardwalk/article\\_35db22c8-bf27-5058-9389-821a12d6ed52.html](https://www.thestar.com/life/blind-walking-group-finds-magic-and-music-on-the-beach-boardwalk/article_35db22c8-bf27-5058-9389-821a12d6ed52.html)

welcoming environment for those sensitive to these types of external stimuli. Some municipalities have begun lending out sensory kits for children through community centres, which contain noise cancelling headphones, colouring worksheets, and fidget toys. These kits can be used at community events, like hockey games, but could also be offered to those participating in park-based programming, such as farmers markets or live music events.

Although municipalities are not generally experts in delivering programs to populations that may need unique approaches to ensure they are included in service provision, there are agencies and organizations with mandates for this work. The Town of Grimsby currently rents municipal facilities to Special Olympics Ontario, Parasport, and other inclusion-focused organizations to facilitate their programming. These existing relationships could be expanded to introduce new programs or events to individuals with disabilities.

The Town may also benefit from exploring relationships with other groups who can provide guidance and resources, or may be interested in partnering to provide programming in Grimsby's parks or recreation facilities. Examples of potential local partners include: Niagara West YMCA; Community Living Grimsby, Lincoln, and West Lincoln; and the Alzheimer Society of Niagara Region.

## Recommendations

P 19: Assess and enhance recreation programs in parks to ensure they are accessible and inclusive for all residents

P 20: Collaborate with local organizations to develop and deliver accessible programming in parks, creating inclusive opportunities for recreation



## 4.4 Park Activation

While nothing prevents people from being active outside on their own, there may be opportunities for the Town to increase participation in both structured and unstructured activities at the Town's parks. For example, taking indoor programs outdoors during the late spring, summer and early fall months can activate park spaces and benefit residents, particularly those in areas not close to indoor program options. Activities such as yoga, group fitness, social clubs, games for children, reading groups, or community events are amenable to outdoor provision in park settings. To support programming a park should have:

- Washroom access (can include access to a nearby facility or portapotties)
- Parking
- Seating
- Space suitable for the activity (e.g., flat lawn for yoga or fitness, seating configured for group discussion, tables for activities, etc.)
- electrical access

Park activation can also occur in urban squares or event spaces designed to serve local markets with broad appeal for placemaking, celebration, unstructured play, and neighbourhood/community events.



Park event spaces should have high visibility. In some instances, event spaces are already located next to the community centres that provide power and water sources. An ideal event space for a large community gathering should have:

- Large areas of open lawn with wide paved paths for circulation and accessibility
- Large areas of shade, ideally with mature high-branching trees that don't block views
- Large paved space for parking, markets, midway rides, food trucks, etc.
- Designated primary parking and overflow parking
- Performance infrastructure such as a band shell, raised platform, or gradual hill or sloped area for amphitheatre style seating oriented with consideration to time of use (facing east can be preferable so that performers are not blinded by the evening sun)
- Water and electrical servicing to provide pedestrian-scale evening lighting, access to winterized washrooms, outdoor water fountains/bottle filters, and a sound system hook-up
- On-site storage
- Potential for bus drop-off and turnaround
- Buffering from high noise areas, such as highways and industrial areas
- Good drainage to prevent muddy surface conditions

Currently, the Town of Grimsby holds many community events in Coronation Park, which meets some of these specifications, including the presence of a large gazebo, picnic areas, mature trees for shade, and parking. Additionally, with the presence of the splash pad and playground, families can spend the day enjoying the recreation

amenities as well as the event. However, some hosted events, such as Music in the Park and Movie Nights in the Park, could be rotated to different parks around Town to increase activation in other spaces.

Another great way to activate different parks in the Town would be to introduce a Mobile Activity Centre. This would involve a van containing various equipment such as skateboards, racquet sports, spike ball sets, frisbees, seated table games, chalk, bubbles etc. The options are vast. The van would travel to set locations following a posted schedule. The activities do not have to be geared to children and youth only, as a mobile activity centre can provide a great opportunity for intergenerational activities by providing equipment/games of interest to all ages. Consideration should be made for winter as well summer activities to encourage outdoor recreation at parks year round. Development of a Mobile Activity Centre could be a joint venture between departments, with the Library, or with other interested local organizations.

### Recommendations:

- P 21: Where feasible, offer existing indoor recreation programs outdoors at parks in Grimsby
- P 22: Assess opportunities to rotate events like Music in the Park and Movie Nights in the Park to different parks across the Town
- P 23: Consider developing a Mobile Activity Centre
- P 24: Promote park amenities through the leisure guide, social media, schedule, mail-outs, etc.



## 4.5 Classification, Access, and Distribution Needs Assessment

### 4.5.1 Parkland Classification

The goal of developing a parkland classification system is to improve parkland equity and to encourage the acquisition of quality and sizable parkland parcels during development. It can also be used as a tool when planning new parks.

The 2012 Official Plan (currently being updated) classifies parks and open spaces into five categories:

- Regional Parks
- Community Parks
- Neighbourhood Parks
- Parkettes
- Bike Routes and Trails

The 2012 Official Plan also sets standards for each park class, which address the following:

- Walking distance parameters
- Relationship to schools
- Park function and programming
- Size guidelines
- Passive versus active use

As Grimsby grows, the classification system should be revised to better reflect urban conditions and future needs. Town parks should meet and provide basic requirements, including open greenspace, seating, shade, and tree cover, and include a park sign identifying the park's name.

The following section outlines the existing park classes, as described in the 2012 Official Plan, and provides suggestions

for updating the standards for the new Official Plan. An additional park class, "Urban Square," is also proposed to provide a category for urban public hardscape gathering spaces. See Table 4-1 for the Amended Parkland Classification, which integrates the suggestions below.

### Regional Parks

The 2012 Official Plan provides guidelines for Regional Parks regarding service catchment and park function as follows:

**Service Catchment:** should serve the needs of more than one community

**Function:** generally oriented to passive recreational pursuits

**Suggested Improvements:** This Park Class is vaguely defined. There are currently no Town-owned parks in this category; however, some of the large conservation areas in Grimsby serve this function. Some Community Parks could be developed to function as Regional Parks (see discussion in 4.5.2). Expand the Regional Park Class description to include the following:

- Draw tourists/visitors
- Natural, historic or cultural features
- Suitable passive and/or sport recreational uses
- Suitable for hosting large gatherings and events (with required infrastructure)
- Provide infrastructure such as washrooms and parking

Regional Parks should be able to accommodate a Town-wide event, therefore

adequate space is needed. Ideally the target size is a minimum of 4 - 6 hectares.

## Community Parks

The 2012 Official Plan provides guidelines for Community Parks regarding service catchment, programming and size as follows:

Service Catchment: serves Town residents

Programming: major sports facilities including lit sports fields, swimming pools, community buildings, tennis courts, running tracks

Size: minimum 6 hectares

**Suggested Improvements:** Only two of Grimsby's 17 community parks are 6 hectares or greater. The average size of Community Parks in Grimsby is 2.2 hectares, not including Southward which is an outlier at 34.8 hectares. For this reason, the size range of Community Parks should be adjusted to better reflect the supply. Further additions to this classification include:

- Expand the amenity/facility list to include some non-sport related amenities including dog parks, splash pads, event spaces, picnic areas, and playgrounds.
- Reduce the size target to a minimum of 2 - 4 hectares (in ideal situations).
- Add the following guidelines regarding site access and site suitability:
  - Provide multiple pedestrian access points and frontage along more than one street.
  - Provide parking based on type and number of facilities
  - Preferred location near compatible public services such as schools, libraries, community centres, etc.





- Location near or connection with natural heritage areas, trails/active transportation preferred.
- Active-use facilities, such as sports fields, must be located outside the floodplain area—sufficient tableland is required.
- Sites with some existing trees or canopy coverage from adjacent lots are preferred.

Six of the 17 Community Parks are on the waterfront. Waterfront considerations for Community Parks are included in Appendix D: Design Standards for Parks on page 193.

The parks currently classified as Community Parks vary greatly in size and amenities/facilities, and many do not meet the standards set in the existing or proposed classification table. While some existing Community Parks are sizable and offer multiple amenities/facilities, others are undersized and only host a single amenity or facility. Provision of Community Parks should be based on amenity/facility need and population growth in intensification areas. For equitable access, a distribution of one Community Park per 1.6 kilometre radius can also be used as a guideline (discussed further in Section 4.5.3 Developing of Community Parks).

## Neighbourhood Parks

The 2012 Official Plan provides guidelines for Neighbourhood Parks regarding location, compatible spaces, service catchment, function, programming, vegetation and size as follows:

Location: generally located to be a neighbourhood focal point

Compatible Spaces: may be adjacent to a school and/or integrated, where possible, with an adjacent natural heritage feature

Service Catchment: residents within a 400-metre radius (5-minute walk)

Function: to provide opportunities for active and passive recreation

Programming: play structures, informal playgrounds, junior softball diamonds, junior soccer pitches, tennis courts, seating, hard surface areas, shaded areas under tree canopies or open air structures, group mailboxes, lighting

Vegetation: distinctive trees, shrub and groundcover planting

Size: 1.2 hectares to 2.8 hectares

**Suggested Improvements:** Only three of Grimsby’s 31 Neighbourhood Parks are 1.2 hectares or greater. Two of these three are passive waterfront parks within the Grimsby Beach neighbourhood. The average size of existing Neighbourhood Parks is 0.6 hectares. There is a lack of parks in the size range of two to six hectares.

The following guidelines regarding site access and site suitability should be added:

- Should be centrally located within the neighbourhood and easily walkable for neighbourhood residents, including children.
- Sites with some existing trees or canopy coverage from adjacent lots are preferred
- Provide multiple pedestrian access points
- Adequate street frontage is needed so that parks are visible.
- Adjust size range to 0.5 - 2 hectares

Change the service catchment distance to a range of 400 to 800 metres to allow the provision of larger neighbourhood parks.



A radius of 800 metres from the park is approximately a 10 minute walk, provided that the neighbourhood is designed with pedestrian connectivity in mind. A 400 metre catchment distance should be used for smaller Neighbourhood Parks (e.g., less than 1 ha) and 800 metres should be used for larger Neighbourhood Parks.

Five of the 31 Neighbourhood Parks are located on the waterfront. Waterfront considerations for Neighbourhood Parks are included in Appendix D: Design Standards for Parks on page 193.

## Parkettes

The 2012 Official Plan provides guidelines for “Village Squares”. This park class has been renamed “Parkettes”. The guidelines for Parkettes as described in the 2012 Official Plan are as follows:

**Function:** a soft surface public open space that connects larger pieces of the open space system

**Size:** less than 1.2 hectares

**Suggested Improvements:** Eight parks are classified as Parkettes. Their sizes range from 0.02 to 0.38 hectares. Most are small green spaces with a path that provides a pedestrian connection within a residential area. Suggested improvements include:

- Add a list of suitable features to better define their use and function. Features may include seating, gardens, pathways, public art, gateway features.
- The Town needs a way to differentiate parkettes from traffic islands and road ends. Parkettes should serve at least one of the following functions:
  - Pedestrian connectivity
  - Tree canopy cover and seating
  - Beautification (art/gardens)



- Lookout area or memorial space
- Specify when Parkettes should and should not be accepted as parkland dedication, so that small, poor-quality parcels are not accepted.
- Ideally a minimum of 0.25 hectares
- Designed for 400 m radius or 0.1 to 0.2 hectares/1000 residents

## Urban Square (proposed)

Not included in the 2012 Official Plan.

As mentioned above, the park classification “Village Square” which was used in the 2012 Official Plan referred to a small softscaped park and has been replaced with the term “Parkette”. Parkettes (formally Village Squares) are a separate classification from the proposed Urban Square classification.

No existing parks within Grimsby serve the function of an Urban Square. A section of Main Street East is closed weekly during the warmer months to host the Farmers Market, so it functions like a square when closed. Downtown Grimsby has laneways and large parking areas that could be transformed to better serve the public realm and user experience of the downtown.

**Proposed Park Class Description:** Urban Squares are predominantly hardscape, multi-purpose programmable spaces that enhance the public realm within a downtown or other urban area. They are smaller in scale than Neighbourhood Parks (i.e., typically less than 0.5 ha). Urban squares provide a passive space for sitting and informal gathering when not programmed. They may be strategically pursued in areas of urban regeneration, revitalization, or intensification. They may include Privately Owned Public Spaces (POPS). Sizable urban squares should be designed to accommodate a range of events such as markets and live music/performance, and

have the required infrastructure to support them (e.g., electrical connections).

## Bike Routes and Trails

The 2012 Official Plan provides guidelines for Bike Routes and Trails regarding programming, function and development as follows:

**Programming:** Shall accommodate linear/forms of recreation such as hiking, jogging and cross-country skiing.

**Function:** Should attempt to follow natural linear features and serve as connections, where possible, to other components of the Parks and Open Space System.

**Trail Development:** The Town will endeavour to establish, improve and maintain the park routes and trails over time. In new developments, park routes and trails will be secured using the Planning Act. Bike Routes and Trails will be designed, built and maintained to Town standards.

The following types of trails are identified in the 2012 Official Plan:

- Bike Routes
- Bruce Trail
- Waterfront Trail
- Multi Use Trail

The 2023 Recreational Trails Master Plan provides further categorization and guidelines for Bike Routes and Trails. It identifies primary and secondary trail uses, and trail design classifications. The 2025 Transportation Master Plan identifies on-road and off-road trail projects.

**Suggested Improvements:** Amend the description of the Bike Routes and Trails Park Class to align with the 2023 Recreational Trails Master Plan.

The following table integrates the suggested improvements to the 2012 parkland classification. The service level for each Park Class is provided based on the 2021 population of 28,883 people.

Table 4-1: Amended Parkland Classification Table

<b>2024 Service Level<sup>19</sup></b>	<b>Size Requirement</b>	<b>Service Catchment</b>	<b>Purpose, Programming and Site Suitability</b>
Regional Parks			
0 hectares	Varies, generally 5 to 15 hectares. Target should be 4 - 6 hectares	Town-wide plus capacity for visitors from throughout the Region	<p>Regional Parks are large parks that serve as active and passive recreation destinations. They have special amenities and facilities or special natural, historic or cultural features which attract use by residents and visitors/ tourists to Grimsby. They must be designed to support large gatherings of people, such as sports tournaments, educational tours, markets, agricultural fairs, group picnics, concerts, and civic celebrations.</p> <p>Due to their larger size and attractive features, a greater level of maintenance and support infrastructure is required. Infrastructure such as parking, washrooms seating, shade, electrical connections and pathways must be provided and designed for high use. Regional Parks should be able to accommodate a Town-wide event, therefore, adequate space is needed.</p>

<sup>19</sup> The 2019 Parks, Recreation and Culture Master Plan only used Neighbourhood Parks and Community Parks to calculate the parkland service level (i.e., there were no parks classified as Regional Parks and Parkettes were chosen to be omitted from the calculation)



Table 4-1: Amended Parkland Classification Table (continued)

2024 Service Level <sup>19</sup>	Size Requirement	Service Catchment	Purpose, Programming and Site Suitability
Community Parks			
<p>75.52 hectares (ha)</p> <p>2.39 ha/1000 people</p>	<p>Varies, generally 3 to 5 hectares. In ideal situations the target should be 2 - 4 hectares</p>	<p>Multiple residential areas</p>	<p>Community Parks shall serve Town residents through the provision of major sports facilities including lit fields, swimming pools, community buildings, sport courts, and running tracks. Community Parks may also serve residents with non-sport amenities, including dog parks, splash pads, event spaces, picnic areas, and playgrounds. Community Parks, which are intended for higher use and longer park visits, should have washrooms, shade structures, drinking fountains and parking.</p> <p>See Appendix D: Design Standards for Parks on page 193 for guidelines on site access, site suitability and waterfront considerations for Community Parks.</p>

Table 4-1: Amended Parkland Classification Table (continued)

<b>2024 Service Level<sup>19</sup></b>	<b>Size Requirement</b>	<b>Service Catchment</b>	<b>Purpose, Programming and Site Suitability</b>
Neighbourhood Parks			
<p>20.07 hectares (ha)</p> <p>0.64 ha /1000 people</p>	<p>Varies, generally less than 5 hectares. In ideal situations the target 0.5 - 2 hectares</p>	<p>Residents within a 400m - 800m walking radius (5 - 10-minute walk). The walking route must be safe, direct and unobstructed by major pedestrian barriers</p>	<p>Neighbourhood Parks provide opportunities for active and passive recreation. Generally, they may include elements such as play structures, informal playgrounds, smaller sport facilities and courts, seating, hard surface areas, shaded areas under tree canopies or open air structures, and selective lighting. Neighbourhood Parks may be adjacent to a school and/or are integrated, where possible, with an adjacent natural heritage feature.</p> <p>See Appendix D: Design Standards for Parks on page 193 for guidelines on site access, site suitability and waterfront considerations for Community Parks.</p>



Table 4-1: Amended Parkland Classification Table (continued)

2024 Service Level <sup>19</sup>	Size Requirement	Service Catchment	Purpose, Programming and Site Suitability
Parkettes			
<p>0.70 hectares (ha)</p> <p>0.02 ha /1000 people</p>	<p>Varies, generally less than 0.5 hectares. In ideal situations the target should be a minimum of 0.25 hectares</p>	<p>Designed for 400 m radius or 0.1 to 0.2 hectares/ 1000 residents</p>	<p>Parkettes are small components of the public open space system that are soft surfaced and green. Parkettes help to connect larger pieces of the open space system.</p> <p>Parkettes must serve at least one of the following functions:</p> <ul style="list-style-type: none"> <li>· Pedestrian connectivity</li> <li>· Tree canopy cover and seating</li> <li>· Beautification (art/gardens)</li> <li>· Lookout area or memorial space</li> </ul> <p>Parkettes should only be accepted as parkland dedication if they create a connection between parks, schools, plazas, neighbourhoods etc. They should not be accepted as small, isolated parcels as the Town is already oversupplied with small parks.</p>

Table 4-1: Amended Parkland Classification Table (continued)

2024 Service Level <sup>19</sup>	Size Requirement	Service Catchment	Purpose, Programming and Site Suitability
Urban Squares			
0 hectares	Varies, typically less than 0.5 hectares	Town-wide	Urban Squares are predominantly hardscape, multi-purpose programmable spaces that enhance the public realm within a downtown or other urban area. They are smaller in scale than Neighbourhood Parks. When not programmed, urban squares provide a passive space for sitting and informal gathering, or, depending on design, parking. They may be strategically pursued in areas of urban regeneration, revitalization, or intensification. They may include Privately-Owned Public Spaces (POPS). Sizable urban squares should be designed to accommodate a range of events such as markets and live music/performance.



Table 4-1: Amended Parkland Classification Table (continued)

2024 Service Level <sup>19</sup>	Size Requirement	Service Catchment	Purpose, Programming and Site Suitability
Bike Routes and Trails			
25.2 km of Town-owned trails	1 to 4 metre trail width depending on trail design classification	Service catchment of trail network to be Town-wide with regional connections	Existing and proposed Bike Routes and Trails are identified in the 2023 Recreation Trails Master Plan. They are crucial components of an integrated Parks and Open Space System. They shall accommodate linear/forms of recreation such as hiking, jogging and cross-country skiing. They should attempt to follow natural linear features and serve as connections, where possible, to other components of the Parks and Open Space System. The intended primary use of trails is for pedestrians, bicycling and for people using mobility devices. Secondary trail uses include in-line skating/ skateboard, e-bike and motorized users, winter uses/mountain bikes. The Trails Master Plan describes four trail design classifications and identifies four spine trails. See the 2023 Recreation Trails Master Plan for more information on Bike Routes and Trails.

## Recommendations:

P 25: Review and adopt the amended Parkland Classification Table into the new Official Plan.

P 26: In new developments, aim to acquire parks in the size range of two to six hectares in order to diversify the size distribution of the park supply. Both Neighbourhood Parks and Community Parks can be used to fill this gap.

## 4.5.2 Developing Regional Parks

### Conservation Areas as Regional Parks

There are no Town-owned parks currently classified as Regional Parks, however, both Beamer Memorial Conservation Area and Fifty Point Conservation Area serve a Regional Park function in Grimsby.

Beamer Memorial Conservation Area provides residents and visitors access to the Niagara Escarpment and Bruce Trail and is considered a special destination due to the panoramic views and waterfalls. It is also a renowned birding location to view the spring hawk migration. Amenities include parking, washrooms, picnic areas, trails and lookout structures. While it is a destination and important access point to the escarpment, the amenities and facilities are not designed to host large volumes of people at one time. However, Centennial Park, which borders this conservation area, could provide amenities and facilities that complement Beamer's uses (e.g., parking lot, picnic pavilion).

Fifty Point Conservation Area is a major waterfront park, natural space, and active recreation destination that borders Grimsby to the west. It supports a wide range of activities, including camping, picnics, hiking, fishing, boating, and swimming. Amenities and facilities include a marina, washrooms, a beach, a park pavilion, and multiple parking areas.

### Community Parks as Regional Parks

Four town-owned Community Parks have attributes and potential for development as Regional Parks: Southward Community Park, Centennial Park, Forty Mile Creek Park/1812 Peace Garden, and Casablanca Waterfront Park.



## Southward Park

Southward Park has considerable size (34.8 hectares) and the facility and amenity infrastructure needed to host large sporting events. It is described as a destination park on the Town website. Southward Park has the following amenities and facilities:

- 4 baseball diamonds (2 Lit)
- 5 full-sized soccer fields (2 Lit)
- 2.5 km walking trail through a forested wetland
- Off-leash dog area
- playground
- 3 bocce ball courts
- Community building with washrooms and rentable spaces

The location of Southward Park within south Grimsby, surrounded by farmland, means that it is a drive-to location. Extensive parking is available. The 2019 Parks, Recreation, Culture Master Plan recommended changing the park class to “Regional”, which may create opportunities for cost sharing between neighbouring municipalities. In many ways, Southward Park is well suited to host Town-wide or Regional events. However, as it is a new park, it lacks shade from mature trees. Lack of shade can be a major concern for certain types of community events in the summer, but in time the young trees will fill out. Considerable tree planting efforts have been made for this park, and they are intended to continue.



## **Centennial Park and Forty Mile Creek Park/1812 Peace Garden**

Centennial Park is a 8.3 hectare Community Park located next to Beamer Memorial Conservation Area. It is primarily a passive park with the following amenities and facilities:

- Rose garden
- Ornamental plantings
- Shade trees
- Wind phone
- fitness stations
- 3 baseball diamonds
- Parking lot
- Picnic pavilion

It is the second largest park in Grimsby and has a distinctive character due to the mature trees, cultural/historic significance, connection to the escarpment and the stone gate entrance. It is very different from Southward Park in that it is integrated into the neighbourhood and is walkable for many people. As it borders a school and residential properties, events held here would have to be considerate of noise and overflow parking. The addition of washroom facilities, expanded parking, and a band shell with electrical connections would make this park a destination for community events.

Forty Mile Creek Park/1812 Peace Garden is a 6.3 hectare Community Park at the mouth of Forty Mile Creek to Lake Ontario. It is a historic site and part of a cluster of Town-owned waterfront green spaces. It borders Forty Mile Valley Creek, Whittaker Park, and the Elizabeth Street pump house. It includes the following amenities and facilities:

- Historic pumphouse

- A concrete patio with picnic tables overlooking the water
- 1812 Bicentennial Peace Garden and Gazebo
- Canoe/kayak launch
- Walking trail and pedestrian bridge

It is the third largest park in Grimsby and has a distinctive character due to the mature trees, the creek, the lakefront, and historic elements such as the pumphouse. Similar to Centennial Park, it is integrated into the neighbourhood and is walkable for many people. This park could be developed as a Regional Park that attracts visitors due to the waterfront and heritage sites. Parking, waterfront access, shoreline protection, circulation, connectivity to neighbouring sites, and interpretive elements would need to be improved.

Developing Centennial Park or Forty Creek Park/1812 Peace Garden as a Regional Park should be considered. Improving the capacity for one of these parks to serve as a destination for residents and visitors could help to distribute users of Casablanca Waterfront Park.

## **Casablanca Waterfront Park**

Casablanca Waterfront Park is a 1.7 hectare Community Park located near to the Grimsby on the Lake neighbourhood. It is one of the Town's newest parks. It was designed to offer residents and visitors a premier destination for recreation, cultural activities, and community engagement. It includes the following amenities:

- Destination playground with junior and senior play areas
- 3 beach areas (one with accessible pad/ramp)
- Connection to the waterfront trail
- Washroom building



- Pavilion with plaza and picnic area
- Parking

While not one of the largest parks in Grimsby, it still attracts many users. It is well used by residents of the new adjacent waterfront development, residents throughout Grimsby and tourists. While it is a great marker of success that the park is being well-used, there are challenges with overcrowding as it is a Neighbourhood Park-sized park with the destination appeal of a Regional Park.

It is recommended the Town expand the size of Casablanca if the opportunity arises to acquire land adjacent to the park. As the waterfront continues to be developed with mid- and high- density residential, additional parkland will be needed.

Another approach to managing Casablanca's demand and popularity could be to provide certain high-demand amenities at other parks. For instance, a second destination playground located within Grimsby could help disperse users.

### Recommendations:

- P 27: Develop Southward Park as a Regional Park and reclassify Southward Park in the Parkland Classification Table.
- P 28: Consider developing Centennial Park or Forty Creek Park/1812 Peace Garden as a Regional Park
- P 29: Expand the size of Casablanca Park if the opportunity arises to better support the park's Regional Park function.

### 4.5.3 Developing of Community Parks

It can be useful in parks planning to set a standard service level for the provision of Community Parks. This was done for Neighbourhood Parks using a radius of 400 metres for small neighbourhood parks and 800 metres for larger neighbourhood parks. Given Community Parks are meant to serve multiple neighbourhoods, a larger radius can be used. Using a radius method (such as a radius of 1.6 kilometres), it appears Grimsby is well supplied geographically with Community Parks, as the existing community parks are fairly evenly dispersed throughout the Town.

However, because most of the existing Community Parks are undersized or poorly suited to host certain amenities and facilities, the Town is still technically undersupplied in this park type. The Town has also struggled to find suitable park space for youth-centred amenities and facilities such as a pump track. Considering the growth expected to occur in the GO Station area, and that the Town has also struggled to find space for larger youth centred amenities and facilities like a pump track, it is recommended that the Town provide a Community Park (ideally 4 hectares) in that area to adequately serve existing and new residents.

### Recommendation:

- P 30: Provide a Community Park to service the future residents of the GO Station intensification area.

#### 4.5.4 Developing Urban Squares

There are no existing parks within Grimsby that serve the function of an urban square. Currently, Main Street East and Coronation Park partially serve this function: Main Street East is closed weekly during the warmer months to host the popular Farmers Market, and Coronation Park, near the downtown, hosts most Town events. It is recommended that the Town develop an Urban Square in Downtown Grimsby to improve the downtown's public realm and user experience.

As described above in 4.5.1 Parkland Classification, Urban Squares are predominantly hardscape, multi-purpose programmable spaces that enhance the public realm within a downtown or other urban area. Sizable Urban Squares should be designed to accommodate a range of events such as markets and live music/performance. Good examples of Urban Squares from other municipalities in Ontario include Market Square in Guelph [Figure 4-2] and Springer Market Square in Kingston [Figure 4-3]. Both are anchored by Town Hall buildings and function as an event space, and skating rink in the winter.

Downtown Grimsby has laneways and existing parking areas that can be reduced and/or redesigned to serve as parking and event spaces. Specialty paving could be used to provide a plaza aesthetic, and power and lighting could be integrated into the design to allow for a wide range of activities and events.

The updated Official Plan states that Urban Squares shall be located on visible road frontages, and their entries should be clearly defined through landscape treatment and built form elements. Further to that, the following site characteristics are preferred when selecting a site for an Urban Square:

- A central urban location, preferably downtown, but Grimsby on the Lake or near the proposed Go Station could also be suitable.
- A site with an anchor building such as a library, art gallery, Town Hall, cafe etc, is preferred. It is beneficial to have an anchor building with public programming that can occasionally use the square. A building with an appealing visual character would help to give the square a sense of place.
- The site must feel open, safe, central and inviting. Nearby buildings should face towards the square.
- The site should be relatively flat so that it can be made accessible. Flat or gentle slopes are also preferred for market stands.
- The site must be located so that it is safe and appealing for pedestrians.
- Sites free of obstructions and clutter, such as numerous hydro poles or billboards, are preferred.

#### Recommendation:

P 31: Work with a landscape architect to develop concepts for an urban square in downtown Grimsby to function as a multi-purpose event space.

#### 4.5.5 Parkland Service Level

The 2019 Parks, Recreation and Culture Master Plan used only Neighbourhood Parks and Community Parks to calculate the parkland service level, as there were no parks classified as Regional Parks, and Parkettes were omitted. The 2019 parkland service level was determined to



Figure 4-2: Market Square in Guelph



Figure 4-3: Springer Market Square in Kingston

be 3.5 hectares for every 1,000 people. This calculation was based on the 2016 population of 27,314 and the combined total parkland area of all Neighbourhood Parks and Community Parks which was 95.42 hectares. With the inclusion of Conservation Areas, woodlands, and open space the 2019 service level almost doubles to 7.98 hectares per 1,000 people. This is mostly due to Fifty Point Conservation Area and Beamer Falls Conservation area which together contribute 118.5 hectares.

From 2016 to 2021 the population of Grimsby increased by 1,569 from 27,314 to 28,883. During this time, the Town acquired two new neighbourhood parks, Dunrobin Park and Escarpment Vista Park. From 2021 to 2024, the Town focused on improving and developing existing parkland. This includes the development of Southward Community Park and Casablanca Waterfront Park. It should be noted that a third of total parkland is concentrated at Southward Park, which is 34.8 hectares.

Using the estimated 2024 population of 31,600 (refer to Section 2.2 Socio-demographic Considerations) and the current combined total parkland area of all Neighbourhood Parks, Community Parks and Parkettes (96.29 ha), the updated parkland service level is **3.05 hectares for every 1,000 people**. With the inclusion of Conservation Areas, woodlands, and school properties, the service level is **7.31 hectares per 1,000 people**.

As discussed in Section 2.2 Socio-demographic Considerations, the population of Grimsby is anticipated to grow to 37,200 by 2035. If the Town does

not acquire any new parkland in the next 10 years, the service level would drop to 2.59 hectares for every 1,000 people. As compared with other municipalities in the Niagara Region, this would place Grimsby as having a lower parkland service level than Fort Erie (5.7 ha/1000 people), Port Colbourne (4.9 ha/1000 people), and Lincoln (3.4 ha/1000 people), but still more than Tecumseh (2.2 ha/1000 people). **If the Town wishes to maintain its current service level of 3.05 over the next ten years, then an additional 17.06 hectares of parkland must be acquired by 2035.** Projected parkland needs are summarized in Table 4-2.

Section 4.6 Outdoor Scheduled Facility Needs Assessment on page 61 identifies a number of additional outdoor scheduled facilities that may be required through the term of the Plan (i.e., 1 ball diamond, 1 rectangular field, 1 tennis court, and 2 pickleball courts). The facilities identified can likely be accommodated through improvements and/or expansions of existing facilities, therefore additional land may not be required. However, it must also be noted that scheduled sport facilities should be provided together where possible to maximize use and efficiency, and support tournaments (e.g., multiple ball diamonds should be at the same site rather than spread around individually at different parks). This means the Town's parkland acquisition strategy should include at least one additional large park parcel (i.e. between 2 - 4 ha), in order to accommodate the potential need for an additional ball diamond and rectangular field (if improvements/expansions are not sufficient or possible), and if the Town



Table 4-2: Summary of Parkland Needs to 2035

	<b>2019</b> <b>(previous Master Plan provision level)</b>	<b>2024</b> <b>(current provision)</b>	<b>2035</b> <b>(end of the Plan's term)</b>
Population	27,314 (2019 population used)	31,600 (estimated 2024 population)	37,200 (estimated 2035 population)
Number of hectares (ha) of parkland used in calculation	95.42 ha	96.29 ha	n/a
Provision level	3.50 ha for every 1,000 people	3.05 ha for every 1,000 people	3.05 ha for every 1,000 people
Additional parkland needed to maintain current provision level	n/a	n/a	17.06 ha

wishes to relocate or reconfigure facilities for greater efficiency and tournament options.

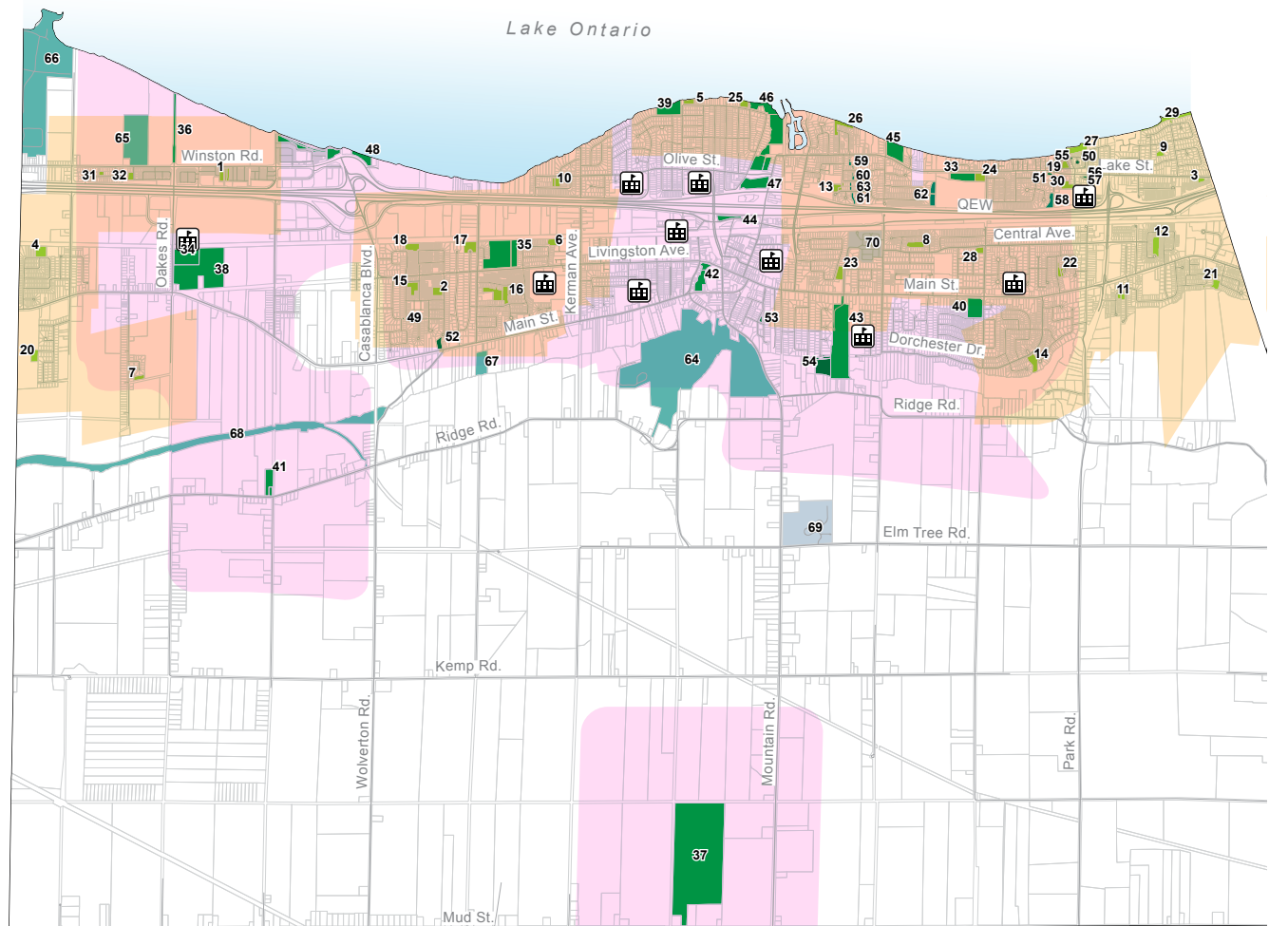
### Recommendations:

- P 32: Strive to maintain the current parkland service level of 3.05 hectares for every 1,000 people.
- P 33: Acquire an additional 17.05 hectares of parkland by 2035 to accommodate the Town's anticipated population increase to 37,200.
- P 34: Aim to acquire/assemble at least one additional park between 2 - 6 ha in size to accommodate potential needed scheduled facilities.

## 4.5.6 Parkland Distribution Gaps

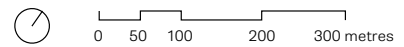
### 2019 Master Plan Considerations

The 2019 Parks, Recreation, and Culture Master Plan identified gaps in the parkland distribution based on a 400 metre catchment distance to Town-owned Community and Neighbourhood Parks. Based on this, it was recommended that the Town explore opportunities for parkland within the Olive Street Area, the Grimsby Secondary School Area, and the Rosslyn-Robinson Area (areas shown in Figure 4-4). The following discussion focuses on whether these areas should still be considered priorities for parkland acquisition/development. Moving forward, in new residential developments, the Town should focus on providing larger Neighbourhood Parks (greater than 1 ha) with a service catchment distance of 800 metres when feasible.



## Park Distribution

- 800 m walking distance around Community Parks
- 400 m walking distance around Neighbourhood Parks
- School



### Neighbourhood Parks

1. Lakelawn Park
2. Chestnut Park
3. Boundary Park
4. Escarpment Vista Park
5. Marrocco Park
6. Cheriedale Park
7. Cline Mountain Road Park
8. Pinewood Park
9. Cindy Court Park
10. Lakewood Gardens Park
11. Golf Woods Park
12. Arrowhead Park
13. Lakeview Terrace Park
14. Dorchester Park
15. Aspen Park
16. Evergreens Park
17. Roberts Road Park
18. Gage Park
19. Bell Park
20. Leawood Park
21. Vineyard Valley Park
22. Denick Park
23. Maplewood Park
24. Mayfair Park

25. Whittaker Park
26. Morrison Beach Park
27. Grimsby Beach
28. Rotary Park
29. Bal Harbour
30. Grand Old Oak Park
31. Sidare Court
32. Dunrobin Park

### Community Parks

33. Steve McDonnell Leash Free Dog Park
34. Smith School Soccer Field
35. Major Refrigeration Peach King Centre
36. Oakes Road Dog Run
37. Southward Park
38. Oakes Road Park
39. Murray Street Park
40. Sherwood Hills
41. Alway Community Centre
42. Coronation Park
43. Centennial Park
44. Shane Armstrong Skate Park
45. Nelles Beach Park

46. Forty Creek Park / 1812 Peace Garden
47. Forty Mile Valley Park
48. Casablanca Waterfront Park

### Parkettes & Green Spaces

49. Aspen Parkette
50. Auditorium Circle
51. Betts Avenue
52. Woolverton Parkette
53. Kingsway Park
54. Parkwood Road North
55. Temple Lane Community Garden
56. Fair Avenue Community Garden
57. Park Rd. N

### Woodlands and Natural Spaces

58. Woodlands
59. Margaret Avenue
60. Palmer Road
61. Jeanette Avenue
62. Sumner Crescent
63. Palmer-Jeanette

### Conservation Areas, Woodlands & Open Space

64. Beamer Memorial Conservation Area
65. Biggar Lagoons
66. Fifty Point Conservation Area & Marina
67. Main St. W. Conservation Area
68. Woolverton Conservation Area

### Cemeteries

69. Grimsby Mountain Cemetery
70. Queen's Lawn Cemetery

### Trail Network

- Existing Trails (walking, hiking)

Figure 4-4: Map illustrating the parkland distribution and 800 m service areas



The Olive Street Area is north of the QEW, west of Murray Street, east of Centennial Drive, and south of Forest Road and Karen Crescent. The Olive Street Area shows a gap in the 400 metre catchment distance, but that is only considering Town-owned parks. If a 400 metre distance is considered from Lakeview Public School, the gap remaining is minimal. The grounds of Lakeview Public School function as a park, as there is a playground and scrub ball diamond and sport fields. Another school, Our Lady of Fatima Catholic Elementary School, is located within the Olive Street Area gap but it lacks a playground and has little open green space so it serves less of a park function. Acquiring parkland in the Olive Street Area is not needed as long as Lakeview Public School continues to provide a park-like space.

The Grimsby Secondary School Area is south of the QEW, north of Main Street West, east of Glenwood Avenue and Brentwood Road, and west of St. Andrews Avenue. The gap in parkland distribution is made up for by the park-like grounds of Grimsby Secondary School and Blessed Trinity Catholic Secondary School, which both have sports fields and open green space. However, this area lacks playgrounds. Residents of this area are about an 800-metre to 1-kilometre walk from the playground at Coronation Park.

There is a new 44 unit residential development planned for the Grimsby Secondary School Area at 9 and 11 Kerman Ave. For this development, the Town will be accepting cash-in-lieu of parkland dedication. If demand arises, the Town should consider partnering with the school board to fund a playground on school property. As of Fall 2024, the Grimsby Secondary School building became home to Central French Immersion Public School on Bolton Ave. which has grades one to eight. With the school becoming an elementary school, there is further incentive to provide a

playground at this location for both students and the neighbourhood.

The Rosslyn-Robinson Area is south of the QEW, north of Mountain Street, west of Robinson Street South, and east of Rosslyn Avenue. While there are no Town-owned parks in this area, the south end is near the escarpment, and the north end contains the grounds of St. Joseph Catholic Elementary School. Similar to the Grimsby Secondary School Area, the nearest playgrounds are a 800 metres to 1-kilometre walk. The Town should investigate the possibility of partnering with the Niagara Catholic School Board to provide a playground on land owned by the catholic school. Alternatively, the Town could look into developing easements through these neighbourhoods to provide a safer and more direct route to the nearest playgrounds. For instance, if a walkway was provided parallel to Ivan Ave, between Robinson Street North and Maple Ave, it would be much easier and safer for people to walk to Maplewood Park from the catholic school.

### Recommendations:

- P 35: Consider partnering with Grimsby Secondary School or Blessed Trinity Catholic Secondary to provide a playground in the Grimsby Secondary School area.
- P 36: Consider partnering with St. Joseph Catholic Elementary School to provide a playground in the Rosslyn-Robinson Area.

P 37: Provide safe and direct pedestrian access routes to existing playgrounds by making walkway easements where feasible. Consider how Evergreens Park and Coronation Park could be more easily reached from the Grimsby Secondary School Area and how Maplewood Park and Centennial Park could be more easily reached from the Rosslyn-Robinson Area.

## Parkland above the Escarpment

The urban area of Grimsby is bound by Lake Ontario to the north and the Niagara Escarpment to the south. As most people live within the urban area of the Town, parkland has been focused there rather than in the rural area of Grimsby south of the escarpment. There are just two Town-owned parks located here: Southward Park and Alway Community Centre.

It is recommended that the service catchment radius of 400 to 800 metres for neighbourhood parks is not applied to the rural area south of the escarpment. Housing is too dispersed in most areas south of the escarpment for a radius based on walkability to be suitable.

If rural residents demonstrate interest, the park at Alway Community Centre could be improved to provide better outdoor amenities for children and youth. This park is within walking distance for some residents living along Ridge Road West, Alway Road, Hysert Road, and Woolverton Road. If any development occurs south of the escarpment, cash-in-lieu should be obtained with the funds applied to improvements at Alway Community Centre Park or Southward Park to serve rural residents.

## Recommendations:

P 38: Park development south of the escarpment should focus on improvements and additions to Alway Community Centre Park and/or Southward Park. If any development occurs in the rural area, cash-in-lieu should be accepted to fund these improvements.



## New Parkland

Parkland within the urban boundary of Grimsby is, for the most part, evenly distributed. In addition to the gaps listed in section 4.5.6, new parkland should be focused in areas of residential development and near to areas of intensification. Acquiring parcels that allow for the expansion of undersized existing parks is also encouraged regardless of whether there is new residential development nearby. At new parks in intensification areas, consideration should be made for expected higher levels of use with larger and more durable park design features, facilities, and amenities. Parks in intensification areas are also suitable for destination amenities such as large/feature playgrounds/areas, splash pads, etc.

With regard to future planned parklands, there are currently three waterfront sites that have planning applications. Two of these sites, Fifth Wheel (362 & 398 North Service Road) and 165 Lake Street, have applications for residential developments and provide opportunities to create connected public waterfront parks.

The Fifth Wheel site is an important opportunity to extend waterfront parkland because it is a large site located beside Casablanca Waterfront Park. There are 1,247 residential units proposed as part of 6 mixed-use apartment buildings, as well as 48 townhouse units. Currently, 1.4 hectares of parkland are proposed to be dedicated to the Town to continue the west-end waterfront trail.

The Town should consider requiring a wider band of parkland between the shoreline and the road/buildings than was provided for the Grimsby on the Lake development. Waterfront parkland along the Grimsby on the Lake development is quite narrow, ranging from 13 metres to 60 metres

(distance between edge of road and shoreline protection). It is not uncommon for municipalities to keep 100 metres of open space between development and the shoreline, for both flood risk considerations and park provision.

Providing a wide band of waterfront parkland provides the following benefits:

- Space will feel more public - narrow parks along residential areas are often treated as extensions of private residential yards (issues with entitlement and encroachment).
- Additional space for facilities and amenities such as dog parks and playgrounds that will be required for the many people lacking backyard space.
- Additional space to allow preservation of the natural shoreline, protecting and/or restoring shoreline vegetation, and protecting municipal infrastructure/assets.

As noted earlier, the current Official Plan update provides policy to support a 100m buffer along waterfronts.

## GO Station and Downtown Intensification Areas

Additional parkland should be focused in areas of residential development and near to areas of intensification. As discussed in Section 2.2 Socio-demographic Considerations, the Town is expected to grow by 5,600, or 15% over the next 10 years and this growth will occur primarily in the GO station area (3,800 people), and the Downtown area (1,700 people). It is useful to consider how much additional parkland could be required based on the population growth numbers and the current parkland service level. Based on the service level of 3.05 hectares for every 1,000 people, and

the estimated population growth of 3,800 people, the GO Station area would need an additional 11.59 hectares of parkland to service the population growth (assuming that the current service level meets 3.05 within that area). Based on the service level of 3.05 hectares for every 1,000 people, and the estimated population growth of 1,700 people for the downtown area, an additional 5.19 hectares of parkland would be needed. It is likely not feasible to include all of the additional 11.59 hectares of parkland within the GO station area and the 5.19 hectares within the downtown area but this exercise helps to illustrate the need for parkland within, and near to these two intensification areas.

### Direction for Accepting Parkland vs. Cash-in-lieu

Based on parkland provision needs as discussed above, the Town should:

- Prioritize parkland over cash-in-lieu in the GO station and downtown intensification areas and along waterfronts
- Accept cash-in-lieu in other cases, unless the area is not within 400 - 800 m of an existing park or greenspace (municipal or otherwise).

Dedicated parkland should be of sufficient size to act as a Neighbourhood Park (at minimum), or linear parcels should be given to accommodate pathways and trails. Where neither of these options is possible, smaller parcels from adjacent developments should be assembled together or placed adjacent to other community use space (e.g., schools, commercial areas, parks or recreation centres etc.).

### Recommendations:

- P 39: Prioritize parkland over cash-in-lieu in the GO station and downtown intensification areas and along waterfronts. Accept cash-in-lieu in other cases, unless the area is not within 400 - 800 m of another park or greenspace.
- P 40: Dedicated parkland should be of sufficient size to act as a Neighbourhood Park (at minimum), or linear parcels should be given to accommodate pathways and trails.
- P 41: Parks in intensification areas should be built with high use in mind, with larger, feature amenities/facilities and durable materials.
- P 42: Should opportunities arise, acquire parcels that allow for the expansion of undersized existing parks or greenspaces regardless of whether there is new residential development nearby. Conduct a study to identify parks with high potential for expansion.
- P 43: In new developments, focus on providing larger parks and better pedestrian connectivity so that an 800 metre catchment distance can be used effectively.
- P 44: Maintain a minimum 100 metre wide buffer between the Lake Ontario shoreline and new developments.



Table 4-3: Summary of outdoor sport facility needs for next 10 years based on population growth

Facility Type	Number of Additional Required Over Next 10 Years	Accommodating Use With Existing Facilities
Ball Diamonds	1 unlit	Upgrades at Centennial Park to one diamond or replace two small diamonds with one full size  Consider lighting unlit diamonds at Southward to accommodate need
Soccer/ Multi-sport Fields	1 unlit	Increase allocations on existing fields  Consider upgrades to unused Smith Field to create a three-field hub, pending guaranteed long-term access to School Board property  Consider upgrading a field at Escarpment Vista, Pinewood, and Oriole/Roberts Road and/or lighting unlit, regulation-sized fields
Rugby/Football	0	Use can be accommodated on existing facilities
Tennis	1	Additional verified need to be met by allocating the fourth court to Grimsby Tennis Club at Andrews Avenue
Pickleball	2	Monitor use, and consider an additional courts at Mayfair Park if required  Converting tennis court at Escarpment Vista to shared tennis/pickleball courts will provide up to two (2) casual use pickleball courts
Bocce	0	Use can be accommodated on existing facilities
Lawn Bowling	0	Use can be accommodated on existing facilities

# 4.6 Outdoor Scheduled Facility Needs Assessment

## 4.6.1 Summary of Anticipated Outdoor Sport Facility Needs

Outdoor sport facilities are assessed based on a combination of actual use, the community’s interest in additional access to facilities, relevant trends, and Grimsby-specific factors related to future growth and facility improvements. The following is a summary of the recommendations of the outdoor scheduled facility needs assessment, which can be found in its entirety in Appendix C. Please refer to the Appendix for calculations, data, pertinent information, and rationale associated with these recommendations.

In Table 4-3, the projections for ball diamonds and soccer/multi-purpose fields - which are scheduled - assume consistent allocations over time and that these represent use. The resulting number of projected facilities is the maximum new builds that should be needed over the term of the Plan based on the information provided. Projections on facilities for which allocations/use is not available were based on current supply in relation to known variable (e.g., trends, community interest, etc.) Where "0" additional facilities have been noted, it is anticipated that existing facilities will be able to accommodate future needs. At the same time, ongoing monitoring of actual use of all facilities will contribute to verifying demand and identifying possible opportunities to optimize existing facilities through better use of existing assets before adding to supply.

The following lists all recommendations for each type of facility included in the assessment.

### Ball Diamonds Recommendations

- P 45: Plan to provide one additional unlit ball diamond to accommodate population growth to 2035.
- P 46: As an alternative to a new build, consider:
  - Capital upgrades to one unlit diamond at Centennial Park diamond for young children or replacing the two small diamonds with a full size field.
  - Lighting existing unlit diamonds at Southward.



## Soccer/Multi-sport Recommendations

P 47: Plan to provide one additional unlit soccer/multi-purpose field to accommodate population growth to 2035.

P 48: As an alternative to a new build, consider:

- Increasing allocations on weekends and/or weeknights, to the extent possible.
- Capital upgrades to the unused Smith field to complete a three field hub for organized play, pending guaranteed long-term access to School Board property.
- Upgrading a field at Escarpment Vista, Pinewood, and Oriole/Roberts Road for organized activity, and lighting existing unlit, regulation fields for older users.

## Rugby/Football Field Recommendations

P 49: Review and update agreement with the Grimsby Gentlemen Rugby Football Club to include the field and reporting requirements on use to the Town.

P 50: Retain the option to formally designate the field as multi-purpose to meet confirmed demand for use by other sports in addition to rugby.

## Tennis & Pickleball Recommendations

P 51: Plan to provide one additional court for organized activity by allocating all four (4) courts at Andrews Avenue to the Grimsby Tennis Club, tracking actual levels of use to confirm requirements.

P 52: Convert the unlit tennis court at Escarpment Vista to a shared tennis/pickleball court, and monitor use to identify need for additional shared use courts.

P 53: Plan to provide two (2) more pickleball courts in the short-term and monitor use to verify need for additional courts to 2035. Monitor pickleball growth and consider future needs for additional courts if growth of the sport continues.

P 54: Review and revise Grimsby Pickleball Association rental agreement to include reporting requirements on use to the Town.

## Bocce Recommendations

P 55: Accommodate organized use for bocce that may emerge at existing courts in available time.

## Lawn Bowling Recommendations

P 56: Review and update the agreement with the Lawn Bowling Club to include reporting requirements on use to the Town.

## 4.6.2 Trends in Activity Interests, Facility Use and Design

### New Field Facilities

The Master Plan assessments address needs in Grimsby based on interest expressed by the community, combined with evidence of demand in use of facilities. This approach inevitably precludes considering interests/needs that are not apparent today.

Other communities are experiencing demand for facilities to accommodate a more diverse range of activity. This is particularly evident in field sports where some of the more traditional 'North American' sports such as football, lacrosse and rugby are growing in participation, and newer activities (e.g., ultimate Frisbee) or recreational variations on others (e.g., disc golf, flag football, etc.) are gaining ground. Grimsby's facility allocation policy ensures that new or emerging organized sports are integrated into its field schedules. In planning new or refurbishing existing sports fields, the community's needs for multi-sport fields can continue to be addressed.

While not yet apparent in Grimsby, evidence indicates that growth in cricket is exploding across the country and that facilities are falling far short of demand. The City of Toronto, for example, notes cricket is one of three sports for which there is considerable unmet demand for facilities. Demand is strong and growing for both children and adult involvement, and its extent was unexpected. Growth in participation is being driven by an increasingly multicultural national population and shortened versions of the game. The Twenty20 (T20) format, for example, has shortened the time to

complete a match from the traditional six to eight hours to three.

Cricket Canada's Strategic Plan 2022-2026 suggests a continuing focus on developmental programming through the following initiatives:

- Increasing participation growth through school programs, training, education and infrastructure
- Implementing Cricket Canada Kids (schools and community) in all provinces
- Finalizing the national Officials and coach certification program

A strategic alliance known as Boundaries North (announced April 2023) will lead a series of new initiatives across Canada and work with all relevant public and private stakeholders to support and grow the sport. "The long-term initiative with Cricket Canada will be focused on growing cricket participation for men and women. This includes establishing a supporting infrastructure and investing in opportunities for all cricketers in Canada - grassroots, community, amateur, professional and national team programs."<sup>20</sup>

Monitoring local trends and interest in/demand for facilities that are not currently available in the community is an important aspect of planning future services. At the same time, taking a proactive role in encouraging and supporting new activities will help diversify local recreation and, where the same fields can be used for different sports, contribute to effective infrastructure investment.

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<sup>20</sup> Source: <https://www.businesswire.com/news/home/20230421005096/en/Canadian-Sports-Investment-Group-Launches-'Boundaries-North'-to-Drive-Growth-for-Cricket-in-Canada>



## Artificial Turf

One of the user group surveys noted, “We use the turf at West Niagara School; need turf for spring and fall for sure to save soccer fields.” Artificial turf fields have become more common components of municipal supply in the last ten to 15 years. More recently, the trend has been to either dome an artificial turf field or develop an indoor fieldhouse to provide year-round access for field sports. A more controlled indoor environment could also contribute to providing a wider range of adapted programs for people who find it difficult to negotiate outdoor settings. Both local high schools in Grimsby have turf fields.

While the costs of providing these types of facilities can vary considerably based on their components, design and materials, they are also expensive to build and operate. Their feasibility depends on a large enough market of users willing to pay a higher fee for field use than is typical for outdoor fields. A decision to provide a facility, therefore, should be based on a detailed study. There is potential to partner with the local school board, soccer clubs, and neighbouring municipalities to explore turf options in the fall and winter months.

## Inclusive Recreation Facilities

When planning new or renewing existing facilities, opportunities to provide those deliberately designed to be inclusive should be investigated. The Town currently provides access to its facilities for programs such as Challenger baseball, Special Olympics soccer and bocce, and Parasport. Inclusive facilities are essential to supporting rights to participate in recreation.

Typically organizations will advocate for these facilities, at which time the need to consider an inclusive ball diamond, for example, will be part of the planning and

## FIELD OF DREAMS DIAMONDS

Jays Care grant program provides funding to design, refurbish and build local baseball diamonds in communities. In the past 10 years, 163 diamonds have been built across Canada.

Field Of Dreams diamonds are created to be safe and inclusive spaces. Municipalities are eligible to apply through an annual intake. The 2025 application cycle is now open.

Other eligibility criteria include:

- Must have the project completed within 12-18 months of receiving funding approval
- Must be dealing with infrastructure that directly supports children and youth facing barriers
- Must be able to provide audited financial statements from the past year, or the most recent
- Must be able to provide detailed quotes for all aspects of the project (required for the second phase)

Source: <https://www.mlb.com/bluejays/community/jays-care/field-of-dreams>



## JUMPSTART INCLUSIVE PLAY SPACES

### Jumpstart Inclusive Play Spaces

As part of our commitment to helping kids of all abilities access sport and play, Jumpstart is working with municipalities across the country to build inclusive play spaces. These include multi-sport courts, playgrounds, baseball fields, hockey ice rinks. Multi-sport courts and playgrounds are designed to meet the specific needs of the community it serves.

Source: <https://jumpstart.canadiantire.ca/pages/inclusive-play-spaces>



construction process. It should also be noted that inclusive facilities are meant to serve everyone - through allocation it can be assured that groups providing accessible programming will receive first choice, but other groups may use the facility as well. Since facilities have a long life, the fact that there is no apparent need today for an accessible diamond or field does not mean need will not arise within the term of this Plan, suggesting that the marginal cost of provision (especially if supplemented by targeted funding) is a good investment in the

future, and may draw use from outside the municipality if supply is scarce. One such facility in total supply would likely be enough and will support diversifying services for the community as a whole.

Keeping abreast of constantly evolving facility design is important to being current about possibilities. Two examples of inclusive facilities include Field of Dreams Diamonds and Inclusive Multi-Sport Courts.

### Inclusive Ball Fields

These ball diamonds are 100,000 square feet, and feature a rubberized surfacing and high contrast colours. The dugouts are deeper than standard to allow for easy access for those using mobility devices. Seating areas and restrooms are accessible, pathways are clear and even, and there are rest and quiet areas.

### Inclusive Multi-sport Courts

These facilities provide users of all abilities to participate in both organized sport and casual play. They are designed for a variety of sports and allow accessible programming for all ages. Features include:

- Adjustable basketball nets
- High-contrast four-square court and hopscotch play area
- Contrasting colours to support visual impairment
- Shaded double-wide benches for improved accessibility
- Wheelchair-accessible seating and tables
- Shaded accessible bleachers
- Cushion-comfort Plus Laykold acrylic surfacing system
- Court lighting



At 13,200 square feet, the Town of Uxbridge’s facility is configured to enable users to play a variety of sports and para-sports. Supported sports include:

- Pickleball
- Sitting volleyball
- Tennis
- Volleyball
- Wheelchair basketball
- Wheelchair tennis
- Ball hockey
- Badminton
- Basketball

## Recommendations

P 57: Continue to integrate new or emerging organized sports into field schedules via the Town’s allocation policy.

P 58: Monitor and track unmet demand for emerging trending facilities such as cricket fields and artificial turf fields that are not part of the current supply and prepare required feasibility studies to inform decision-making.

P 59: When planning new or renewing existing facilities, investigate opportunities to provide those designed to be inclusive.

## 4.6.3 Planning for New and/or Improved Facilities

### Process Information Requirements

The overarching goal of monitoring and evaluating the use of recreation facilities is to contribute to informed decision-making. The process works to distinguish between community ‘needs’ and ‘wants’, to respond to ‘needs’ in the most judicious way, and to monitor the success of the response. The Town’s ActiveNet software can be used to support this work. The focus of this discussion is areas of information collection and application for planning purposes.

Facility (infrastructure) planning is an ongoing process. Table 4-4 summarizes the key components of information collection and use in needs-based planning to:

- Verify community facility needs
- Monitor and evaluate their use
- Incorporate results in subsequent planning activities

### Incorporating Data in Facilities Planning

The results of this work will show how facilities are used over time, highlight any unused capacity, and identify areas where demand is not being met. This will help the Town decide whether to build new facilities or improve the use of existing ones. As noted in the assessments, possible improvements could include better scheduling, adding lights to unlit fields, or reallocating usage.

The monitoring and evaluation results will also support annual planning and budgeting. They can be used to update key parts of the Master Plan, such as when to add new facilities. These insights can also

Table 4-4: Services Planning Information Requirements and Application<sup>1</sup>

<b>Verify Community Service Needs</b>		
	<b>Facilities</b>	<b>Programs/Services</b>
Maintain a Single, Comprehensive Inventory	Document and regularly update an inventory of all facilities and relevant information by type. Ideally, all facilities now or potentially available for community use in the Town should be included in a single, integrated data base	Document and regularly update an inventory of all programs and relevant information by type. Ideally, all programs/services available either directly or indirectly through collaborations with the Town should be included.
Document Data on Use Related to Capacity	Track actual hours of facility use in relation to capacity (within total prime and non- prime time hours, where applicable).  Institute periodic, rotating checks on unscheduled facilities to document use at different times	Track program/service fill rates in instances with a capacity limit or simple counts of participants / users attendees when no limit on capacity
Develop Indicators of Unmet Demand	Document information on unmet demand for facilities, programs and services from organized users, community engagement via an online community engagement tool, resident inquiries/requests to the Town, and formal market research.	
<b>Monitor and evaluate to determine success of response</b>		
Measure Service Performance Against Targets	Using tools noted above to gather feedback, evaluate success of individual facilities and programs/services on an ongoing basis with organized and casual users, program participants and instructors, in relation to pre-determined performance targets.	
<b>Incorporate results in subsequent planning activities</b>		
Adjust Service Plans According to Evaluation Findings	As a cyclical activity covering both short and long-term service provision, the findings on evaluation can be used to maintain alignment between the supply/delivery of services and community needs.	

<sup>1</sup> Actual time equals scheduled time if all scheduled time is used.



help predict future facility needs. However, long-term projections should be regularly reviewed and updated as participation levels change. A sport that is growing quickly today might slow down or decline in the future, meaning the original plans for new facilities may need to be scaled back.

## Recommendation

P 60: Explore the capabilities of the Town’s existing recreation software (ActiveNet) to develop an enhanced data base to apply in a formal recreation facilities planning process to: verify community needs, monitor and evaluate use in relation to capacity, and incorporate results in subsequent planning activities.

### 4.6.4 Service Improvements

#### Facility Improvements and Asset Management

The community consultation program revealed indicators of need for several types of improvements to facilities, which largely relate to providing or upgrading amenities to support their use. Comments included:

- Need for washroom facilities at larger parks
- Lack of accessible facilities and washrooms inhibits sports groups from serving all Demographics
- Need more sports field changerooms
- Additional storage requirements
- Better overall maintenance of parks and facilities

The Town’s Asset Management Plan for Non-core Infrastructure (2024) was prepared using the findings of detailed facility inspections and condition assessments. The recommendations from these assessments can be used to budget needed capital expenditures to ensure the continued serviceability of facilities. Where possible, required capital improvements and additional amenities should be integrated into site-by-site projects organized according to priority, particularly if it results in cost savings.

#### Improvements to Agreements

As noted above, the Town has operating agreements with several community organizations that grant the group exclusive use of municipal facilities in exchange for delivering programs to residents. Agreements are in place with the following:

- The Grimsby Gentlemen Rugby Football Club for use of the Alway Community Centre
- The Grimsby Lawn Bowling Club for the use of the greens at Livingston Centre
- The Grimsby Tennis Club for the use of the courts at Livingston Centre
- The Grimsby Minor Baseball League for the use of the diamond at Oakes Road

These agreements assign responsibility for certain day-to-day maintenance work to the user groups, and a comment from consultation indicated that sports leagues would appreciate formal and detailed contractual agreements to clarify partnership responsibilities. At the same time, the Town is concerned about the sustainability of granting exclusive use of facilities to individual groups.

Available agreements are relatively general, and the Town is in the process of reviewing

them. Key considerations in reviewing these arrangements include those noted below.

- The need to allocate hours for both organized and casual use: Grimsby has four tennis courts and four pickleball courts that are municipally owned. Community-based clubs operate at both locations - tennis under a formal agreement and pickleball by permit. Interest was expressed by the community in access to both types of courts for casual play.
- In addition to the potential for the Plan's recommendations to facilitate this, club use of courts that occupy the majority of available time should continue to be supported by formal agreements, which should stipulate weekly periods during which the public (i.e., non-members) can access the courts for casual use. Hours for public use should comprise both prime and non-prime hours.
- Tracking and reporting on use: All agreements should include requirements to track and report on use on an annual basis to verify need for additional facilities and to plan for their timely provision. This will provide the support needed to respond to user groups, most of which indicated that their organization's participation is increasing and that they anticipate current access to facilities will limit future growth.
- Clarity on the split of responsibilities: sufficient detail on cost allocations to each party to the agreement should be provided including capital maintenance costs and ongoing operating costs, as well as contributions to capital improvements.
- User fees: groups (and casual users, where applicable) should pay according to a policy/practice that relates the cost to the municipality to provide the facility, and

its objectives regarding cost recovery, to the level of service the group is receiving.

Reviewing and updating agreements for facility use should follow the adoption of a policy-based fee structure for all recreation services. Current facility use fees comprise team/league rates, hourly sports field fees, and a per-hour tennis court rental for casual users. Available information indicates that some user groups pay for facility use and some do not. Fees for prime and non-prime time facility use are the same. Lower non-prime time rates can help incentivize improved use of non-prime time and contribute to optimal facility use. The Town has hired a firm to evaluate, rationalize and update its user fees. Future agreement pricing, rental rates, and casual use fees will reflect the results of this work.

## Recommendations

- P 61: Use detailed condition assessments to budget capital expenditures on facilities and, where possible, integrate additions to amenities into prioritized, site-by-site projects.
- P 62: Review, update and further detail agreements with community-based organizations regarding exclusive use of municipal facilities.
- P 63: Use the results of the ongoing user fees study to implement revised fees for organized and casual facility use in an equitable manner.



Figure 4-7: Sensory garden



Figure 4-8: Playground with sensory elements



Figure 4-9: Outdoor musical instruments



Figure 4-10: Labyrinth



Figure 4-11: Obstacle course with natural elements



Figure 4-12: Varieties of seating

# 4.7 Unstructured and Casual-Use Park Facility Needs Assessment

This section highlights Grimsby's unstructured and casual-use park facilities, including existing amenities and potential opportunities for new additions. It explores ways to enhance recreational options that prioritize flexible, informal use to meet evolving community needs.

## 4.7.1 Existing

The following text describes the existing inventory and future needs for each self-directed and casual-use park facility listed below. The recommendations below build on those from the 2019 Parks, Recreation and Culture Master Plan, which should continue to be implemented, organized under the following headings:

- Playgrounds/Play Areas
- Splash Pads
- Courts
- Dog Parks
- Skateparks
- Outdoor Rinks





## Playgrounds/Play Areas

There are currently 34 parks with playgrounds spread relatively evenly throughout Grimsby [Figure 4-13]. To meet planning and park industry standards and provide equitable access to playgrounds in Grimsby, a ten-minute walking distance or 800 metres is recommended for every resident. At the moment, Grimsby is meeting this standard.

Occasionally, major roads or steep topography can disrupt access even though a park is technically within 800 metres. For example, Forty Mile Valley Park is within 800 metres of another playground but is separated by major roads. To align with the classification table above and expand programming opportunities, play areas should be considered for all Community parks.

It is recommended that the Town broaden the variety of play/interactive equipment available to tap into different types of play (beyond the typical active play of traditional playgrounds) and is usable by a broader age range. Creative play/interactive areas may include sensory, music, rest, and other elements, for example:

- Play areas using natural materials
- Mazes/labyrinths [Figure 4-10]
- Areas for quiet and/or solitary activities
- Music-based play areas [Figure 4-9]
- Obstacle courses [Figure 4-11]
- Sensory elements [Figure 4-7]

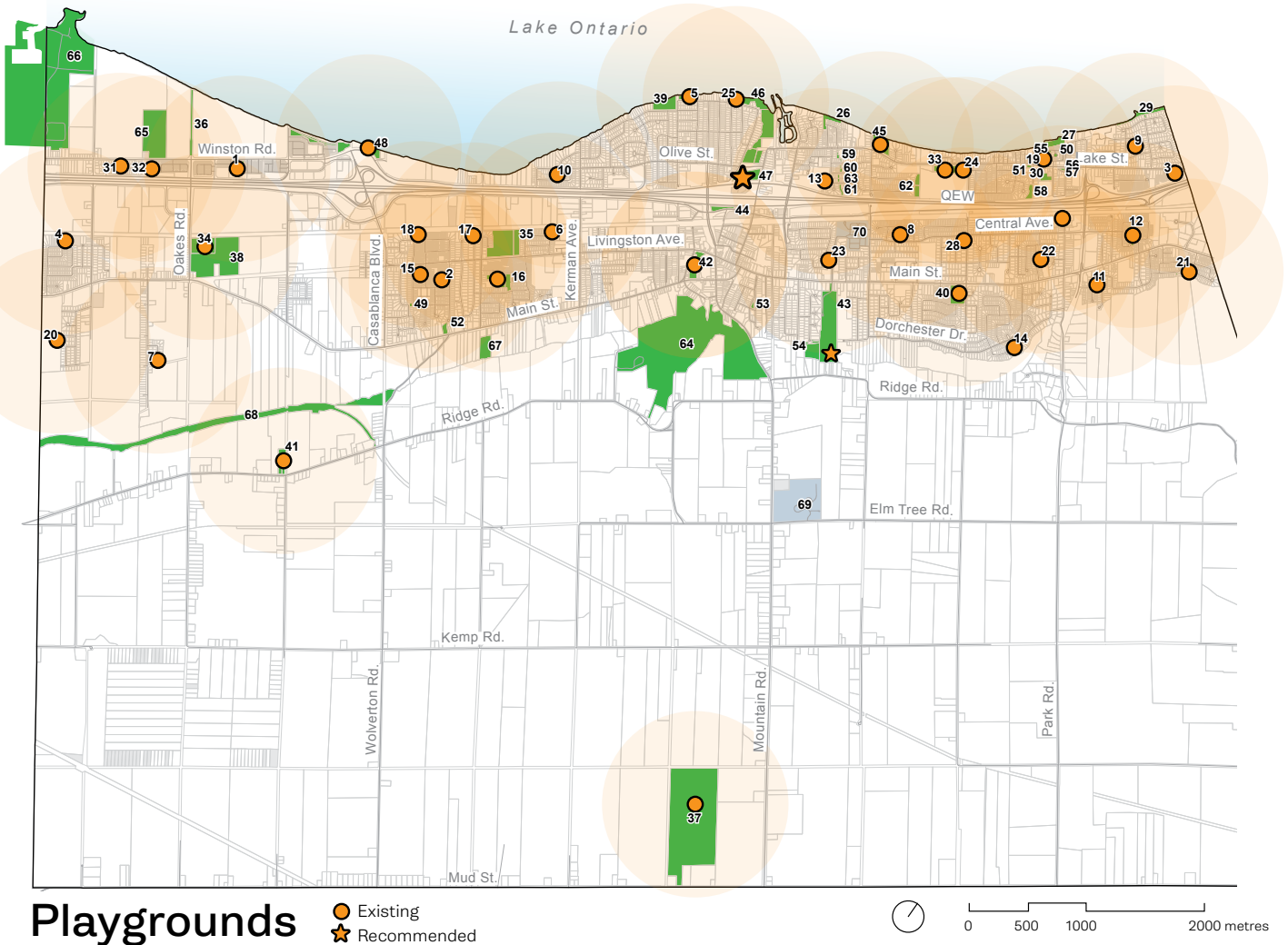
In addition, when playgrounds and play areas are developed in the future, they should meet the following design standards:

- Play opportunities for a variety of age groups and abilities

- Equipment should include universal play features for people of all abilities, such as ramps, sensory panels, tactile ground surfaces, etc.
- Provide durable, low-maintenance play surfaces (rubber or mulch) which address CSA fall height requirements
- Nearby shade (trees or structure) and seating [Figure 4-12]
- Accessible pathway to the playground from the main park entrance
- Playground structures for neighbourhood parks are not required to be fully wheelchair accessible, but should provide opportunities for universal play in their ground-accessible elements. Full accessibility is encouraged for playgrounds if it can be accomplished within the budgetary constraints of the individual project
- True universality of play areas is intended for the higher classifications of community and regional parks

### Recommendations:

P 64: In future playground upgrades, look for opportunities to provide amenities that support a broad range of recreation types (e.g., active play, quiet restful play, solitary and social play, musical play, etc.), and to implement unique play features and designs (e.g. natural playgrounds).



- Neighbourhood Parks
- 1. Lakelawn Park
  - 2. Chestnut Park
  - 3. Boundary Park
  - 4. Escarpment Vista Park
  - 5. Marrocco Park
  - 6. Cheriedale Park
  - 7. Cline Mountain Road Park
  - 8. Pinewood Park
  - 9. Cindy Court Park
  - 10. Lakewood Gardens Park
  - 11. Golf Woods Park
  - 12. Arrowhead Park
  - 13. Lakeview Terrace Park
  - 14. Dorchester Park
  - 15. Aspen Park
  - 16. Evergreens Park
  - 17. Roberts Road Park
  - 18. Gage Park
  - 19. Bell Park
  - 20. Leawood Park
  - 21. Vineyard Valley Park
  - 22. Denick Park
  - 23. Maplewood Park
  - 24. Mayfair Park
  - 25. Whittaker Park
  - 26. Morrison Beach Park
  - 27. Grimsby Beach
  - 28. Rotary Park
  - 29. Bal Harbour
  - 30. Grand Old Oak Park
  - 31. Sidare Court
  - 32. Dunrobin Park
  - 33. Steve McDonnell Leash Free Dog Park
  - 34. Smith School Soccer Field
  - 35. Major Refrigeration Peach King Centre
  - 36. Oakes Road Dog Run
  - 37. Southward Park
  - 38. Oakes Road Park
  - 39. Murray Street Park
  - 40. Sherwood Hills
  - 41. Alway Community Centre
  - 42. Coronation Park
  - 43. Centennial Park
  - 44. Shane Armstrong Skate Park
  - 45. Nelles Beach Park
  - 46. Forty Creek Park / 1812 Peace Garden
  - ★ 47. Forty Mile Valley Park
  - 48. Casablanca Waterfront Park
  - 49. Aspen Parkette
  - 50. Auditorium Circle
  - 51. Betts Avenue
  - 52. Woolverton Parkette
  - 53. Kingsway Park
  - 54. Parkwood Road North
  - 55. Temple Lane Community Garden
  - 56. Fair Avenue Community Garden
  - 57. Park Rd. N
  - 58. Woodlands
  - 59. Margaret Avenue
  - 60. Palmer Road
  - 61. Jeanette Avenue
  - 62. Sumner Crescent
  - 63. Palmer-Jeanette
- Conservation Areas, Woodlands & Open Space
- 64. Beamer Memorial Conservation Area
  - 65. Biggar Lagoons
  - 66. Fifty Point Conservation Area & Marina
  - 67. Main St. W. Conservation Area
  - 68. Woolverton Conservation Area
- Cemeteries
- 69. Grimsby Mountain Cemetery
  - 70. Queen's Lawn Cemetery
- Trail Network
- Existing Trails (walking, hiking)

Figure 4-13: Map of existing playgrounds in Grimsby

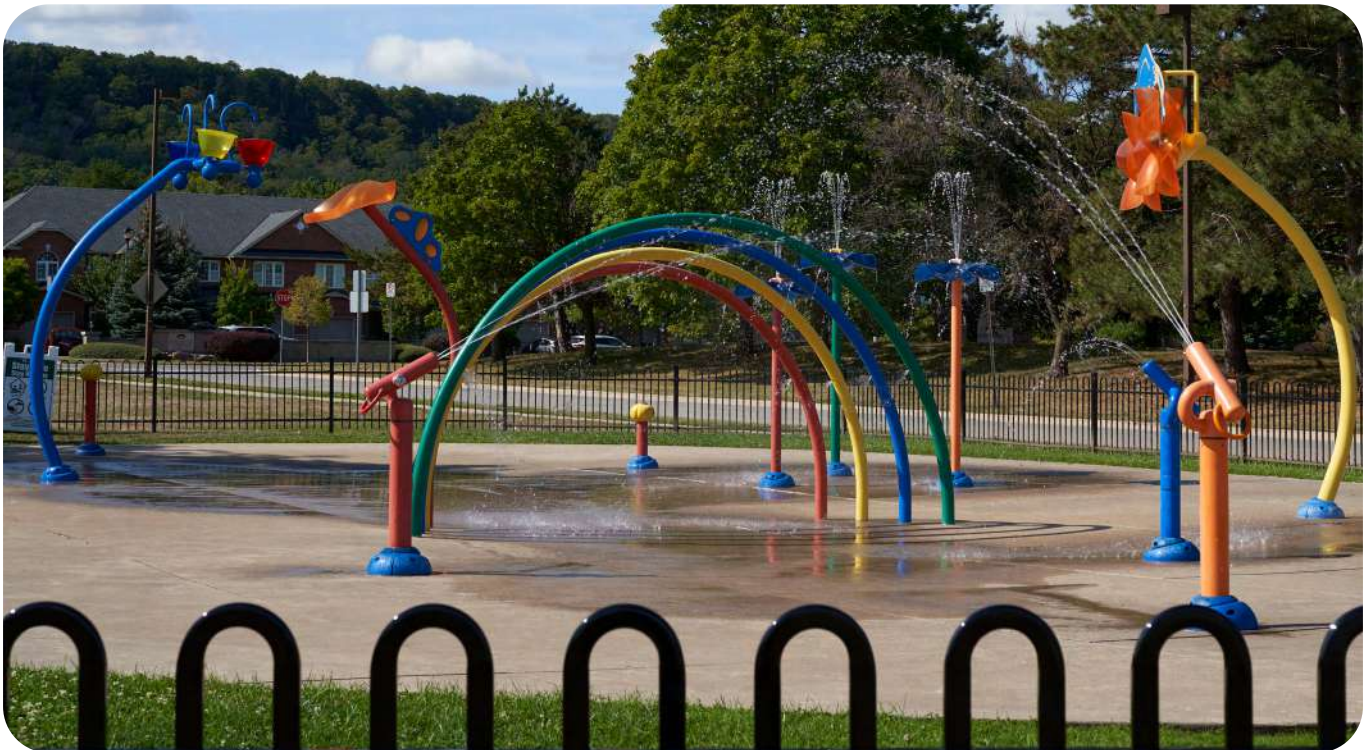
## Splash Pads

Currently, Grimsby has two splash pads; a small splash pad at Coronation Park, and a larger one at the Major Refrigeration Peach King Centre [Figure 4-14]. In the background report, the provision rate of splash pads was provided for the municipalities of Grimsby, Port Colborne, Fort Erie, Lincoln, and Tecumseh. Based on the average provision of splash pads per 1000 people (0.092), it is estimated that Grimsby should be providing 2.7 splash pads for its population of 28,883 people.

As the population grows, by the year 2035 Grimsby should be providing three splash pads for its estimated population of 37,200 people. Therefore it is recommended that Grimsby explore the possibility of one additional splash pad during the timeline of this plan to bring the provision rate up to the average. Partnerships should be sought to support capital and/or ongoing operation costs.

When determining the preferred location for a splash pad, several key factors should be considered. These include ensuring the splash pad is not situated near existing splash pads, ensuring parking and water service is available, and prioritizing areas where the population density is higher, to better serve the greatest number of users. Ideally, the park would already have water servicing and an existing washroom to save the cost of implementing these amenities, along with the splash pad, or the splash pad could be added to a new development park that is designed for this purpose.

Potential park locations that meet these stipulations include Nelles Beach Park or the future park near the Fifth Wheel site/ Grimsby GO Station Area. Each site has benefits and drawbacks. Nelles Beach Park is a good location because it is in a reasonably dense area, quite far from other splash pads, however, it may not be possible (or the community may not want) to add a





Neighbourhood Parks

- Lakelawn Park
- Chestnut Park
- Boundary Park
- Escarpment Vista Park
- Marrocco Park
- Cheriedale Park
- Cline Mountain Road Park
- Pinewood Park
- Cindy Court Park
- Lakewood Gardens Park
- Golf Woods Park
- Arrowhead Park
- Lakeview Terrace Park
14. Dorchester Park
- Aspen Park
- Evergreens Park
- Roberts Road Park
- Gage Park
- Bell Park
- Leawood Park
- Vineyard Valley Park
- Denick Park
- Maplewood Park
- Mayfair Park

- Whittaker Park
- Morrison Beach Park
- Grimsby Beach
- Rotary Park
- Bal Harbour
- Grand Old Oak Park
- Sidare Court
- Dunrobin Park

Community Parks

- Steve McDonnell Leash Free Dog Park
- Smith School Soccer Field
- 35. Major Refrigeration Peach King Centre
- Oakes Road Dog Run
- Southward Park
- Oakes Road Park
- Murray Street Park
- Sherwood Hills
- 41. Alway Community Centre
- Coronation Park
- Centennial Park
- Shane Armstrong Skate Park
- ★ 45. Nelles Beach Park

- Forty Creek Park / 1812 Peace Garden
- Forty Mile Valley Park
- Casablanca Waterfront Park

Parkettes & Green Spaces

- Aspen Parkette
- Auditorium Circle
- Betts Avenue
- Woolverton Parkette
- Kingsway Park
- Parkwood Road North
- Temple Lane Community Garden
- Fair Avenue Community Garden
- Park Rd. N

Woodlands and Natural Spaces

- Woodlands
- Margaret Avenue
- Palmer Road
- Jeanette Avenue
- Sumner Crescent
- Palmer-Jeanette

Conservation Areas, Woodlands & Open Space

- Beamer Memorial Conservation Area
- Biggar Lagoons
- Fifty Point Conservation Area & Marina
- Main St. W. Conservation Area
- Woolverton Conservation Area

Cemeteries

- Grimsby Mountain Cemetery
- Queen's Lawn Cemetery

Trail Network

Existing Trails (walking, hiking)

Figure 4-14: Map of existing splash pads in Grimsby



splash pad to this existing park. The Fifth Wheel site/Grimsby GO Station Area has the benefit of being able to purposely design the park for the splash pad, and there will be a large population to use it. However, this would concentrate splash pads on the west side of Town. The Town should assess both sites and conduct community consultation before developing a splash pad at any location.

### Recommendations:

P 65: Explore partnerships to help fund the development of one new splash pad over the timeline of this Plan. Consider Nelles Beach Park or a new development park at the Fifth Wheel site/Grimsby GO Station Area as potential locations, and conduct consultation as part of the site selection and design process.

## Courts & Skateparks

Courts, including basketball, beach volleyball, multi-sport courts and skateparks have been grouped together to ensure access and provision of youth recreation opportunities across Grimsby [Figure 4-15]. Tennis and pickleball courts are assessed differently in Section 4.6 Outdoor Sport Facility Needs Assessment. Pump tracks and badminton are other youth-focused amenities in this category, but as Grimsby does not currently have any, they are discussed in Section 4.72 New Opportunities.

There are currently 13 courts in Grimsby at the parks listed below, which exceeds the average provision of courts from other similar municipalities (see background report):

- Escarpment Vista Park
- Pinewood Park
- Dorchester Park
- Evergreens Park
- Roberts Road Park
- Mayfair Park
- Cheriedale Park
- Cindy Court Park
- Nelles Beach Park
- Aspen Park
- Sherwood Hill Park
- Cline Mountain Road Park
- Lakewood Gardens Park

There is currently one existing skatepark in Grimsby, Shane Armstrong Skate Park. This meets the average provision of one skatepark in similarly sized municipalities (see Background Report). Over the timeline of this Plan, the Town should develop one additional skatepark or pump track to match

population growth. However, currently, there is no park in Grimsby able to accommodate a new skatepark due to size constraints and incompatible adjacent uses, although there is potential for space to be created in an existing park if facilities (such as baseball diamonds or fields) are decommissioned or relocated. A new pump track (discussed in section 4.7.2) supports a demographic similar to that of a skate park and may be easier to site, therefore a pump track is recommended over a skate park.

The existing courts should be maintained as they are, and from the perspective of providing youth activities within walking distance of most homes (800 metres), three additional multi-sport courts and one beach volleyball court are recommended. Potential locations for the courts include:

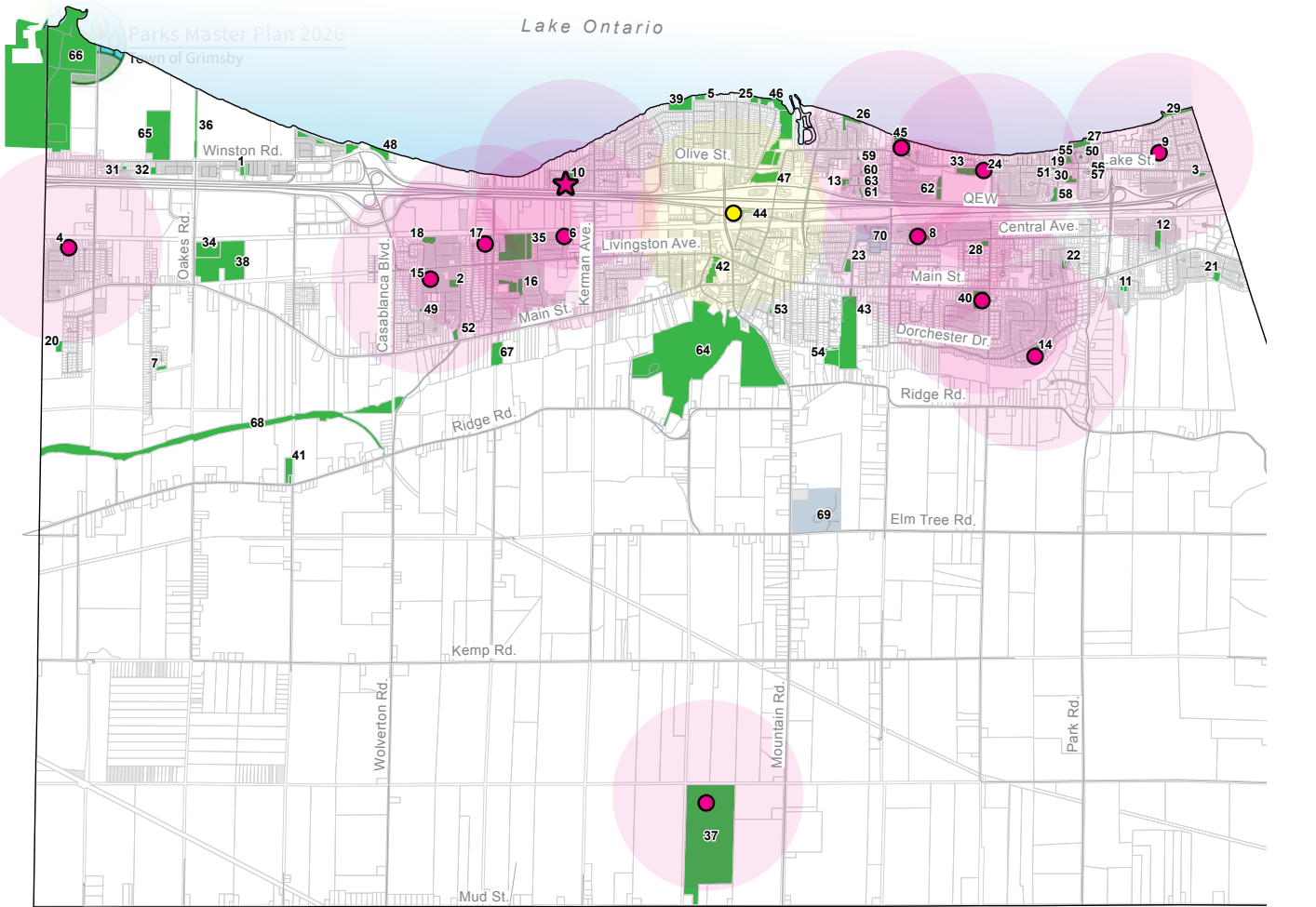
- Marrocco Park
- Lakelawn Park
- Oakes Road Park
- Golf Woods Park, Arrowhead Park, or Vineyard Valley Park

Each site should be assessed for suitability, and community consultation conducted to confirm locations and designs.

## Recommendations:

- P 66: Develop three multi-sport courts over the term of the Plan, considering the proposed locations provided herein. Conduct community consultation as part of the site selection and design process.
- P 67: Develop one beach volleyball court over the term of the Plan, considering the proposed locations provided herein. Conduct community consultation as part of the site selection and design process.





## Existing Courts & Skateparks

- Existing skatepark
- Existing court
- ★ Potential location for a multi-sport court

### Neighbourhood Parks

- ★ 1. Lakelawn Park
- 2. Chestnut Park
- 3. Boundary Park
- 4. Escarpment Vista Park
- ★ 5. Marrocco Park
- 6. Cheriedale Park
- 7. Cline Mountain Road Park
- 8. Pinewood Park
- 9. Cindy Court Park
- 10. Lakewood Gardens Park
- 11. Golf Woods Park
- ★ 12. Arrowhead Park
- 13. Lakeview Terrace Park
- 14. Dorchester Park
- 15. Aspen Park
- 16. Evergreens Park
- 17. Roberts Road Park
- 18. Gage Park
- 19. Bell Park
- 20. Leawood Park
- ★ 21. Vineyard Valley Park
- 22. Denick Park
- 23. Maplewood Park
- 24. Mayfair Park

- 25. Whittaker Park
- 26. Morrison Beach Park
- 27. Grimsby Beach
- 28. Rotary Park
- 29. Bal Harbour
- 30. Grand Old Oak Park
- 31. Sidare Court
- 32. Dunrobin Park

### Community Parks

- 33. Steve McDonnell Leash Free Dog Park
- 34. Smith School Soccer Field
- 35. Major Refrigeration Peach King Centre
- 36. Oakes Road Dog Run
- ★ 37. Southward Park
- 38. Oakes Road Park
- 39. Murray Street Park
- 40. Sherwood Hills
- 41. Alway Community Centre
- 42. Coronation Park
- 43. Centennial Park
- 44. Shane Armstrong Skate Park
- 45. Nelles Beach Park

- 46. Forty Creek Park / 1812 Peace Garden
- 47. Forty Mile Valley Park
- 48. Casablanca Waterfront Park

### Parkettes & Green Spaces

- 49. Aspen Parkette
- 50. Auditorium Circle
- 51. Betts Avenue
- 52. Woolverton Parkette
- 53. Kingsway Park
- 54. Parkwood Road North
- 55. Temple Lane Community Garden
- 56. Fair Avenue Community Garden
- 57. Park Rd. N

### Woodlands and Natural Spaces

- 58. Woodlands
- 59. Margaret Avenue
- 60. Palmer Road
- 61. Jeanette Avenue
- 62. Sumner Crescent
- 63. Palmer-Jeanette

### Conservation Areas, Woodlands & Open Space

- 64. Beamer Memorial Conservation Area
- 65. Biggar Lagoons
- 66. Fifty Point Conservation Area & Marina
- 67. Main St. W. Conservation Area
- 68. Woolverton Conservation Area

### Cemeteries

- 69. Grimsby Mountain Cemetery
- 70. Queen's Lawn Cemetery

### Trail Network

Existing Trails (walking, hiking)

Figure 4-15: Map of existing courts and skateparks in Grimsby

## Outdoor Rinks

There is currently one existing outdoor rink located at the Major Refrigeration Peach King Centre, which is also used in the summer for ball hockey, pickleball, and camps. This service provision exceeds the average service provision of outdoor rinks in similar municipalities (see background report).

The existing rink is refrigerated, but it is nearing the end of its lifespan, and there are operational and maintenance concerns. The Town should undertake a feasibility study to understand the implications of investing in upgrades, such as upgrading/renewing the facility and adding a roof to help maintain ice in the winter and provide shade for summer use.

Generally, developing natural outdoor ice pads is not recommended due to climate change, the unreliability of consistently cold winter temperatures, and the trend in declining volunteerism (as most community outdoor rinks are maintained by volunteers).

### Recommendations:

P 68: To better understand the cost implications of different options, a feasibility study should be undertaken before upgrading the outdoor rink at the Major Refrigeration Peach King Centre.





## Outdoor Exercise Equipment

Outdoor exercise equipment provides individuals of all ages and fitness abilities the opportunity to enjoy free workouts at their own pace while gaining health benefits such as increased muscle strength, endurance, balance, and flexibility. These amenities can provide a social outlet for exercise and promote a sense of pride within neighbourhoods. When positioned in close proximity to/within sight lines of a playground, both children and their caretakers can engage in physical activity simultaneously, making parks appealing to diverse age groups. This is the approach Grimsby took with the existing outdoor fitness circuit at Centennial Park.

Fitness equipment stations or circuits vary in their space requirements depending on the type and amount of equipment installed, which may include: Push-up bars; Parallel bars; Rope climbing; Monkey bars; Dip stations; Balance beams; Vault bars; Hurdles; Slacklines; Step benches; and Climbing boulders. These can be stand-alone or multi-use pieces, or designed as an entire circuit/obstacle course. Equipment can also be designed for children through use of lower heights, brighter colours, and design elements (e.g., netting). Generally, the parts are durable and require minimal maintenance.

Outdoor fitness equipment was suggested in the community consultation by staff, Council, and community members. Given the expressed community interest and multiple benefits and age groups served, the Town should consider adding fitness equipment to one more location during the term of this plan. An ideal location would meet a number of these criteria: along a busy trail, near other facilities (e.g., sport fields or playgrounds), near a seniors centre or seniors residence, or near a community centre. Potential locations at existing parks include:

- Lakelawn Park
- Marrocco Park
- Casablanca Park
- Southward Park

## Recommendation:

P 69: Add one outdoor exercise equipment station/circuit during the term of this Plan.

## Dog Parks

This section discusses improvements to existing dog parks and proposes priority areas for new dog parks. Please refer to Appendix E: Dog Park Strategy for more information on location criteria, design and implementation.

### Fencing Improvements to Existing Dog Parks:

Oakes Road Dog Run is a partially fenced off-leash area (OLA) which makes use of a road allowance that connects Oakes Road to the shoreline of Lake Ontario. As a park and OLA it has significant appeal and challenges. On one hand it is a large (0.95 hectare) OLA with beautiful views of the water and rural surrounding landscape. However with it being mostly unfenced (only fences at the entrance gate) there are issues including:

- Risks of dog and coyote conflicts (coyotes are commonly seen in the area)
- Dogs have access to adjacent high grass areas where ticks are present
- For dogs with poor recall, an unfenced OLA is not suitable

However the introduction of fencing to the park is not without its drawbacks. Concerns and considerations with fencing the area include:

- Concerns with blocking movement of wildlife, as fence would create a 500m long partition parallel to the shoreline
- Cost: Due to the large size of the OLA the addition of fencing is a major construction project. If the entire 0.95 hectares park is fenced, approximately 1,000 metres of fencing would be needed. Based on a unit rate of \$130 per linear metre, plus added tax, design fees and contingencies, the fence installation would cost about \$190,000.

- Installing the fencing could affect the multi-use aspect of the park: If the area is fenced it will be more popular with dog owners and may become less favourable for people wanting to walk to the shoreline. Furthermore, the 2023 Recreation Trails Master Plan identifies the Oakes Road right-of-way as a priority trail project as part of the East-West Spine Trail.

Based on these considerations, the Town should take one of two approaches:

- Provide a small Neighbourhood typology OLA (see Appendix E) near to the existing parking lot. This will provide an area for dogs to recreate without the risk of coyotes and ticks. Offset the new OLA to one side so that there is still room for a recreation trail to pass by on one side.
- Alternately, commit to prioritizing the right-of-way for trail recreation and relocate this OLA near to the fifth wheel development. Design the new OLA based on the design guidelines provided in Appendix E: Dog Off Leash Area Guidelines.

### Lighting Improvements to Existing Dogs Parks:

There is community interest for a lit dog park in Grimsby. As discussed in the Appendix E, it is preferable that OLAs be lit provided that an electrical service is available nearby, and that wildlife and residents will not be negatively impacted by the light. Lighting increases safety and extends the hours when OLAs can be used in the winter. Lighting can also assist in improved pet etiquette by allowing owners to more easily pick up after their pet.

Considering the 3 existing OLAs in Grimsby, both Southward Park Leash-Free Dog Park and Steve McDonnell Leash Free Dog Park

could be suitable. Table 4-5 outlines pros and cons of introducing lighting at both sites.

Further site specific analysis is needed before definitively selecting one of the two OLAs to receive the addition of lighting. Comparisons must be made between the two sites as well to confirm which site is more feasible and cost effective when it comes to the installation of the light standards and conduit.

Ultimately as the main benefit of lighting a dog park is the extended hours of evening winter use, the functionality of the OLA in winter is a major consideration. The site that is chosen should have limited wind exposure

and good grading and drainage conditions that limit ponding which would create icy conditions in winter.

Please see Appendix E for guidelines regarding lighting OLAs.

### **New Dog Parks**

The following section proposes two new OLAs and a potential third OLA depending on the chosen outcome for the Oakes Road Leash Free Dog Park.

As discussed, there are currently three existing dog parks distributed throughout the Town, including Steve McDonnell Leash Free Dog Park (north east Grimsby), Oakes Road Leash Free Dog Park (north west



Grimsby), and Southward Park Leash Free Dog Park (south central Grimsby on the escarpment). Grimsby is exceeding the average provision of dog parks per 1000 people (0.072) based on other similar municipalities (see background report) though it should be noted that many municipalities are currently undersupplied with dog parks compared to the demand from residents.

Only the OLAs in north Grimsby (Steve McDonnell Leash Free Dog Park and Oakes Road Leash Free Dog Park) are walkable locations. With the QEW acting as a major pedestrian barrier, most people living south of the QEW and north of the escarpment have no OLAs within walking distance. Central Grimsby is comparably the least served, such as around the Major Refrigeration Peach King Centre and Evergreens Park. For instance, from Evergreens Park the nearest OLA is a 52-minute walk (though only a 6-minute drive). The Town should consider opportunities to provide an OLA in central Grimsby, south of the QEW and north of the escarpment.

OLAs are especially important park amenities for people living in units without backyards. Along with considering the gap in central Grimsby, the Town should prioritize providing OLAs within walking distance to areas of intensification, including the GO Station and downtown intensification areas, as well as the fifth wheel development.

As discussed in Section 2.2 Socio-demographic Considerations, the downtown area is expected to grow by 1,700 in the next 10 years. Based on this growth and the current lack of OLAs in between the QEW and the escarpment, the Town should provide a new OLA to serve the downtown intensification area. Based on the space available in the selected site, design the new OLA based on the Urban typology

or Neighbourhood typology. Locate the new OLA within a 2-kilometre walk of the downtown, on the south side of the QEW. If introducing the OLA to an existing park, use a pilot approach as discussed in Appendix E to test the suitability of the OLA in the existing park.

The GO Station area is expected to grow by 3,800 in the next 10 years. Based on this growth and the current lack of OLAs in between the QEW and the escarpment, the Town should provide a new OLA to serve the GO Station intensification area. This OLA should be included in the proposed community park that is intended to serve the GO Station intensification area. Ensure that the new OLA is located within a 2-kilometre walk of the GO Station area, on the south side of the QEW. Design the OLA based on the Community OLA typology.

Furthermore, it is likely that there will be demand for a new OLA to serve the fifth wheel site when it is developed. The proposed development is dense and could become home to several hundred dogs (considering the proposed 1295 units). It is not ideal to build a dog park on waterfront parkland, but this may be necessary if the development has a high dog population. Residents at the proposed fifth wheel development will be a 26-minute walk (1.9 kilometres) from the Oakes Road Leash Free Dog Park but this may be removed to accommodate the recreation trail. If the Oakes Road OLA is removed, the replacement OLA should be located within a 2-kilometre walk of the fifth wheel site on the north side of the QEW. Based on the space available in the selected site, the new OLA may be designed based on the Urban typology or Neighbourhood typology.



Table 4-5: Comparison between existing OLAs for the introduction of lighting

Existing OLA	Reasons OLA is suitable for lighting	Concerns and considerations
Steve McDonnell Leash Free Dog Park	<p>Location can be accessed by car or by foot</p> <p>Existing street lights are located near to the OLA, facilitating electrical connection</p> <p>Existing outdoor lighting also exists at the adjacent waste water treatment plant</p> <p>OLA does not border residential lots</p> <p>Includes a separate area for small dogs</p>	<p>If not designed properly, new lights could shine into the rear windows of homes along Jacobs Landing</p> <p>Winter conditions of the site need to be explored such as micro climate and ice formation in areas of ponding.</p> <p>Existing trees would need to be protected and worked around during construction of lighting</p>
Southward Park Leash-Free Dog Park	<p>Existing outdoor lights are located at the nearby parking lot facilitating electrical connection</p> <p>Existing sports lighting nearby, so addition of OLA lighting would not be introducing light pollution to an unaffected area</p> <p>Plenty of parking</p> <p>While the lack of mature trees surrounding this OLA is generally a con, this could make trenching for the electrical conduit at this site more straight forward</p>	<p>Location can generally only be accessed by car</p> <p>Lacks a small dog area</p> <p>If not designed properly, new lights could disturb the residential property to the south</p> <p>Due to the lack of trees, the OLA is very exposed to wind and sun and may be an unappealing location during summer heat and winter cold</p>

## Recommendations:

P 70: Select either Steve McDonnell Leash Free Dog Park or Southward Park Leash Free Dog Park to receive lighting. Base the decision on which site has better winter-use conditions and how feasible and cost-effective the actual installation would be.

P 71: Resolve the lack of fencing at Oakes Road Dog Run by either providing a small Neighbourhood OLA near the existing parking lot, offset to allow a recreation trail to pass, or prioritizing the trail right-of-way and relocating the OLA near the Fifth Wheel development.

P 72: If the Oakes Road OLA is removed, locate its replacement within a 2-kilometre walk of the fifth wheel site on the north side of the QEW. Design the OLA based on the Urban typology or Neighbourhood typology (as space permits).

P 73: Provide a new OLA to serve the GO Station intensification area. Locate the OLA within the proposed community park that is intended to serve the GO Station area. Ensure that the new OLA is located within a 2-kilometre walk of the GO Station area, on the south side of the QEW. Design the OLA based on the Community OLA typology.

P 74: Provide a new OLA to serve the downtown intensification area. Design the new OLA based on the Urban typology or Neighbourhood typology (as space permits). Locate the new OLA within a 2-kilometre walk of the downtown, on the south side of the QEW. If introducing the OLA to an existing park, use a pilot approach as discussed in Appendix E to test the suitability of the OLA in the existing park.



## 4.7.2 New Opportunities

Based on community feedback, demand has been expressed for the following new amenities. Further, based on current trends, demand for these new amenity types is likely to increase over time.

### Disc Golf

Disc golf can be played all year round and works well with a larger, more naturalized/treed site. The Town explored Centennial Park as an option for disc golf but was deemed too dangerous due to a lack of space and potential conflicts with other park amenities. Additionally, other facilities are being recommended for this site (discussed above), which would further reduce the amount of space available for disc golf.

Since disc golf lends itself to a more naturalized/treed site and has minimal impacts on the natural landscape, there is potential for a collaboration with one of Grimsby's many conservation areas to host this facility.

### Recommendations:

P 75: Explore the opportunity for a collaboration with a local Conservation Area to develop a disc golf course.



## Pump Tracks

Pump tracks are compact, looping tracks, designed primarily for bikes but can also support skateboards and scooters depending on the chosen surface (i.,e. asphalt). They can also feature rollers, berms, and jumps. They offer a versatile recreational space that promotes skill development, physical activity, and community engagement for users of all ages and abilities.

Pump tracks can be made to size to fit a given location. While a larger pump track may offer more excitement and capacity for more users, Grimsby does not have any large parks that are also within biking distance to a significant population. The Town considered Southward Park for its size, but ultimately it was decided that it is imperative that children and youth can bike/walk/scooter etc. to the location. Potential existing locations for a small pump track in a more populated and central area include Lakeview Terrace Park or Roberts Road Park. Both parks are in residential areas, and have the benefit of not being surrounded by homes on all sides, which could reduce the likelihood of noise complaints.

Another option for the later term is to provide a pump track along a route proposed in the 2023 Trails Master Plan, if there is sufficient space. If there is insufficient space along any route, the Town can consider adding a pump track to a park that will be connected to the trail network by a proposed trail, once developed. In the west side of Town, Aspen Park will be connected to a trail, and on the east side, Steve McDonnell Park will be on a trail route.

## Recommendations:

P 76: Undertake a study that includes consultation with the community to select a site for a pump track under the escarpment. Potential locations to consider include Lakeview Terrace Park, or Roberts Road Park. As new planned trail segments are developed, Aspen Park or Chestnut Park, and Steve McDonnell Park may also be candidate sites.



## Table Games

In addition to the many facilities and amenities discussed in this section, table games (such as table tennis and chess) are relatively low cost, small footprint, amenities the Town can consider to provide versatile and inviting spaces. These games promote socializing and skill development, and provide a less physically demanding activity option that is accommodating to players of all ages and abilities.

Given the small footprint of these amenities, space is not a key limitation when determining location. Best practices to consider when adding table games to a park include:

- They are well suited to urban areas, where parks may have more hardscape and a smaller footprint, and options for other facilities are limited
- Pairing them with community centres, libraries, seniors centres and residences, etc. supports their visibility and use and presents the opportunity to provide equipment/game piece rentals
- Pairing them with other amenities (such as play grounds, splash pads, multi-sport

courts) provides an activity for parents/guardians while children play

There are many parks that meet these stipulations in Grimsby, so a good approach to follow would be to present these table games as an option when upgrading/developing a site and assess community interest. Casablanca Waterfront Park and Nelles Beach Park would be good locations to try them as a pilot to gauge community interest.

## Recommendations:

P 77: Consider adding table games when doing upgrades to urban parks, and parks near other attractions, community centres, libraries, and seniors centres and homes.



# 5.0 Summary of Park Recommendations By Site

This section lists all parks in Grimsby, and summarizes the recommendations from the preceding sections as well as pending recommendations from the 2019 Parks, Recreation, Culture Master Plan. The tables are organized as follows:

- Column 1: Park # (as per mapping in this document)
- Column 2: Park name
- Column 3: 2019 Plan recommendations that still apply and have not been implemented
- Column 4: Summary of facility and amenity recommendations as described in Section 4.0 of this Plan
- Column 5: Additional park improvement suggestions to be incorporated/ considered during regular scheduled park upgrades
- Column 6: Detailed rationale has been provided in Section 4.0, and in the 2019 Plan, but additional notes/summary is provided here as needed



# 5.1 Summary of Recommendations for Neighbourhood Parks

Table 5-3: Summary of recommendations for neighbourhood parks

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 78: Lakelawn Park	Improve/add signage Plant shade trees	Potential location for a multi-sport court	Develop a walkway and pedestrian bridge Consider adding fencing along Winston Road to improve safety Add additional seating/picnic areas Update playground Explore opportunity for exercise equipment Remove invasive Phragmites grasses	These recommendations enhance safety, accessibility, and usability while supporting recreation and sustainability They improve connections, update amenities, reduce maintenance, and create a more welcoming, inclusive park environment The addition of a new court helps meet service requirements
P 79: Chestnut Park	Provide benches around play structure Improve/add signage	Potential location for a small pump track (could require reconfiguring existing park elements)	Develop park walkways Update playground Naturalize perimeter areas to reduce the requirement for mowing	Walkways improve circulation, the playground upgrade ensures safe, inclusive play, naturalized edges support sustainability A pump track at this location would be accessible for local youth through the trail system
P 80: Boundary Park	Plant shade trees Install a shade play structure to help with lack of shade in park Add benches next to play structure Improve/add signage	n/a	Develop park walkways Naturalize perimeter areas to reduce the requirement for mowing Plant shade trees	Walkways improve circulation, naturalized edges support sustainability, shade trees support health, wellness, and tree canopy/climate goals

Table 5-3: Summary of recommendations for neighbourhood parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 81: Escarpment Vista Park	Install walkways to improve accessibility Improve/add signage Plant shade trees	Potential location for upgrading/lighting a soccer/multi-sport field	n/a	This is a relatively new park so additional recommendations beyond the 2019 Plan are not necessary at this time.
P 82: Marrocco Park	Improve/add signage at park entrance and along trail	Explore opportunity for exercise equipment Potential location for a multi-sport court	Develop a park walkway to connect to Murray Street Park for a continuous waterfront trail (a bridge or boardwalk may be required) Add additional seating/picnic areas Update playground	These improvements enhance connectivity, recreation, and comfort A linked walkway creates a continuous trail, added seating supports accessibility, and updated amenities like a playground, exercise equipment, and court promote active use and help meet service requirements
P 83: Cheriedale Park	Improve/add signage	n/a	Develop park walkways Naturalize perimeter areas to reduce the requirement for mowing	Walkways improve circulation, the playground upgrade ensures safe, inclusive play, naturalized edges support sustainability
P 84: Cline Mountain Road Park	Improve/add signage at park entrance Create/install more prominent entranceway	n/a	Develop park walkways Update playground Naturalize perimeter areas to reduce the requirement for mowing Improve access and drainage	Walkways improve circulation, the playground upgrade ensures safe, inclusive play, naturalized edges support sustainability
P 85: Pinewood Park	Improve/add signage Consider signage to deter off-leash dog walking	n/a	n/a	The necessary recommendations are covered by the 2019 Plan



Table 5-3: Summary of recommendations for neighbourhood parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 86: Cindy Court Park	Improve/add signage	n/a	n/a	This is a relatively new park so additional recommendations beyond the 2019 Plan are not necessary at this time.
P 87: Lakewood Gardens Park	Promote the planting of additional shade trees on park property Improve/add signage	n/a	Develop park walkways Add additional seating/picnic areas Update playground	Improve access, comfort, and recreation Walkways and seating support usability
P 88: Golf Woods Park	Add accessible walkway leading to playground Create a shade structure Plant shade trees Update play structures and surfacing Provide new mulch and more routine weeding maintenance Improve/add signage	n/a	n/a	The necessary recommendations are covered by the 2019 Plan
P 89: Arrowhead Park	Develop accessible walkways Improve/add signage	Potential location for a multi-sport or volleyball court	Update playground Naturalize perimeter areas to reduce the requirement for mowing Plant shade trees Explore opportunities for low-impact development features to improve drainage and public safety (such as rain gardens, infiltration basins, etc.)	Playground upgrade ensures safe, inclusive play, naturalized edges support sustainability, shade trees support health, wellness and tree canopy/climate goals Addition of court promotes active use and helps meet service requirements

Table 5-3: Summary of recommendations for neighbourhood parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 90: Lakeview Terrace Park	Develop accessible walkway leading up to the playground area Add benches at the playground area Install additional street trees Improve/add signage	Potential location for a small pump track (could require reconfiguring existing park elements)	Develop park walkways Add additional seating/picnic areas Update playground Naturalize perimeter areas to reduce the requirement for mowing	Improve access, recreation, and sustainability Walkways and seating enhance usability, a refreshed playground supports play, naturalized edges reduce maintenance, and a potential pump track adds a unique active use
P 91: Dorchester Park	Add benches to the park Add basketball nets on the hoops Plant additional shade trees Improve/add signage	n/a	Upgrade playground	The playground upgrade ensures safe, inclusive play
P 92: Aspen Park	Improve/add signage Install bench seating around basketball courts	Potential location for small pump track if proposed trail connection (from 2023 Trails Master Plan) is developed	Update playground	The playground upgrade ensures safe, inclusive play, and pump track provides a broader range of activities
P 93: Evergreens Park	Accessible walkway connecting existing asphalt walkways to the playground Improve/add signage Install bench seating around basketball courts	n/a	Update playground	The playground upgrade ensures safe, inclusive play



Table 5-3: Summary of recommendations for neighbourhood parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 94: Roberts Road Park	Consider installing additional shade tress  Paint lines on soccer field and add high backstop fence behind goal posts  Improve/add signage	Potential location for a small pump track (could require reconfiguring existing park elements)	Update playground  Develop park walkways  Add additional seating/picnic areas	Playground upgrade ensures safe, inclusive play  Walkways and seating enhance usability, and a potential pump track adds a unique active use
P 95: Gage Park	Consider the addition of benches next to the playground area  Improve/add signage at entrance to park	n/a	Naturalize perimeter areas to reduce the requirement for mowing	Naturalized edges reduce maintenance
P 96: Bell Park	Improve/add signage at entrance to park	n/a	n/a	New playground and pathway added in 2025
P 97: Leawood Park	Plant additional shade trees  Add benches to playground area  Improve/add signage at street crossroad showing direction park	n/a	Develop park walkways  Update playground  Naturalize perimeter areas to reduce the requirement for mowing	Walkways enhance usability and accessibility, a refreshed playground supports play, naturalized edges reduce maintenance
P 98: Vineyard Valley Park	Plant additional shade trees  Install additional benches  Pathway enhancements, consider replacing with asphalt  Improve/add signage	Potential location for multi-sport court or volleyball courts	Update playground  Naturalize perimeter areas to reduce the requirement for mowing	Playground upgrade ensures safe, inclusive play  Naturalized edges reduce maintenance

Table 5-3: Summary of recommendations for neighbourhood parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 99: Denick Park	Install additional benches Improve/add signage	n/a	Develop a park walkways Update playground	Walkways enhance usability and accessibility Playground upgrade ensures safe, inclusive play
P 100: Maplewood Park	Add picnic bench adjacent to playground area Improve/add signage	n/a	Develop park walkways Update playground Naturalize perimeter areas to reduce the requirement for mowing	These recommendations improve connections, update amenities, reduce maintenance Playground upgrade ensures safe, inclusive play
P 101: Mayfair Park	Add asphalt walkway to playground Improve/add signage at entrance to park Install additional seating around play structure and swings	n/a	Update playground Consider adding a shade structure with seating Naturalize perimeter areas to reduce the requirement for mowing	Playground upgrade ensures safe, inclusive play Support sun safety and use of the active amenities at the park
P 102: Whittaker Park	Improve/add signage at entrance to park and pathway connection to Waterfront Trail Install waterfront retaining wall	n/a	Develop park walkways per Trails Master Plan	Walkways and seating enhance usability
P 103: Morrison Beach Park	n/a	n/a	Develop park walkways Add additional seating/picnic areas Naturalize perimeter areas to reduce the requirement for mowing	Walkways and seating enhance usability, naturalized edges reduce maintenance New swing set added and entrance/signage improvements in 2025
P 104: Grimsby Beach	Consider improving pathway Consider installing park lighting	n/a	n/a	The necessary recommendations are covered by the 2019 Plan New stairs added and signage/wayfinding improvements in 2025



Table 5-3: Summary of recommendations for neighbourhood parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 105: Rotary Park	Add accessible walkway to playground	n/a	Consider adding shade (e.g., through trees or shade structures)  Update playground  Naturalize perimeter areas to reduce the requirement for mowing	Playground upgrade and additional shade ensures safe, inclusive play  Naturalized edges reduce maintenance
P 106: Bal Harbour	Improve/add signage  Plant shade trees  Maintenance along shoreline	n/a	Develop park walkways  Add additional seating/picnic areas  Naturalize perimeter areas to reduce the requirement for mowing	Walkways and seating enhance usability, naturalized edges reduce maintenance
P 107: Grand Old Oak Park	Repair walkways to improve accessibility	n/a	n/a	The necessary recommendations are covered by the 2019 Plan
P 108: Sidare Court	Improve/add signage at entrance to park  Add benches  Update access barriers at pathway	n/a	n/a	The necessary recommendations are covered by the 2019 Plan
P 109: Dunrobin Park	Improve/add signage	n/a	n/a	The necessary recommendations are covered by the 2019 Plan

## 5.2 Summary of Recommendations for Community Parks

Table 5-4: Summary of recommendations for community parks

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 110: Steve McDonnell Leash Free Dog Park	Improve/add signage at entrance to park  Create connection to water and electrical for lighting and fountain for both humans and dogs	Explore updates according to the Appendix E: Dog Park Strategy	n/a	n/a
P 111: Smith School Soccer Field	Improve delineation between park and school	Possible upgrades to the unused Smith field pending guaranteed long-term access to School Board property	n/a	The necessary recommendations are covered by the 2019 Plan
P 112: Major Refrigeration Peach King Centre	n/a	n/a	Update walkways to be developed as part of the renovation and expansion project  Update splash pad	Walkways enhance usability and accessibility  Updated splash pad improves accessibility, safety, and inclusive play
P 113: Oakes Road Dog Run	Improve/add signage at entrance to park  Provide additional benches  Ensure park/garbage disposal is adequately maintained	Explore updates according to the Appendix E: Dog Park Strategy	n/a	n/a



Table 5-4: Summary of recommendations for community parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 114: Southward Park	n/a	Develop Southward Park as a Regional Park  Explore opportunity to add exercise equipment	Naturalize perimeter areas to reduce the requirement for mowing  Consider adding shade structures with seating at various locations	Exercise equipment supports diverse physical activity  Naturalized edges reduce maintenance, pathways and shade structure supports park use, accessibility, and sun safety
P 115: Oakes Road Park	Replace ball diamonds  Improve/add signage	Potential location for a multi-sport court	Add fencing along Main Street  Naturalize perimeter areas to reduce the requirement for mowing	The recommendations improve safety and reduce maintenance costs  Court helps meet service requirements  Naturalized edges reduce maintenance  New lights and fencing added to ball diamonds in 2025
P 116: Murray Street Park	Update ball diamonds  Report or replace benches  Improve/add signage  Consider installing park lighting  Improve connection to Waterfront Trail	Explore opportunity for exercise equipment	n/a	Exercise equipment supports diverse physical activity

Table 5-4: Summary of recommendations for community parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 117: Sherwood Hills	Encourage accessible elements such as asphalt paving walkway Add lines to parking lot Make a full court basketball area Add more bench seating Update ball diamonds Improve/add signage	n/a	Update playground Review park programming to determine the best use of space	Playground upgrade ensures safe, inclusive play  Note: Review park programming to determine the best use of space
P 118: Alway Community Centre	General update to facilities and site elements Improve/add signage	Potential to revitalize and/or expand amenities (if demand becomes apparent)	Update/expand playground	Playground upgrade and expansion for more diverse and inclusive play opportunities If demand grows for more recreation opportunities in rural Grimsby, this should be the location of focus
P 119: Coronation Park	n/a	n/a	Update playground Update splash pad	Playground and splash pad upgrades contribute to safe, inclusive play
P 120: Centennial Park	n/a	Develop a destination play/ activity area with sensory and creative play options Consider developing as a Regional Park, adding washroom facilities, expanded parking and a band shell	Update pavilion Develop stairs up the escarpment	Destination play area offers unique play opportunities, upgrade to Regional Park supports community events, and new connections to the escarpment and Bruce Trail improve connectivity and recreation opportunities  Note: the recommendation is to develop Centennial Park OR Forty Creek Park as a Regional Park, not both



Table 5-4: Summary of recommendations for community parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 121: Shane Armstrong Skate Park	Remove and replace ash trees Replace etiquette signs Investigate options for improving parking access Improve/add signage	n/a	Add additional seating/benches Naturalize perimeter areas to reduce the requirement for mowing	Seating improve usability and accessibility Naturalized edges reduce maintenance
P 122: Nelles Beach Park	Make access to water more purposeful and part of park circulation Improve/add signage	Potential location for a new splash pad Explore adding table games (costed in previous section)	Update playground and relocate further from the shoreline Develop park walkways Add additional seating/picnic areas Explore adding table games Naturalize perimeter areas to reduce the requirement for mowing Plant additional shade trees Develop a small pavilion	Playground upgrade and relocation ensures safe, inclusive play Walkways and seating improve usability, naturalization and trees boost ecological value and shade, and a pavilion and table games offer play opportunities Splash pad promotes active use and helps meet service requirements
P 123: Forty Creek Park / 1812 Peace Garden	Make access to water more purposeful and part of park circulation Consider implementing strategies for goose deterrence Improve/add signage Revitalize the Elizabeth St. Pier (see recommendation in the PRCMP)	n/a	Shoreline improvements Solutions to erosion along the fence/property line Develop a plan for invasive species management Integrate park with the Town of Grimsby Recreational Trails Master Plan Consider Developing as a Regional Park. Parking, waterfront access, circulation, connectivity to neighbouring sites, and interpretive elements would need to be improved	These improvements enhance safety, accessibility, and ecological communities, and would help the park function as a Regional Park New bridge added in 2025  Note: The recommendation is to develop Centennial Park OR Forty Creek Park as a Regional Park, not both

Table 5-4: Summary of recommendations for community parks (continued)

Park Name and Recommendation #	Recommendations from 2019 (not yet implemented)	Summary of New Recommendations (from Section 4.0 Needs Assessment)	Additional Improvements for Consideration	Rationale
P 124: Forty Mile Valley Park	<p>Add security features such as lighting, and clear brush to provide better views into site</p> <p>Improve/add signage</p> <p>Existing sign at field recommend relocating north to actual park and install new sign with appropriate name indicating “Forty Mile Valley Park”</p> <p>Review railing heights for code</p> <p>Extend asphalt road further down slope to prevent washouts</p>		n/a	
P 125: Casablanca Waterfront Park	n/a	<p>Look for opportunities to expand the size of Casablanca Waterfront Park in the future</p> <p>Explore opportunity to add exercise equipment</p>	<p>Improve/add signage</p> <p>Consider adding shade structures with seating and picnic areas</p>	<p>Exercise equipment supports diverse physical activity</p> <p>Signage, seating, and shade improve usability and accessibility</p> <p>As a destination park, it attracts many users, and with population growth, this will only increase. Given the location, design, and investments in the park, it would be ideal to expand its footprint</p>



# 6.0 Implementation Strategy

This section outlines the proposed implementation strategy for the Plan's 125 recommendations. The strategy is intended to be a living document and should be updated over time as work progresses. Regular monitoring and evaluation of the Plan should include systematic reviews that record the initiation, progress, and completion of each recommendation, ensuring they are reflected in annual work plans and budgets.

The cost and sequencing of this Plan's recommendations is based on the information available at the time this Plan was developed. An array of factors have been considered including but not limited to:

- Community priorities
- Balancing the expenditure of funds each year
- Available staff resources
- Estimated costs/available budget

## 6.1 Cost Considerations

This section outlines the financial and operational considerations for implementing the Plan's recommendations. It distinguishes between initiatives that can be managed through day-to-day operations and those requiring dedicated capital investment and/or additional resources.

### 6.1.1 Operations vs. Capital Projects

Some recommendations are operational or strategic in nature. This means the implementation of these recommendations should be undertaken by existing or additional staff as part of their day-to-day activities. Capital recommendations and recommendations to undertake supplementary studies or design work require discrete budget allocations for execution. This includes both improvements or repairs to existing parks and facilities, as well as the design and construction of new parks, facilities and amenities.

### 6.1.2 Budget Considerations

This implementation strategy aims to distribute the costs of recommendations evenly over the Plan's 10-year timeframe. The total cost allowance for all recommendations is \$27,705,280, with the



majority of spending projected for the late-term period.

Cost estimates in this Plan are high-level, Class C estimates based on current understanding of project requirements and expressed in 2025 dollars. Further community consultation, along with the development of detailed plans and tender drawings, will provide more accurate budget estimates. Additionally, cost premiums and inflation may affect estimates, making it particularly challenging to assign reliable costs to recommendations in the later term.

Some recommendations do not yet have associated cost estimates. These have been noted in the forecast and would be in addition to the amounts provided in this strategy. For example, where a park design is required, the estimate reflects the design process only, not the capital costs of construction.

### 6.1.3 Operating and Maintenance Costs

Implementing many of these recommendations will require additional time and resources, particularly for the development of new parks and amenities that expand municipal responsibilities. This may necessitate investment in materials, equipment, personnel, and other resources to support new operations and site management.

It is therefore recommended that, alongside budget considerations for each project, staff identify and include any additional ongoing resources required to address operational, inspection, and maintenance needs. This should account for costs beyond what current resources can accommodate and may include new full-time or seasonal

staff, equipment or machinery, training, or technology enhancements.

### 6.1.4 Financing

Through the annual capital budget process, Council may allocate municipal funds to specific projects identified in this Plan. Given the costs associated with this Plan exceed the current parks budget, it is anticipated that both the capital and regular maintenance budgets for Grimsby's parks will need to be increased to achieve the Plan's vision.

Some recommendations may be too costly for the Municipality to undertake independently. For these projects, securing financial partnerships will be essential to support full implementation. This Parks Master Plan provides a framework for Grimsby to pursue such partnerships and leverage additional funding opportunities from upper levels of government, including Provincial or Federal programs related to community building, climate change, active transportation, and healthy communities.

Staff should actively seek grant opportunities to help finance specific projects. Having an approved Plan is a critical first step in qualifying for and enhancing the success of these funding applications. Funding opportunities are ever evolving from year to year. In the past, the Town has been successful in obtaining grants from TD Tree Days (for tree plantings at southward), Healthy Communities Canada (for outdoor exercise equipment), and PRIP (for shoreline restoration at Coronation Park). Table 6-1 provides additional examples of park grants the Town can consider pursuing.

Table 6-1: Examples of Park Grants

Source	Grant Name	Max. Amount	Description
Canadian Dermatology Association	Shade Structure Grant Program	\$7,500	For shade structures
Green Municipal Fund	Growing Canada's Community Canopies	\$1,000,000	For tree planting
Government of Ontario	Great Lakes Local Action fund	\$50,000	Improvements to shorelines for ecosystem health and resiliency
Government of Ontario	Community Sport and Recreation Infrastructure Fund	\$10,000,000	Rehabilitations and new builds
Trees Canada	Edible Trees Community Tree Grant	\$10,000	For edible public trees
Trees Canada	Treemendous Communities	\$10,000	Tree planting



## 6.2 Prioritization Considerations

The prioritization of recommendations is guided by the following considerations, while balancing factors such as cost and available budget to ensure a practical and achievable approach to implementing this Plan.

**Foundational Work:** A number of this Plan's recommendations provide the foundation for future projects. These are primarily strategies, guidelines, and concepts that should have priority as they will set the stage for future projects and provide guidance and consistency in the implementation of other recommendations.

**Address Climate Change and Environmental Enhancements:** Given the growing impacts of climate change on health, safety, and the economy, priority should be placed on park improvements that strengthen ecological health and biodiversity.

**Supports Improved Access to Parks:** Promoting healthy active living for the residents of Grimsby is an important consideration for prioritization. While virtually all of the recommendations in this Plan contribute in some way towards improved outdoor recreation, recommendations that enhance access to parks should be prioritized.

**Ease of Implementation:** To help expedite and facilitate the implementation of the Plan, recommendations that are relatively quick and easy to implement should be prioritized.

**Consultation and Level of Community Support:** Through the consultation phase of this Plan, a park vision and guiding principles were established, emphasizing qualities such as sustainability, natural features, uniqueness, welcoming spaces, community focus, activity, and flexibility

(See Section 3.0 Community Consultation). Recommendations that reflect these qualities should be prioritized to align with community voices.

**Dependencies and Efficiencies:** Although presented as individual initiatives, many recommendations are interrelated. Some must be completed before others begin, while others may be implemented simultaneously for efficiency and a more comprehensive approach. The implementation strategy reflects this by indicating whether each recommendation is short-term, medium-term, or long-term.

## 6.3 Recommendation Schedule

The proposed schedule represents a reasonable roll-out, assuming no major obstacles arise. Some projects, however, may face delays due to unforeseen circumstances, while others could potentially be fast-tracked. Some recommendations are ongoing and will be implemented throughout the Plan's term as relevant. Their timing and applicability will depend on evolving service needs, so specific end-dates are not assigned.

Time-limited recommendations may also extend beyond the years shown. Activities could take longer to complete, or their completion may lead to new system components or procedures. For example, recommendations to establish formal agreements or contracts are shown as time-limited for the negotiation phase, which will ultimately create ongoing relationships between the Town and other partners, such as volunteers or agencies.

The following tables outline the anticipated costs and timeframe for implementing each of the Plan's recommendations. These tables (also provided to staff in Excel format) can be used to track ongoing progress of the plan.



Table 6-2: Recommendation Costing and Schedule for Section 4.1 Park Planning Policy

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
<b>4.1 Park Planning Policy</b>						
1	Strengthen Official Plan policies and provide additional direction on when physical parkland dedication should occur and when cash-in-lieu of parkland should be acquired (as discussed herein). Consolidate these policies in the Implementation Section.				n/a	
2	Provide policies for Alternative Parkland Dedication rates, as per the Planning Act. It is recommended to apply the alternative rate on medium or high density developments, where appropriate.				n/a	
3	Develop Official Plan policies & guidelines for POPS that identify, at minimum: the role of POPS; preferred development types (i.e., only in medium and high-density development); and design and elements to be included in POPS.				n/a	
4	In the updated Official Plan, refer to "Village Squares" as "POPS".				n/a	
5	Develop a detailed plan for the allocation of parkland reserves to comply with the provincial legislation under the Planning Act requiring the spending or allocation of 60% of the funds each year.				n/a	
6	Update the Parkland Dedication By-law to reflect current policies of the Town's Official Plan and the recent legislation changes under the Planning Act. Updates to the Parkland dedication by-law would include discounts for affordable residential units, use of alternative rates where appropriate, timing of parkland conveyance and exemptions (see Appendix A for proposed draft by-law).				n/a	
<b>Subtotal</b>						

**Legend**

- Operations/Pre-planning
- Capital Projects
- Studies

Table 6-3: Recommendation Costing and Schedule for Section 4.2 Environmentally-Centred Park Planning and Provision

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
<b>4.2 Environmentally-Centred Park Planning and Provision</b>						
7	Implement managed naturalization practices (e.g., pollinator gardens, naturalized borders, mini forests, shoreline naturalization, etc.), consulting with the community before embarking on projects.	TBD	TBD	TBD	n/a	Costs would be project dependent
8	Build partnerships with relevant organizations that can provide project expertise, native plant material, or volunteer coordination.				n/a	
9	Hire the services of a consulting arborist to develop an Urban Forest Management Plan that includes identifying a canopy target and implementation plan to achieve it.	\$40,000			\$40,000	
10	Set money aside for the implementation of projects to be identified in the Urban Forest Management Plan. Monitor and report on the Plan every 2 years.	TBD	TBD	TBD	n/a	Costing will depend on the outcomes of the proposed management plan and should be adjusted accordingly when more is known.
11	Work with a landscape architect and arborist or urban forestry professional to develop design standards for tree planting in urban conditions.	\$50,000			\$50,000	
12	Strategically plant trees in parks with low urban canopy cover to meet the canopy targets outlined in the design standards.	Costed in 5.0 Summary of Park Recommendations by Site			n/a	
13	Work with the NPCA and a consulting team with expertise in ecology, shoreline engineering, and geomorphology to develop a Shoreline Management Plan. The plan should explore both nature-based and traditional engineering solutions.	\$60,000			60,000	

**Legend**




	Operations/Pre-planning		Capital Projects		Studies
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Table 6-3: Recommendation Costing and Schedule for Section 4.2 Environmentally-Centred Park Planning and Provision (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
14	Incorporate stormwater management features into new park developments and retrofit existing parks, where feasible.	\$30,000	\$30,000	\$30,000	<b>\$90,000</b>	Costs would be project dependent
	<b>Subtotal</b>	<b>\$180,000</b>	<b>\$30,000</b>	<b>\$30,000</b>	<b>\$220,000</b>	

**Legend**



Operations/Pre-planning



Capital Projects



Studies

Table 6-4: Recommendation Costing and Schedule for Section 4.3 Accessibility and Safety

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
<b>4.3 Accessibility and Safety</b>						
15	Conduct an accessibility audit of all parks and outdoor facilities to identify and prioritize accessibility improvements with the support of the Joint Accessibility Advisory Committee. Refer to the Park Accessibility Evaluation Checklist in Appendix B.				n/a	Costs to be part of individual park improvements and redevelopments
16	Implement accessibility upgrades for parks and trails, including playground features, accessible surfacing and pathways, clear wayfinding, inclusive seating, adequate shade, and following Universal Design Standards, as part of scheduled parks upgrades.	TBD	TBD	TBD	n/a	Costs to be part of individual park improvements and redevelopments
17	Apply best practices for effective lighting design to enhance safety while minimizing environmental impact. Park use should inform the need for lighting, for example, lighting should be provided at facilities, parks and/or trails that are often used in the evening hours.	TBD	TBD	TBD	n/a	Costs to be part of individual park improvements and redevelopments
18	Assess and enhance park service delivery tools to improve accessibility and inclusiveness for all residents.				n/a	
19	Assess and enhance recreation programs in parks to ensure they are accessible and inclusive for all residents.				n/a	
20	Collaborate with local organizations to develop and deliver accessible programming in parks, creating inclusive opportunities for recreation.				n/a	
<b>Subtotal</b>						

**Legend**

Operations/Pre-planning
  Capital Projects
  Studies



Table 6-5: Recommendation Costing and Schedule for Section 4.4 Park Activation

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
<b>4.4 Park Activation</b>						
21	Where feasible, offer existing indoor recreation programs outdoors at parks in Grimsby.				n/a	
22	Assess opportunities to rotate events like Music in the Park and Movie Nights in the Park to different parks across the Town.				n/a	
23	Consider developing a Mobile Activity Centre.	TBD			n/a	Costs dependent on partnership possibilities, equipment purchased, etc.
24	Promote park amenities through the leisure guide, social media, schedule, mail-outs, etc.				n/a	
	<b>Subtotal</b>					

**Legend**



Operations/Pre-planning



Capital Projects



Studies

Table 6-6: Recommendation Costing and Schedule for 4.5 Classification, Access, and Distribution Needs

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
<b>4.5 Classification, Access, and Distribution Needs Assessment</b>						
25	Review and adopt the Amended Parkland Classification Table into the new Official Plan.				n/a	
26	In new developments, aim to acquire parks in the size range of two to six hectares in order to diversify the size distribution of the park supply. Both Neighbourhood Parks and Community Parks can be used to fill this gap.				n/a	
27	Develop Southward Park as a Regional Park and reclassify Southward Park in the Parkland Classification Table.				n/a	Costs to be part of individual park improvements and redevelopments
28	Consider developing Centennial Park or Forty Creek Park/1812 Peace Garden as a Regional Park.				n/a	Costs to be part of individual park improvements and redevelopments
29	Expand the size of Casablanca Park if the opportunity arises to better support the park's Regional Park function.	Dependent on cost of acquiring land, design, and implementation			n/a	
30	Provide a Community Park to service the future residents of the GO Station intensification area.			\$5,000,000	<b>\$5,000,000</b>	Timing to be dependent on timing of development. This is a high level estimate based on what was spent on Casablanca.
31	Work with a landscape architect to develop concepts for an urban square in downtown Grimsby to function as a multi-purpose event space.		\$80,000		<b>\$80,000</b>	
32	Strive to maintain the current parkland service level of 3.05 hectares for every 1,000 people.				n/a	

**Legend**

Operations/Pre-planning
  Capital Projects
  Studies



Table 6-6: Recommendation Costing and Schedule for 4.5 Classification, Access, and Distribution Needs Assessment (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
33	Acquire an additional 17.05 hectares of parkland by 2035 to accommodate the Town's anticipated population increase to 37,200.				n/a	It is unknown at this time how much land may be dedicated to the Town through development, and therefore how much land would need to be acquired through different means to meet the 17 ha goal (e.g., partnerships, donations, purchase, etc.)
34	Aim to acquire/assemble at least one additional park between 2 - 6 ha in size to accommodate potential needed scheduled facilities.				n/a	
35	Consider partnering with Grimsby Secondary School or Blessed Trinity Catholic Secondary to provide a playground in the Grimsby Secondary School area.		\$400,000		<b>\$400,000</b>	Actual cost dependent on agreement with School Board and selected playground design
36	Consider partnering with St. Joseph Catholic Elementary School to provide a playground in the Rosslyn-Robinson Area.		\$400,000		<b>\$400,000</b>	Actual cost dependent on agreement with School Board and selected playground design
37	Provide safer and more direct pedestrian access routes to existing playgrounds by making walkway easements where feasible. Consider how Evergreens Park and Coronation Park could be more easily reached from the Grimsby Secondary School Area and how Maplewood Park and Centennial Park could be more easily reached from the Rosslyn-Robinson Area.	\$300,000	\$300,000	\$300,000	<b>\$900,000</b>	Costing provided here is for acquiring small parcels to create linkages.

**Legend**



Operations/Pre-planning



Capital Projects



Studies

Table 6-6: Recommendation Costing and Schedule for 4.5 Classification, Access, and Distribution Needs Assessment (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
38	Park development south of the escarpment should focus on improvements and additions to Alway Community Centre Park and/or Southward Park. If any development occurs in the rural area, cash-in-lieu should be accepted to fund these improvements.				n/a	
39	Prioritize parkland over cash-in-lieu in the GO station and downtown intensification areas and along waterfronts. Accept cash-in-lieu in other cases, unless the area is not within 400 - 800 m of another park or greenspace.				n/a	
40	Dedicated parkland should be of sufficient size to act as a Neighbourhood Park (at minimum), or linear parcels should be given to accommodate pathways and trails.				n/a	
41	Parks in intensification areas should be built with high use in mind, with larger, feature amenities/facilities and durable materials.				n/a	
42	Should opportunities arise, acquire parcels that allow for the expansion of undersized existing parks or greenspaces regardless of whether there is new residential development nearby.				n/a	
43	In new developments, focus on providing larger parks and better pedestrian connectivity so that an 800 m catchment distance can be used effectively.				n/a	
44	Maintain a minimum 100 metre wide buffer between the Lake Ontario shoreline and new developments.				n/a	
<b>Subtotal</b>		<b>\$300,000</b>	<b>\$1,180,000</b>	<b>\$5,300,000</b>	<b>\$6,780,000</b>	

**Legend**



 Operations/Pre-planning    
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Table 6-7: Recommendation Costing and Schedule for 4.6 Outdoor Scheduled Facility Needs Assessment

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
<b>4.6 Outdoor Scheduled Facility Needs Assessment</b>						
45	Plan to provide one additional unlit ball diamond to accommodate population growth to 2035.		\$400,000		<b>\$400,000</b>	
46	As an alternative to a new build, consider: <ul style="list-style-type: none"> <li>Capital upgrades to one unlit diamond at Centennial Park for young children or replacing the two small diamonds with a full-size field.</li> <li>Lighting the existing unlit diamonds at Southward.</li> </ul>		\$400,000		<b>\$400,000</b>	
47	Plan to provide one additional unlit soccer/multi-purpose field to accommodate population growth to 2035.			\$250,000	<b>\$250,000</b>	
48	As an alternative to a new build, consider: <ul style="list-style-type: none"> <li>Increasing weekend and/or weeknight allocations where possible.</li> <li>Capital upgrades to the unused Smith field to create a three-field hub for organized play pending guaranteed long-term access to School Board property.</li> <li>Upgrading fields at Escarpment Vista, Pinewood, and Oriole/Roberts Road for organized activity; and lighting existing unlit regulation fields for older users.</li> </ul>			\$500,000	<b>\$500,000</b>	The actual cost would depend on which actions the Town chooses to take. Provided an estimate for the sake of budget planning.
49	Review and update agreement with the Grimsby Gentlemen Rugby Football Club to include the field and reporting requirements on use to the Town.				<b>n/a</b>	
50	Retain the option to formally designate the field as multi-purpose to meet confirmed demand for use by other sports in addition to rugby.				<b>n/a</b>	

**Legend**

- Operations/Pre-planning
- Capital Projects
- Studies

Table 6-7: Recommendation Costing and Schedule for 4.6 Outdoor Scheduled Facility Needs Assessment (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
51	Plan to provide one additional court for organized activity by allocating all four (4) courts at Andrews Avenue to the Grimsby Tennis Club, tracking actual levels of use to confirm requirements.				n/a	
52	Convert the unlit tennis court at Escarpment Vista to a casual shared tennis/pickleball court and monitor use to identify need for additional shared use courts.		See Site-Specific costing		n/a	
53	Plan to provide two (2) more pickleball courts in the short-term and monitor use to verify need for additional courts to 2035.	\$300,000			\$300,000	
54	Review and revise Grimsby Pickleball Association rental agreement to include reporting requirements on use to the Town.				n/a	
55	Accommodate organized use for bocce that may emerge, at existing courts in available time.				n/a	
56	Review and update agreement with the Lawn Bowling Club to include reporting requirements on use to the Town.				n/a	
57	Continue to integrate new or emerging organized sports into field schedules via the Town's allocation policy.				n/a	
58	Monitor and track unmet demand for facilities such as cricket fields and artificial turf fields that are not part of current supply and prepare required feasibility studies to inform decision-making.				n/a	
59	When planning new or renewing existing facilities, investigate opportunities to provide those that are designed to be inclusive.				n/a	

**Legend**

Operations/Pre-planning
  Capital Projects
  Studies



Table 6-7: Recommendation Costing and Schedule for 4.6 Outdoor Scheduled Facility Needs Assessment (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
60	Explore the capabilities of the Town's existing recreation software (ActiveNet) to develop an enhanced data base to apply in a formal recreation facilities and programs/ services planning to: verify community service needs, monitor and evaluate the success of the service response, and incorporate results in subsequent planning activities.				n/a	
61	Use detailed conditions assessments to budget capital expenditures on facilities and, where possible, integrate additions to amenities into prioritized, site-by-site projects.				n/a	Detailed facility conditions assessments were prepared by the Town for the current non-core asset management plan.
62	Review, update and further detail agreements with community-based organizations regarding exclusive use of municipal facilities.				n/a	
63	Use the results of the ongoing user fees study to implement revised fees for organized and casual facility use in an equitable manner.				n/a	The Town is in the process of conducting this study; recommendation assumes it will be completed in time to, at minimum, begin implementing changes in the short-term
<b>Subtotal</b>		<b>\$300,000</b>	<b>\$800,000</b>	<b>\$750,000</b>	<b>\$1,850,000</b>	

**Legend**

- Operations/Pre-planning
- Capital Projects
- Studies

Table 6-8: Recommendation Costing and Schedule for 4.7 Unstructured and Casual-Use Park Facility Needs Assessment

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
<b>4.7 Unstructured and Casual-Use Park Facility Needs Assessment</b>						
64	In future playground upgrades, look for opportunities to provide amenities that support a broad range of recreation types (e.g., active play, quiet restful play, solitary and social play, musical play, etc.), and to implement unique play features and designs (e.g. natural playgrounds).	Planning cost to be incorporated into playground updates as they occur			n/a	
65	Explore partnerships to help fund the development of one new splash pad over the timeline of this Plan. Consider Nelles Beach Park or a new development park at the Fifth Wheel site/ Grimsby GO Station Area as potential locations, and conduct consultation as part of the site selection and design process.			\$600,000	<b>\$600,000</b>	
66	Develop three multi-sport courts over the term of the Plan, considering the proposed locations provided herein. Conduct community consultation as part of the site selection and design process.	\$200,000	\$200,000	\$200,000	<b>\$600,000</b>	
67	Develop one beach volleyball court over the term of the Plan, considering the proposed locations provided herein. Conduct community consultation as part of the site selection and design process.			\$200,000	<b>\$200,000</b>	
68	To better understand the cost implications of different options, a feasibility study should be undertaken before upgrading the outdoor rink at the Major Refrigeration Peach King Centre.	\$50,000			<b>\$50,000</b>	
69	Add one outdoor exercise equipment station/circuit during the term of this Plan, considering the proposed locations provided herein.			\$200,000	<b>\$200,000</b>	

**Legend**



 Operations/Pre-planning	 Capital Projects	 Studies
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Table 6-8: Recommendation Costing and Schedule for 4.7 Unstructured and Casual-Use Park Facility Needs Assessment (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
70	Select either Steve McDonnell Leash Free Dog Park or Southward Park Leash Free Dog Park to receive lighting. Base the decision on which site has better winter-use conditions and how feasible and cost-effective the actual installation would be.	\$125,000			<b>\$125,000</b>	Allowance for OLA lighting at one park based on 10 light standards.
71	Resolve the lack of fencing at Oakes Road Dog Run by either providing a small Neighbourhood OLA near the existing parking lot, offset to allow a recreation trail to pass, or prioritizing the trail right-of-way and relocating the OLA near the Fifth Wheel development.		\$276,250		<b>\$276,250</b>	Cost estimate for option one based on cost for Neighbourhood OLA (Appendix E)
72	If the Oakes Road OLA is removed, locate its replacement within a 2-kilometer walk of the fifth wheel site on the north side of the QEW. Design the OLA based on the Urban typology or Neighborhood typology (as space permits).		Cost included in #71		<b>n/a</b>	Cost estimate for option one based on cost for Neighbourhood OLA (Appendix E)
73	Provide a new OLA to serve the Go Station intensification area. Locate the OLA within the proposed community park that is intended to serve the Go Station area. Ensure that the new OLA is located within a 2-kilometer walk of the Go Station area, on the south side of the QEW. Design the OLA based on the Community OLA typology.			\$1,200,830	<b>\$1,200,830</b>	Based on cost for Community OLA (Appendix E)
74	Provide a new OLA to serve the downtown intensification area. Design the new OLA based on the Urban typology or Neighborhood typology (as space permits). Locate the new OLA within a 2-kilometer walk of the downtown, on the south side of the QEW. If introducing the OLA to an existing park, use a pilot approach as discussed in Appendix E to test the suitability of the OLA in the existing park.			\$276,250	<b>\$276,250</b>	Based on cost for Neighbourhood OLA (Appendix E)

**Legend**



Operations/Pre-planning



Capital Projects



Studies

Table 6-8: Recommendation Costing and Schedule for 4.7 Unstructured and Casual-Use Park Facility Needs Assessment (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
75	Explore the opportunity for a collaboration with a local Conservation Area to develop a disc golf course.	Cost covered through existing staff resources			n/a	
76	Undertake a study that includes consultation with the community to select a site for a pump track under the escarpment. Potential locations to consider include Lakeview Terrace Park, or Roberts Road Park. As new planned trail segments are developed, Aspen Park or Chestnut Park, and Steve McDonnell Park may also be candidate sites.	\$40,000		\$500,000	\$540,000	
77	Consider adding table games when doing upgrades to urban parks, and parks near other attractions, community centres, libraries, and seniors centres and homes.	\$25,000	\$25,000	\$25,000	\$75,000	Includes approx. 5 tables per term
<b>Subtotal</b>		<b>\$440,000</b>	<b>\$501,250</b>	<b>\$3,202,080</b>	<b>\$4,143,330</b>	

**Legend**

Operations/Pre-planning
  Capital Projects
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## Costing by Park Site

The following tables detail the projected costs for site-specific improvements as outlined in Section 5.0. Certain facilities/amenities assessed in Section 4.0 (such as outdoor exercise stations, multi-sport courts, etc.) are costed independently, in the previous tables, to avoid duplication of costs. Because these amenities have multiple potential locations, if they were recorded under each potential park location, it would artificially inflate the total cost of implementing the Plan. For example, one additional outdoor exercise station is recommended in section 4.0, at multiple possible locations. If they were costed at each possible park, it would be costed multiple times, rather than just once. This is also reflected in the notes column of the table.

Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
<b>5.0 Summary of Park Recommendations By Site</b>						
78	Lakelawn Park	\$762,750			<b>\$762,750</b>	Improve/add signage Plant shade trees Develop a walkway and pedestrian bridge Consider adding fencing along Winston Road to improve safety Add additional seating/picnic areas Update playground Explore opportunity for exercise equipment Remove invasive Phragmites grasses (cost to be incorporated into maintenance work) Potential location for a multi-sport court (costed in previous section)
79	Chestnut Park		\$427,500		<b>\$427,500</b>	Provide benches around play structure Improve/add signage Develop park walkways Update playground Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work) Potential location for pump track (costed in previous section)

### Legend




	Operations/Pre-planning		Capital Projects		Studies
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Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
80	Boundary Park			\$133,350	<b>\$133,350</b>	Plant shade trees Install a shade structure Add benches next to play structure Improve/add signage Develop park walkways Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work) Plant shade trees
81	Escarpment Vista Park	\$85,500			<b>\$85,500</b>	Install walkways to improve accessibility Improve/add signage Plant shade trees Convert tennis courts to shared pickleball/tennis Potential location for upgrading/lighting a soccer/multi-sport field (costed in previous section)
82	Marrocco Park	\$440,000			<b>\$440,000</b>	Improve/add signage at park entrance and along trail Develop a park walkway to connect to Murray Street Park for a continuous waterfront trail (a bridge or boardwalk may be required) Add additional seating/ picnic areas Update playground Explore opportunity for exercise equipment (costed in previous section) Potential location for a multi-sport court (costed in previous section)
83	Cheriedale Park		\$9,000		<b>\$9,000</b>	Improve/add signage Develop park walkways Naturalize perimeter areas to reduce the requirement for mowing

**Legend**




	Operations/Pre-planning		Capital Projects		Studies
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Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
84	Cline Mountain Road Park		\$443,750		<b>\$443,750</b>	Improve/add signage at park entrance Create/install more prominent entranceway Develop park walkways Update playground Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)
85	Pinewood Park	\$5,000			<b>\$5,000</b>	Improve/add signage Potential location for upgrading/lighting a soccer/multi-sport field (costed in previous section)
86	Cindy Court Park	\$5,000			<b>\$5,000</b>	Improve/add signage
87	Lakewood Gardens Park	\$502,000			<b>\$502,000</b>	Promote the planting of additional shade trees on park property Improve/add signage Develop park walkways Add additional seating/ picnic areas Update playground Convert tennis courts to shared pickleball/tennis
88	Golf Woods Park		\$523,300		<b>\$523,300</b>	Add accessible walkway leading to playground Create a shade structure Plant shade trees Update play structures and surfacing Provide new mulch and more routine weeding maintenance (cost to be incorporated into maintenance work) Improve/add signage

**Legend**



Operations/Pre-planning



Capital Projects



Studies

Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
89	Arrowhead Park			\$429,800	<b>\$429,800</b>	<p>Develop accessible walkways</p> <p>Improve/add signage</p> <p>Update playground</p> <p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p> <p>Plant shade trees</p> <p>Explore opportunities for low-impact development features to improve drainage and public safety (such as rain gardens, infiltration basins, etc.) (cost depends on design, TBD)</p> <p>Potential location for a multi-sport or volleyball court (costed in previous section)</p>
90	Lakeview Terrace Park		\$451,400		<b>\$451,400</b>	<p>Develop accessible walkway leading up to the playground area</p> <p>Add benches at the playground area</p> <p>Install additional street trees</p> <p>Improve/add signage</p> <p>Develop park walkways</p> <p>Add additional seating/picnic areas</p> <p>Update playground</p> <p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p> <p>Potential location for a small pump track if the proposed trail connection (from 2023 Trails Master Plan) is developed (costed in previous section)</p>
91	Dorchester Park	\$432,300			<b>\$432,300</b>	<p>Add benches to the park</p> <p>Add basketball nets on the hoops</p> <p>Plant additional shade trees</p> <p>Improve/add signage</p> <p>Upgrade playground</p>

**Legend**




	Operations/Pre-planning		Capital Projects		Studies
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Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
92	Aspen Park			\$415,000	<b>\$415,000</b>	<p>Improve/add signage</p> <p>Install bench seating around basketball courts</p> <p>Update playground</p> <p>Potential location for small pump track if proposed trail connection (from 2023 Trails Master Plan) is developed (costed in previous section)</p>
93	Evergreens Park	\$436,000			<b>\$436,000</b>	<p>Accessible walkway connecting existing asphalt walkways to the playground</p> <p>Improve/add signage</p> <p>Install bench seating around basketball courts</p> <p>Update playground</p>
94	Roberts Road Park		\$486,050		<b>\$486,050</b>	<p>Consider installing additional shade trees</p> <p>Paint lines on soccer field and add high backstop fence behind goal posts</p> <p>Improve/add signage</p> <p>Update playground</p> <p>Develop park walkways</p> <p>Add additional seating/ picnic areas</p> <p>Potential location for a small pump track (could require reconfiguring existing park elements) (costed in previous section)</p> <p>Potential location for upgrading/ lighting a soccer/multi-sport field (costed in previous section)</p>
95	Gage Park		\$12,500		<b>\$12,500</b>	<p>Consider the addition of benches next to the playground area</p> <p>Improve/add signage at entrance to park</p> <p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p>
96	Bell Park		\$5,000		<b>\$5,000</b>	<p>Improve/add signage at entrance to park</p>

Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
97	Leawood Park			\$429,300	<b>\$429,300</b>	Plant additional shade trees Add benches to playground area Improve/add signage at street crossroad showing direction Develop park walkways Update playground Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)
98	Vineyard Valley Park		\$426,400		<b>\$426,400</b>	Plant additional shade trees Install additional benches Pathway enhancements, consider replacing with asphalt Improve/add signage Update playground Naturalize perimeter areas to reduce the requirement for mowing Potential location for multi-sport court or volleyball courts (costed in previous section)
99	Denick Park			\$427,500	<b>\$427,500</b>	Install additional benches Improve/add signage Develop a park walkways Update playground
100	Maplewood Park			\$432,500	<b>\$432,500</b>	Add picnic bench adjacent to playground area Improve/add signage Develop park walkways Update playground Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)



Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
101	Mayfair Park		\$542,500		<b>\$542,500</b>	<p>Add asphalt walkway to playground</p> <p>Improve/add signage at entrance to park</p> <p>Install additional seating around play structure and swings</p> <p>Update playground</p> <p>Consider adding a shade structure with seating</p> <p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p>
102	Whittaker Park	\$73,000			<b>\$73,000</b>	<p>Improve/add signage at entrance to park and pathway connection to Waterfront Trail</p> <p>Install waterfront retaining wall</p> <p>Develop park walkways per Trails Master Plan</p>
103	Morrison Beach Park			\$30,000	<b>\$30,000</b>	<p>Develop park walkways</p> <p>Add additional seating/picnic areas</p> <p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p>
104	Grimsby Beach Park		\$93,000		<b>\$93,000</b>	<p>Consider improving pathway</p> <p>Consider installing park lighting</p>
105	Rotary Park			\$419,900	<b>\$419,900</b>	<p>Add accessible walkway to playground</p> <p>Consider adding shade (e.g., through trees or shade structures)</p> <p>Update playground</p> <p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p>

Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
106	Bal Harbour			\$123,800	<b>\$123,800</b>	Improve/add signage Plant shade trees Maintenance along shoreline Develop park walkways Add additional seating/ picnic areas Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)
107	Grand Old Oak Park		\$22,500		<b>\$22,500</b>	Repair walkways to improve accessibility
108	Sidare Court		\$16,250		<b>\$16,250</b>	Improve/add signage at entrance to park Add benches Update access barriers at pathway
109	Dunrobin Park		\$5,000		<b>\$5,000</b>	Improve/add signage
110	Steve McDonnell Leash Free Dog Park		\$65,000		<b>\$65,000</b>	Improve/add signage at entrance to park Create connection to water and electrical for lighting and fountain for both humans and dogs Explore updates according to the Appendix E: Dog Park Strategy
111	Smith School Soccer Field			\$200,000	<b>\$200,000</b>	Improve delineation between park and school (cost depends on design, TBD) Possible upgrades to the unused Smith field pending guaranteed long-term access to School Board property
112	Major Refrigeration Peach King Centre	\$400,000			<b>\$400,000</b>	Update walkways to be developed as part of the renovation and expansion project (not costed) Update splash pad



Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
113	Oakes Road Dog Run			\$12,500	<b>\$12,500</b>	<p>Improve/add signage at entrance to park</p> <p>Provide additional benches</p> <p>Ensure park/garbage disposal is adequately maintained (cost to be incorporated into maintenance work)</p> <p>Explore updates according to the Appendix E: Dog Park Strategy</p>
114	Southward Park	\$270,000			<b>\$270,000</b>	<p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p> <p>Consider adding shade structures with seating at various locations</p> <p>Consider lighting two diamonds (depends on recommendations in previous section)</p> <p>Develop Southward Park as a Regional Park</p> <p>Explore opportunity to add exercise equipment (costed in previous section)</p>
115	Oakes Road Park			\$460,000	<b>\$460,000</b>	<p>Replace ball diamonds</p> <p>Improve/add signage</p> <p>Add fencing along Main Street</p> <p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p> <p>Potential location for a multi-sport court (costed in previous section)</p>
116	Murray Street Park			\$87,500	<b>\$87,500</b>	<p>Update ball diamonds</p> <p>Replace benches</p> <p>Improve/add signage</p> <p>Consider installing park lighting</p> <p>Improve connection to Waterfront Trail (cost depends on design, TBD)</p> <p>Explore opportunity for exercise equipment (costed in previous section)</p>

Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
117	Sherwood Hills	\$876,000			<b>\$876,000</b>	Encourage accessible elements such as asphalt paving walkway Add lines to parking lot Make a full court basketball area Add more bench seating Update ball diamonds Improve/add signage Update playground Review park programming to determine the best use of space
118	Alway Community Centre	\$405,000			<b>\$405,000</b>	General update to facilities and site elements (cost depends on scope, TBD) Improve/add signage Update/expand playground Potential to revitalize and/or expand amenities (if demand becomes apparent)
119	Coronation Park	\$800,000			<b>\$800,000</b>	Update playground Update splash pad
120	Centennial Park			\$800,000	<b>\$800,000</b>	Update pavilion Develop stairs up the escarpment Develop a destination play/activity area with sensory and creative play options Consider developing as a Regional Park, adding washroom facilities, expanded parking and a band shell (cost depends on design, TBD) Consider upgrading two small diamonds to one full sized, lit diamond (depends on recommendations in previous section)



Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
121	Shane Armstrong Skate Park	\$40,000			<b>\$40,000</b>	<p>Remove and replace ash trees (cost depends on amount, TBD)</p> <p>Replace etiquette signs</p> <p>Investigate options for improving parking access (cost depends on scope, TBD)</p> <p>Improve/add signage</p> <p>Add additional seating/ benches</p> <p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p>
122	Nelles Beach Park		\$699,100		<b>\$699,100</b>	<p>Make access to water more purposeful and part of park circulation (cost depends on design, TBD)</p> <p>Improve/add signage</p> <p>Update playground and relocate further from the shoreline</p> <p>Develop park walkways</p> <p>Add additional seating/ picnic areas</p> <p>Naturalize perimeter areas to reduce the requirement for mowing (cost to be incorporated into maintenance work)</p> <p>Plant additional shade trees</p> <p>Develop a small pavilion</p> <p>Potential location for a new splash pad (costed in previous section)</p> <p>Explore adding table games (costed in previous section)</p>

Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
123	Forty Creek Park / 1812 Peace Garden		\$60,000	\$385,000	<b>\$445,000</b>	<p>Make access to water more purposeful and part of park circulation (cost depends on design, TBD)</p> <p>Consider implementing strategies for goose deterrence</p> <p>Improve/add signage</p> <p>Revitalize the Elizabeth St. Pier</p> <p>Shoreline improvements</p> <p>Solutions to erosion along the fence/property line</p> <p>Develop a plan for invasive species management</p> <p>Integrate park with the Town of Grimsby Recreational Trails Master Plan (cost included in design work)</p> <p>Consider Developing as a Regional Park. Parking, waterfront access, circulation, connectivity to neighbouring sites, and interpretive elements would need to be improved</p>
124	Forty Mile Valley Park	\$80,000			<b>\$80,000</b>	<p>Add security features such as lighting, and clear brush to provide better views into site</p> <p>Improve/add signage</p> <p>Existing sign at field recommend relocating north to actual park and install new sign with appropriate name indicating "Forty Mile Valley Park"</p> <p>Review railing heights for code cost to be incorporated into maintenance work)</p> <p>Extend asphalt road further down slope to prevent washouts (cost depends on scope, TBD)</p>



Table 6-9: Recommendation Costing and Schedule for Section 5.0 Summary of Park Recommendations By Site (continued)

#	Recommendation	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total Cost	Notes
125	Casablanca Waterfront Park	\$125,000			<b>\$125,000</b>	<p>Improve/add signage</p> <p>Consider adding shade structures with seating and picnic areas</p> <p>Explore opportunity to add exercise equipment (costed in previous section)</p> <p>Look for opportunities to expand the size of Casablanca Waterfront Park in the future (cost to be incorporated into staff work)</p>
<b>Subtotal</b>		<b>\$5,737,550</b>	<b>\$4,288,250</b>	<b>\$4,786,150</b>	<b>\$14,711,950</b>	

## Cost Summary

The table below provides a summary of all costs, by section and time frame.

Table 6-10: Cost Summary for all Recommendations

Section	Short-Term (1-3 years)	Mid-Term (4-6 years)	Long-Term (7-10 years)	Total
<b>4.1 Park Planning Policy</b>	\$0	\$0	\$0	\$0
4.2 Environmentally-Centred Park Planning and Provision	\$180,000	\$30,000	\$30,000	\$220,000
4.3 Accessibility and Safety	\$0	\$0	\$0	\$0
4.4 Park Activation	\$0	\$0	\$0	\$0
4.5 Classification, Access, and Distribution	\$300,000	\$1,180,000	\$5,300,000	\$6,780,000
4.6 Outdoor Scheduled Facilities	\$300,000	\$800,000	\$750,000	\$1,850,000
4.7 Unstructured and Casual-Use Park Facilities	\$440,000	\$501,250	\$3,202,080	\$4,143,330
4.8 Park Recommendations By Site	\$5,737,550	\$4,288,250	\$4,786,150	\$14,711,950
<b>GRAND TOTAL</b>	<b>\$6,957,550</b>	<b>\$6,799,500</b>	<b>\$14,068,230</b>	<b>\$27,705,280</b>



# **Appendix A: Draft Parkland Dedication By- law**



Draft: March, 2025

**THE CORPORATION OF THE TOWN OF GRIMSBY  
BY-LAW NO. 2025-XXX**

**A BY-LAW TO GOVERN PARKLAND DEDICATION IN THE TOWN OF GRIMSBY**

**WHEREAS** Sections 42, 51.1, and 53 of the *Planning Act*, R.S.O. 1990, Chapter P.13 authorize local municipalities to require that land be conveyed, or Payment in Lieu thereof be made, to the local municipality for park, or other public recreational purposes as a condition of Development;

**AND WHEREAS** Sections 42 of the *Planning Act*, R.S.O. 1990, chapter P.13 provides for parkland conveyance requirements as a condition of development and/or redevelopment;

**AND WHEREAS** Sections 42 and 51.1 of the *Planning Act*, R.S.O. 1990, chapter P.13 provide for the use of alternative requirements;

**AND WHEREAS** the Official Plan for the Town of Grimsby, as amended, contains specific policies dealing with the provisions of lands for park or other public recreational purposes and the use of the alternative requirement;

**AND WHEREAS** the Town has prepared and made available to the public a Parks Master Plan, that examined the need for parkland in the Town as per Section 42(4.1) of the *Planning Act*, R.S.O. 1990, chapter P. 13;

**AND WHEREAS** Council for The Corporation of the Town of Grimsby enacted By-law No. 94-119 Being a By-law to require the conveyance of land or cash-in-lieu of land for the purpose of parkland and with legislative changes to the *Planning Act*, R.S.O. 1990, chapter P.13 and a new Official Plan, deems it necessary to repeal By-law No. 94-119 and necessary to enact a By-law to provide for the provision of lands for park and other public recreational purposes and the use of alternative requirements;

**THEREFORE** Council of The Corporation of the Town of Grimsby hereby enacts as follows:

**1. Definitions**

- a) "Additional Dwelling Unit" shall refer to a separate and self-contained dwelling unit that is subordinate to the main dwelling and is physically detached, attached, and/or within the main dwelling on a lot;

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- b) “Affordable Residential Units bulletin” shall refer to the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin”, as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario;
- c) “Affordable Residential Unit” shall refer to a residential unit that meets one of the two criterion:
  - i. A residential unit intended for use as rented residential premises shall be considered to be an affordable residential unit if it meets the following criteria:
    - a. The rent is no greater than the lesser of:
      - a. The income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with the Development Charges Act;
      - b. The average market rent identified for the residential unit set out in the Affordable Residential Units bulletin;
    - b. The tenant is dealing at arm’s length with the landlord;
  - ii. A residential unit not intended as a rented residential premises shall be considered to be an affordable residential unit if it meets the following criteria:
    - a. The price of the residential unit is no greater than the lesser of:
      - a. The income-based affordable price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with the Development Charges Act;
      - b. 90 percent (90%) of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin;
    - b. The residential unit is sold to a person who is dealing at arm’s length with the seller;
- d) “Arm’s Length” shall refer to the determination of whether two or more persons are dealing at arm’s length, as defined in Section 251 of the Income Tax Act (Canada);
- e) “Attainable Residential Unit” shall refer to a residential unit that meets the following criteria:
  - i. The residential unit is not an affordable residential unit;



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- ii. The residential unit is not intended for use as a rented residential premises;
  - iii. The residential unit was developed as part of a prescribed development or class of developments;
  - iv. The residential unit is sold to a person who is dealing at arm's length with the seller; and
  - v. As may be described under *Development Charges Act*, 1997, as amended;
- f) "Building" shall refer to a building as defined in the Ontario Building Code, O Reg. 332-12, as amended, or any successor thereto;
- g) "Town" shall refer to the Corporation of the Town of Grimsby;
- h) "Consent" shall refer to the subdivision of land as defined in Section 53 of the *Planning Act*;
- i) "Development" shall refer to:
- i. the construction, erection, or placing of a building or structure, excluding infrastructure authorized by the Environmental Assessment Act;
  - ii. the addition to or alteration of a building or structure;
  - iii. the creation of a new lot and/or increase in the number of permitted units on a lot;
  - iv. the change in use or the increase in intensity of use of any building, structure, or premises;
  - v. site-grading, excavation, removal of topsoil or peat, the placing or dumping of fill, or the extraction of mineral aggregate;
  - vi. drainage works, except for the maintenance of existing municipal and agricultural drains; or
  - vii. redevelopment;
- j) "Director" shall refer to the Director of Planning or their designate;
- k) "Dwelling Unit(s)" shall refer to one or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen a sanitary facility is provided for the exclusive use of the occupant;
- l) "Gross Floor Area" (or "GFA") shall refer the sum of the areas of each floor, measured between the exterior faces of the exterior walls, including basements and cellars, but excluding any space used for loading, parking or storage that is accessory to the main use;

- m) "Municipality" shall refer to the Corporation of the Town of Grimsby, or its geographical area, as the context requires;
- n) "Mixed Use Building" shall refer to a building containing residential units and at least one non-residential use;
- o) "Park" shall refer to municipally owned or leased sites that are designated, and appropriately developed (including un-serviced sites), for community use for indoor and/or outdoor, programmed and/or self-directed sport, fitness, physical activity, culture, leisure and social pursuits;
- p) "Payment In Lieu" shall refer to a payment of money in lieu of land conveyance.
- q) "Planning Act" shall refer to the Planning Act, R.S.O. 1990 c. P.13 and includes any amendments thereto, successor legislation, and where the context requires includes precursors legislation;
- r) "Record of Site Condition" shall refer to a record of site conditions under Part XV.1 of the *Environmental Protection Act*, R.S.O. 1990 c. E.19, as amended, or any successor thereto;

## **2. Lands Affected**

- a) This By-law shall apply to the entire municipal limit of the Town of Grimsby.

## **3. Parkland Dedication Rates**

- a) Where land is to be developed for commercial or industrial purposes, parkland dedication shall consist of a rate of 2 percent (2%) of the total area of the land which shall be conveyed to the Town free and clear of all liens and encumbrances, for park or other public recreational purposes.
- b) Where land is to be developed for residential purposes, parkland dedication shall consist of a rate of 5 percent (5%) of the total area of the land that shall be conveyed to the Town free and clear of all liens and encumbrances, for park or other public recreational purposes.
- c) Where land is to be developed for purposes other than commercial, industrial, or residential purposes, parkland dedication shall consist of a rate of 5 percent (5%) of the total area of the land shall be conveyed to the Town free and clear of all liens and encumbrances, for park or other public recreational purposes.



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- d) Where land is to be developed for a mix of uses, parkland dedication shall be calculated based upon the proportion of the site devoted to each use at the rates identified above. Where a mix of uses is proposed within a building, parkland dedication requirement for each use will be determined proportionally to the gross floor area allocated to each use.

#### **4. Alternative Rates for Residential Developments**

- a) Where land is developed for residential purposes, parkland dedication shall be the greater of:
  - i. A rate of 5 percent (5%) of the total area of the land shall be conveyed to the Town free and clear of all liens and encumbrances, for park or other public recreational purposes; or
  - ii. A rate of 1 hectare per 600 dwelling units shall be conveyed to the Town free and clear of all liens and encumbrances, for park or other public recreational purposes.
- b) Alternatively, the Town may require Payment In Lieu of parkland dedication, which shall be the greater of:
  - i. The value of 5 percent (5%) of the total area of the land; or
  - ii. The value of 1 hectare per 600 units.
- c) Notwithstanding the provisions in Section 4, when applying alternative rates, the maximum required conveyance of Payment In Lieu to be paid shall not be more than:
  - i. Ten percent (10%) of land or the value of land for development that is 5 hectares or less; or
  - ii. Fifteen (15%) of land or the value of land for development that is greater than 5 hectares.

#### **5. Payment In Lieu**

- a) Where it is determined that Payment In Lieu will be required as an alternative to parkland dedication, the Town shall require conveyance of the Payment In Lieu equivalent to that required by Sections 3 and 4, to the Town.
- b) As a condition of development, the Town shall require conveyance of land, Payment In Lieu, or a combination of both to the Town, in accordance to Sections 3 and 4.
- c) Notwithstanding clause a) and b), the following shall provide parkland dedication in the form of Payment In Lieu:
  - i. Residential consents pursuant of Section 53 of the *Planning Act*;

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- ii. Residential subdivisions pursuant of Section 41 of the *Planning Act* with less than 20 hectares in lot area; and
- iii. Commercial and industrial developments.

#### **6. Timing of Conveyance**

The parkland dedication required to be provided under this section is the amount of land or Payment In Lieu that would be determined as follows:

- a) For subdivision of land, valuation shall be determined on:
  - i. The day before the day of the approval of Draft Plan of Subdivision, pursuant of Section 51 of the *Planning Act*;
  - ii. The day before the day of approval of a description under Section 50 or an exemption under Section 9 of the *Condominium Act*, R.S.O. 1990, Chapter c.76;
  - iii. The day before the day of a Certificate of Consent, pursuant of Section 53 of the *Planning Act*; or
  - iv. The day before the day of a request for an extension to draft plan approval.
- b) For a Site Plan Control Application under Subsection 41(4) of the *Planning Act*, valuation shall be determined on the day an application is deemed a complete application.
- c) If clauses a) and b) do not apply, for a Zoning By-law Amendment Application under Section 34 of this *Planning Act*, valuation shall be determined on the day an application is deemed a completed application;
- d) If clauses a), b) and c) do not apply, valuation shall be determined on the day a Building Permit is issued.
- e) In the situation where clauses b), c), and d) apply, the conveyance will occur at the latter of the three applications.

#### **7. Suitability of Land or Area**

- a) In considering the conveyance of lands for park or recreational purposes to the Municipality for parks and other public recreational purposes, the land shall be:
  - i. Appropriate in size, location, grade, offer an orderly configuration or shape, and make available convenient public access by pedestrians and vehicles, including parking;
  - ii. Free and clear of all lien and legal encumbrance to the satisfaction of the Municipality;



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- iii. Graded, serviced, sodded, and fenced in accordance with any applicable Municipal Standards and to the Town's satisfaction;
- b) The Town shall not accept lands for parkland dedication purposes that restrict a full range of public park or recreational programming lands, including the following restrictions:
  - i. Storm water management facilities, highways, roadways, walkways, or any non-parkland purpose;
  - ii. Underground infrastructure or above ground utilities that would limit the development of parklands with a variety of recreational buildings;
  - iii. Utility rights-of-way or easements, including but not limited to hydro, gas, cable, and telecommunications;
  - iv. Lands that are subject to receiving significant drainage discharges from off-site developments;
  - v. Lands that include natural heritage, natural hazard, unstable bedrock or soil conditions, lands subject to human hazards, such as contaminated lands, lands having a high water table, or open space lands forming buffers thereto;
  - vi. Where lands described above are proposed for parkland dedication to the Town for purposes of this By-law, a study or park improvement and programming plan prepared on behalf of the Owner by a qualified professional shall be submitted to the satisfaction of the Town. In considering acceptance of encumbered or otherwise constrained lands, a reduced rate of land area or Payment In Lieu, as the case may be, shall apply commensurate with the reduced recreational space provided to the Town or programming opportunities of the lands;
- c) The Town may require that a Record of Site Condition be filed in respect to the lands prior to accepting the conveyance of the lands for parkland dedication.
- d) When the Town determines that the proposed land for parkland dedication is unsuitable for parks or public recreational purposes, the Town shall require a Payment In Lieu of land conveyance, in amounts set out in this By-law.

#### **8. Exemptions**

- a) Notwithstanding other applicable sections in this By-law, the following uses shall be exempt from the requirement of parkland dedication:
  - iv. An Additional Dwelling Unit as defined by this By-law;
  - v. An Affordable Dwelling Unit as defined by this By-law;
  - vi. An Attainable Dwelling Unit as defined by this By-law;

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- vii. A residential unit described under Subsection 4.3(1) of the *Development Charges Act*;
- viii. A building that was accidentally damaged or demolished, and where the building is reconstructed and used for the same purpose with the same occupancy level;
- ix. Residential uses proposed for non-profit housing development defined in Subsection 4.2(1) of the *Development Charges Act*;
- x. An Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act*, 2017, S.O. 2017, c.34, Sch 20;
- xi. Development approved by the Town for an exemption through a Community Improvement Plan established through Section 28 of the *Planning Act*;
- xii. Temporary buildings or structure;
- xiii. Development that is not a significant increase or improvement in usability, subject to the approval from the Director;
- xiv. All private structures developed by registered charitable and hospital organizations; and
- xv. All public facilities and buildings developed by a government agency.

#### **9. Administration**

- a) This by-law shall at all times be subject to the provisions of Section 42, 51.1, 51, and 53 of the *Planning Act*, R.S.O. 1990, c P.13, as amended from time-to-time, or any successor thereto.
- b) In the event of any conflict between the provisions of this by-law and any other by-law, the provisions of this by-law shall prevail.

#### **10. Severability**

- a) If a court of competent jurisdiction declares any provision or part of a provision of this By-law to be invalid, illegal, unenforceable or of no force and effect, it is the intention of the Town in enacting this By-law that the remainder of this By-law will continue in force and be applied and enforced in accordance with its terms to the fullest extent possible according to law.

#### **11. Repeal**

- a) That By-law 94-119, as amended, is hereby repealed.



Draft: March, 2025

**12. Effective Date**

- a) This By-law shall come into effect from the date of its final passing.

\_\_\_\_\_  
**MAYOR – JEFF JORDAN**

\_\_\_\_\_  
**TOWN CLERK – VICTORIA STEELE**

DRAFT

# Appendix B: Park Accessibility Evaluation Checklist

## Overview

The Parks Accessibility Evaluation Checklist is a tool designed to help parks and recreation departments plan and prioritize accessibility improvements in their parks. It aligns with the Accessibility for Ontarians with Disabilities Act (AODA), specifically Part IV.1 of the Integrated Accessibility Standards Regulation (Ontario Regulation 191/11), and provides criteria to evaluate whether parks meet the minimum AODA requirements.<sup>1</sup>

While the checklist offers a practical framework, it is not a comprehensive assessment of AODA accessibility standards. It excludes the detailed technical specifications outlined in the Regulation and does not address municipal-specific accessibility policies that may exceed AODA requirements. These detailed specifications should be addressed during redevelopment. The checklist instead serves as a tool to approximate current accessibility levels and guide decisions on redevelopment priorities.

## Sections A-G

Sections A–G of this document include checklists that correspond to the standard requirements in Ontario Regulation 191/11 (O.Reg 191/11). These standards generally apply only to newly constructed or redeveloped public space elements. However, by evaluating all parks against these criteria, the municipality can work to improve accessibility overall.<sup>2</sup>

## Section H

Section H provides additional considerations that exceed AODA requirements. This section helps the municipality track progress in achieving enhanced accessibility beyond the standard AODA requirements.

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<sup>1</sup> This checklist also took inspiration from and adapted elements from the Parks and Recreation Ontario report *Pathways to Recreation: Learning about Ontario's Accessibility Standard for the Design of Public Spaces*.

<sup>2</sup> Note: some exceptions apply with relation to AODA requirements that should be considered when planning for redevelopment (e.g., where the requirements would affect the cultural heritage of a property protected under the Ontario Heritage Act).



## How to Use the Checklist

The following steps are intended to guide the use of this checklist:

1. Complete a separate checklist for each park or green space the municipality wants to evaluate.
2. Starting on page 3, place a checkmark beside each listed item that is present in the park or green space being evaluated.
3. For each section that is checked off, fill out the corresponding chart by indicating “Yes,” “No,” or “Not Applicable” for each criterion.
4. Record any notes relevant to future efforts to meet the associated criteria.
5. Determine the park’s accessibility rating by following the calculation instructions on page 18.

The park accessibility rating provides an estimate of how closely a park aligns with minimum AODA accessibility standards; however, this rating is not based on any formalized auditing process. As such, it should not be relied on to express accessibility levels to the public but is rather intended to help staff plan and prioritise accessibility upgrades in parks over the long term.

**Place a checkmark next to each item below that is part of the park or green space:**

**Section A - Recreational Trails**

Standard does not apply to trails solely intended for cross-country skiing, mountain biking or the use of motorized snow vehicles or off-road vehicles; or wilderness trails, backcountry trails and portage routes

**Section B - Signage on Recreational Trails**

**Section C - Exterior Paths of Travel**

Standard applies to outdoor sidewalks or walkways designed and constructed for pedestrian travel and are intended to serve a functional purpose and not to provide a recreational experience. Standard does not apply to paths of travel regulated under the Ontario Building Code, such as exterior walks connected to a building, for which the Code sets minimum requirements for exterior barrier-free paths of travel, as well as setting requirements for curb ramps

**Section D - Beach Access Routes**

Standard applies to permanent and temporary routes and temporary routes that are established through the use of manufactured goods, which can be removed for the winter months

**Section E - Outdoor Public Use Eating Areas**

**Section F - Outdoor Play Spaces**

Standards apply to play spaces that consist of an area that includes play equipment, such as swings, or features such as logs, rocks, sand or water, where the equipment or features are designed and placed to provide play opportunities and experiences for children and caregivers

**Section G - Accessible Parking Lots**

Standard does not apply to parking lots that are used exclusively as parking for buses, parking for delivery vehicles, parking for law enforcement vehicles, parking for medical transportation vehicles (such as ambulances), or parking used as a parking lot for impounded vehicles

The requirements do not apply if the parking lots are not located on a barrier-free path of travel regulated under Ontario's Building Code (i.e., exterior walks connected to a building); **and** the municipality has multiple parking lots on a single site that serve a building or facility.

**Section H - Additional Considerations<sup>1</sup>**

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<sup>1</sup> Note: Section H should be completed for all parks and green spaces.



## Definitions

“**amenities**” means items that provide conveniences or services for use by the public, examples of which include drinking fountains, benches and garbage receptacles

“**beach access routes**” means routes that are constructed and are intended for pedestrian use by the public and that provide access from parking lots, recreational trails, exterior paths of travel and amenities to an area of a beach that is intended for recreational use by the public

“**bevel**” means a small slope that helps an individual negotiate an elevation change

“**cross slope**” means the slope of a surface that is perpendicular to the direction of travel

“**maintenance**” means activities that are intended to keep existing public spaces and elements in existing public spaces in good working order or to restore the spaces or elements to their original condition, examples of which include painting and minor repairs

“**mm**” means millimeters

“**parking lots**” includes open area parking lots and structures intended for the temporary parking of vehicles by the public, whether or not the payment of a fee is charged and includes visitor parking spaces in parking facilities

“**recreational trails**” means public pedestrian trails that are intended for recreational and leisure purposes

“**redeveloped**” means planned significant alterations to public spaces, but does not include maintenance activities, environmental mitigation or environmental restoration

“**rest area**” means, in respect of recreational trails and exterior paths of travel, a dedicated level area that is intended for public use to allow persons to stop or sit

“**running slope**” means the slope of a surface that is parallel to the direction of travel

## Section A - Recreational Trails<sup>2</sup>

#	Criteria Met?			Criteria	Notes
	Yes	No	N/A		
A-1				Meets minimum width (1 - 3 m, depending on use/type)	
A-2				Meets minimum head room clearance/height above the trail (2.1 m)	
A-3				Has a firm and stable surface	
A-4				Does not have any gaps that would allow passage of an object that has a diameter of more than 20 mm	
A-5				Orients elongated openings perpendicular to the direction of travel	
A-6				Where a recreational trail is constructed adjacent to water or a drop-off, the trail must have edge protection that meets the following requirements: <ol style="list-style-type: none"> <li>1) The edge protection must constitute an elevated barrier that runs along the edge of the recreational trail in order to prevent users of the trail from slipping over the edge</li> <li>2) The top of the edge protection must be at least 50 mm above the trail surface</li> <li>3) The edge protection must be designed so as not to impede the drainage of the trail surface</li> </ol>	Where there is a protective barrier that runs along the edge of a recreational trail that is adjacent to water or a drop-off, edge protection does not have to be provided.
A-7				Meets a minimum width of 0.85 m to 1 m at the trail opening, regardless of entrance design (e.g., gate, bollard, etc.)	
A-8				Meets the Official Plan requirements for inclusive design accommodating a wide range of users, including appropriate slopes, curb cuts, etc.	

<sup>2</sup> Newly constructed or redeveloped boardwalks and ramps on recreational trails are subject to additional minimum requirements as set out in Section 80.12 and Section 80.13, respectively, of O.Reg 191/11. For the purposes of this document, a set of more general tests have been provided to facilitate a simplified auditing process.



### Section B - Signage on Recreational Trails

#	Criteria Met?			Criteria	Notes
	Yes	No	N/A		
B-1				Trailhead has signage containing information about the physical characteristics of the trail, including: <ul style="list-style-type: none"> <li>• Length of trail;</li> <li>• Type of surface of which the trail is constructed;</li> <li>• Average and minimum trail width;</li> <li>• Average and maximum running slope and cross slope; and</li> <li>• Location of amenities, where provided</li> <li>• Permitted use</li> <li>• Speed</li> <li>• Any other requirements according to the Official Plan</li> </ul>	
B-2				Signage has text that: <ol style="list-style-type: none"> <li>1) Uses colours that stand in contrast to the background in order to assist with visual recognition</li> <li>2) Includes characters that use a sans serif font</li> </ol>	
B-3				Other media used to provide information about the recreational trail (beyond advertising, notice or promotion), such as a park website or brochure, contain the same information as the trail head signage (Criteria B-1)	

### Section C - Exterior Paths of Travel

#	Criteria Met?			Criteria	Notes
	Yes	No	N/A		
C-1				Meets minimum width (1.5 m)	This width can be reduced to 1.2 m to serve as a turning space where the path connects with a curb ramp
C-2				Meets minimum head room clearance/height above the path (2.1 m)	Where the head room clearance is less than 2.1 m over a portion of the path, a rail or other barrier with a leading edge that is cane detectable must be provided around the object obstructing the head room clearance
C-3				The surface is firm and stable	
C-4				The surface is slip resistant	
C-5				Where a path has openings in its surface, the openings would not allow passage of an object that has a diameter of more than 20 mm	
C-6				Where a path has openings in its surface, any elongated openings are oriented approximately perpendicular to the direction of travel	
C-7				Where ramps, stairs, curb ramps, or depressed curbs are present, there are no obvious barriers that would make the space inaccessible to individuals with disabilities (e.g., landings are provided at the top and bottom of the ramp and where there is a change in direction, stairs have slip resistant treads and uniform risers, where stairs are present a ramp is also provided, the curb depression has visual and tactile markers)	Where an exterior path of travel includes a slope, ramp, stairs, curb ramps, depressed curbs, accessible pedestrian control signals, or rest areas, more specific requirements apply (see sections 80.23 to 80.29 of O.Reg 191/11). For the purposes of this document, a set of more general tests have been provided to facilitate a simplified auditing process; however, where possible, the specific requirements outlined in sections 80.23 to 80.29 of O.Reg 191/11 should be assessed in place of the broader criteria listed here.
C-8				The slope of the path (both parallel and perpendicular to the path user) can be navigated safely by persons with disabilities (e.g., slope gradient is appropriate, includes handrails/guardrails)	Where possible, the specific requirements outlined in sections 80.23.6 to 80.23.8 of O.Reg 191/11 should be assessed in place of the broader criteria listed here. These requirements include the following:



			where necessary, has appropriate visual and tactile markers for individuals with low vision). Where possible, slopes should be under 5% as per the Official Plan	<ul style="list-style-type: none"> <li>- The maximum running slope of the exterior path must be no more than 1:20, but where the exterior path is a sidewalk, it can have a slope of greater than 1:20, but it cannot be steeper than the slope of the adjacent roadway.</li> <li>- The maximum cross slope of the exterior path must be no more than 1:20, where the surface is asphalt, concrete or some other hard surface, or no more than 1:10 in all other cases.</li> <li>- The exterior path must meet the following requirements:             <ul style="list-style-type: none"> <li>- It must have a 1:2 bevel at changes in level between 6 mm and 13 mm.</li> <li>- It must have a maximum running slope of 1:8 or a curb ramp that meets the requirement of section 80.26 at changes in level of greater than 13 mm and less than 75 mm.</li> <li>- It must have a maximum running slope of 1:10 or a curb ramp that meets the requirement of section 80.26 at changes in level of 75 mm or greater and 200 mm or less.</li> <li>- It must have a ramp that meets the requirements of section 80.24 at changes in level of greater than 200 mm.</li> </ul> </li> </ul>
C-9			The entrance to the path provides a minimum clear opening of 850 mm, whether the entrance includes a gate, bollard or other entrance design	

## Section D - Beach Access Routes

#	Criteria Met?			Criteria	Notes
	Yes	No	N/A		
D-1				Meet minimum width (1 m)	
D-2				Meets minimum head room clearance/height above the route (2.1m)	
D-3				Has a firm and stable surface	
D-4				The entrance to a beach access route meets the minimum width (1 m), whether the entrance includes a gate, bollard or other entrance design.	
D-5				Where boardwalks, ramps, stairs, curb ramps, or depressed curbs are present, there are no obvious barriers that would make the space inaccessible to individuals with disabilities (e.g., landings are provided at the top and bottom of the ramp and where there is a change in direction, stairs have slip resistant treads and uniform risers, where stairs are present a ramp is also provided, the curb depression has visual and tactile markers)	Newly constructed or redeveloped boardwalks and ramps on beach access routes are subject to additional minimum requirements as set out in Section 80.12 and Section 80.13 of O.Reg 191/11. For the purposes of this document, a set of more general tests have been provided to facilitate a simplified auditing process; however, where possible, the specific requirements outlined in sections 80.12 and 80.13 of O.Reg 191/11 should be assessed.
D-6				The slope of the route (both parallel and perpendicular to the path user) can be navigated safely by persons with disabilities (e.g., slope gradient is appropriate, includes handrails/guardrails where necessary, has appropriate visual and tactile markers for individuals with low vision)	Where possible, the specific requirements outlined in sections 80.10.4 to 80.10.6 of O.Reg 191/11 should be assessed in place of the broader criteria listed here. These requirements include the following: <ul style="list-style-type: none"> <li>- Where the surface area of a beach access route is constructed, that is where the surface area is not natural, the surface area must meet the following requirements: <ul style="list-style-type: none"> <li>- The maximum cross slope of the beach access route must be no more than 1:50.</li> <li>- The surface area must have a 1:2 bevel at changes in level between 6 mm and 13 mm.</li> </ul> </li> </ul>



					<ul style="list-style-type: none"><li>- The surface area must have a maximum running slope of 1:10 at changes in level between 14 mm and 200 mm.</li><li>- The surface area must have a ramp that meets the requirements of section 80.13 where there are changes in level greater than 200 mm.</li><li>- Any openings in the surface of the beach access route must not allow passage of an object with a diameter of more than 20 mm.</li><li>- Any elongated openings in the beach access route must be oriented approximately perpendicular to the direction of travel.</li><li>- The maximum cross slope of a beach access route where the surface is not constructed must be the minimum slope required for drainage.</li><li>- The maximum running slope of a beach access route is 1:10.</li></ul>
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**Section E - Outdoor Public Use Eating Areas**

#	Criteria Met?			Criteria	Notes
	Yes	No	N/A		
E-1				A minimum of 20 per cent of the tables that are provided are accessible to persons using mobility aids by having knee and toe clearance underneath the table (rounding up so that in no case will there be fewer than one table in an outdoor public use eating area that meets this requirement)	
E-2				The ground surface leading to and under tables are accessible to persons using mobility aids (i.e., are level, firm and stable)	
E-3				Tables that are accessible to persons using mobility aids must have clear ground space around them that allows for a forward approach to the tables	



### Section F - Outdoor Play Spaces

#	Criteria Met?			Criteria	Notes
	Yes	No	N/A		
F-1				Incorporates accessibility features such as, but not limited to, sensory and active play components for children and caregivers with various disabilities (e.g., wide walkways, handrails, ramps, adaptive swings, interactive games, elevated sandboxes, inclusive overhead climbers, shade and quiet areas)	For examples of what may make a playground inaccessible, and additional information about accessible playgrounds for kids with disabilities see: <a href="https://aoda.ca/ontario-playgrounds-for-kids-with-disabilities/">https://aoda.ca/ontario-playgrounds-for-kids-with-disabilities/</a>
F-2				Provides a ground surface that is firm and stable to accommodate users with mobility devices, yet resilient enough to absorb impact for injury prevention in the area around the play equipment	Many playground suppliers have specialized equipment that can determine whether surfaces meet accessibility and CSA safety requirements.
F-3				Provides sufficient clearance in and around the play space to allow children with various disabilities and their caregivers room to move around the space.	

### Section G – Parking Lots <sup>3</sup>

#	Criteria Met?			Criteria	Notes
	Yes	No	N/A		
G-1				<p>Meets the minimum number of parking spaces for the use of persons with disabilities</p> <p>There are two types of parking spaces:</p> <ul style="list-style-type: none"> <li>• Type A: minimum width of 3.4 m and signage identifying space as “van accessible”</li> <li>• Type B: minimum width of 2.4 m</li> </ul> <p><b>12 parking spaces or fewer:</b> One ‘Type A’ parking space</p> <p><b>13-100 parking spaces:</b> Four percent of the total number of parking spaces (rounding up to the nearest whole number)</p> <p><b>101-200 parking spaces:</b> One parking space and an additional three per cent of parking spaces (rounding up to the nearest whole number)</p> <p><b>201-1000 parking spaces:</b> Two parking spaces and an additional two per cent of parking spaces (rounding up to the nearest whole number)</p> <p><b>1000+ parking spaces:</b> Eleven parking spaces and an additional one per cent of parking spaces (rounding up to the nearest whole number)</p>	<p>Where an even number of parking spaces for the use of persons with disabilities are provided, an equal number of parking spaces that meet the requirement of ‘Type A’ and ‘Type B’ parking spaces must be provided. Where an odd number of parking spaces for the use of persons with disabilities are provided, the number of parking spaces must be divided equally between parking spaces that meet the requirements of a ‘Type A’ parking space and a ‘Type B’ parking space, but the additional parking space, the odd-numbered space, may be a Type B parking space.</p>

<sup>3</sup> More specific AODA requirements apply to parking lots than are reflected in this section (see sections 80.34-80.39 of O.Reg 191/11). For the purposes of this document, a set of more general tests have been provided to facilitate a simplified auditing process; however, where possible, the specific requirements outlined in sections 80.34 to 80.39 of O.Reg 191/11 should be assessed. Additionally, the Municipal Zoning By-Law may provide more stringent accessible parking requirements that should be considered alongside AODA requirements.



G-2				Includes space between parking spaces that allows persons with disabilities to get in and out of their vehicles (must be provided for all parking spaces for the use of persons with disabilities)	
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## Section H – Additional Considerations

Section H is not used in the calculation of the park accessibility rating, as it represents considerations that exceed AODA requirements. This section is useful for record keeping purposes and may be consulted when accessibility upgrades are considered to help the municipality succeed in improving accessibility above and beyond the standards outlined under the AODA.

Another important resource to consult when planning for accessible play equipment and play surfacing is the *CAN/CSA Z614:20 Annex H Children’s Playground Equipment and Surfacing*.

#	Criteria Met?			Criteria	Notes
	Yes	No	N/A		
<b>Lighting/Shade</b>					
H-1				Shade and shelter are available along paths, near play spaces, and in other areas of high use	
H-2				Lighting is available along paths, near play spaces, and in other areas of high use	
<b>Connecting Pathways</b>					
H-3				Park amenities/facilities have paved pathways connecting them to main pathways/sidewalks	
<b>Washrooms</b>					
H-4				Accessible washrooms are provided in the park	
H-5				Where accessible washrooms are provided, they are located in close proximity to popular park uses with an accessible path connecting the user to the washroom	
<b>Seating</b>					
H-6				Seating areas, eating areas, and/or rest areas are provided at regular intervals along paths and in proximity to popular park uses	
H-7				Seating areas, eating areas, and/or rest areas are located on hard surfaces (e.g., concrete pad)	
H-8				Seating structures have space beside them that can accommodate a mobility device, space to transfer from a mobility device to the seating structure, and	



				space behind the seating structure for a caregiver to assist with this transfer	
<b>Communication</b>					
H-9				Park has signage containing information about accessibility features	
H-10				Park signage uses colours that stand in contrast to the background in order to assist with visual recognition and uses a sans serif font	
H-11				Park signage incorporates tactile features, such as raised lettering, raised images and/or braille	
H-12				Park signage uses simple language that aims for a Grade 3 to 6 reading level	
H-13				Other media used to provide information (beyond advertising, notice or promotion), such as a park website or brochure, contain information about accessibility features	
<b>Parking</b>					
H-14				The path between the parking lot/drop off zone/transit stop and the park can be easily navigated by persons with a disability	
H-15				Where applicable, the public transport stop/drop off zone provides a supportive environment for persons with a disability (e.g., passenger information, shelter, seating)	
<b>Play Areas<sup>4</sup></b>					
H-16				There is a formal entrance to the play space (archway, main path, sign, bulletin board, map, etc.)	
H-17				There is wheelchair access to the play space	

<sup>4</sup> These play area criteria were adapted from the “Questionnaire for Evaluating an Existing Play Space” in *A Guide To Creating Accessible Play Spaces*, which was published by the Rick Hansen Foundation. <https://www.rickhansen.com/sites/default/files/downloads/sch-35913-guide-creating-accessible-play-spacesenjuly2019.pdf>

H-18				The width of the pathway leading to the play area is a minimum of 1.52 m (allowing two wheelchairs to pass each other)	
H-19				There is a curb cut, a ramp, or level access to all elements of the play space (play equipment is not accessible if the border is raised, the grade is more than 5%, or a barrier is more than 1 cm high)	
H-20				The texture of the play space is different from the pathway leading to it (to help people with vision impairments detect the play space)	
H-21				There are play features that someone using a wheelchair could transfer to use (e.g., there is a backrest, the play features are about the same height as a wheelchair seat) or can be used by wheelchair users without transfer	
H-22				There are upper body activities at appropriate heights for standing and sitting (e.g., low chin-up bars or rope climbers)	
H-23				There are manipulative play opportunities like sand, water, moving activity panels, and movable objects (i.e., objects children can move themselves are an important feature for children to experiment with, discover things with, and control their own environment)	
H-24				There are activities that stimulate different senses (e.g., things to touch or smell)	
H-25				There are activities to stimulate imaginary play, such as a counter, clubhouse, or stage	
H-26				There are quiet spaces for children who need to play quietly or observe others (e.g., small playhouse or quiet seating area)	
H-27				There are accessible amenities such as picnic tables that are located on level, firm surfaces	



### Calculating Park Accessibility Rating

Steps:

- 1) Fill in the table below, using a checkmark to indicate whether **all** criteria are met for each section (yes or no). If the section was not applicable to the park, place a checkmark in the “not applicable” column to indicate this.
- 2) Add up the checkmarks for each column and fill in the total for the “yes” row
- 3) Determine the park accessibility rating using the following calculation:

$$(100 \div \# \text{ of sections applicable}) \times (\# \text{ of sections where all criteria were met})$$

For example, if 5 sections were applicable and all criteria were met in only 2 sections, the accessibility rating would be calculated as follows:

$$(100 \div 5) \times 2 = 40\%$$

- 4) Fill in the calculated accessibility rating for the park on the line below the chart

Section	All criteria met?		
	Yes	No	Not Applicable
A			
B			
C			
D			
E			
F			
G			
<b>Total</b>			

Calculation:

$$(100 \div \underline{\quad}) \times \underline{\quad} = \underline{\quad}\%$$

**Accessibility Rating:** \_\_\_\_\_

# Appendix C: Outdoor Scheduled Facility Needs Assessment

This assessment estimates future need for outdoor sports facilities based on a combination of actual use, the community's interest in additional access to facilities, relevant trends, and Grimsby-specific factors related to future growth and facility improvements. The discussion is presented under the following headings:

- C1. Ball Diamonds and Soccer/Multi-sport Fields
- C2. Rugby/Football Fields
- C3. Tennis Courts
- C4. Pickleball Courts
- C5. Bocce Courts
- C6. Lawn Bowls

## C.1 Ball Diamonds and Soccer/Multi-sport Fields

### Approach to Determining Facility Projections for Ball Diamonds and Soccer Fields

Current scheduled facility use is the foundation of the assessment. The potential for diamonds and soccer fields to accommodate additional use was estimated using the number of weekly prime time hours scheduled in allocations for the 2025 season, which were provided by the Town. The allocations represent peak use, meaning the proportion of prime time used at other times would be less than that used to calculate supply to meet current needs. Total prime time hours for both weekday evenings (Monday through Friday) and weekend days (Saturday and Sunday) were calculated separately based on allocated hours, and considering the varying availability of playing time on lit and unlit fields. The last section in this appendix, Reference Tables, shows the calculations for prime time in hours and proportions of capacity used [Table C-R1].



The calculations used to estimate ball diamond and soccer field requirements based on scheduling assume the following:

- ‘Windows’ for weeknight and weekend prime time are applied to diamonds and soccer fields, and vary for lit and unlit facilities (see Reference Tables on page 181).
- Existing ball diamonds and soccer fields serve a 2024 population of 31,600 at current ‘definitions’ of prime time as per Reference Tables on page 181, and requirements to a 2035 population of 37,200 are projected using current provision levels.

The projections assume the same allocations over time for each of ball diamonds and soccer/multi-purpose fields. The resulting number of projected facilities is the maximum new builds that should be required based on the information used, ongoing monitoring of actual use that will confirm need, and the possibility of no realistic options to achieving the equivalent capacity on existing facilities through upgrades, repurposing, etc.

## Ball Diamonds

### Overview of Supply and Use

Table C-1 provides an overview of municipal ball diamond supply compiled from inventory information, 2025 allocations provided by the Town, and site visits by the project team. Of the 12 total, 9 diamonds are scheduled for organized activity, and 3 are not scheduled; 2 of these are at Centennial Park and the remaining one is available for casual pick up play.

Table C-R1 to Table C-R13 in the “Reference Tables” section, starting on page 181 of this document, show the hours and percentages of weeknight and weekend prime time allocated in 2025 on ball diamonds at each location in Grimsby that is scheduled for organized activity. The following summarizes allocations by type of diamond:

- The four (4) lit diamonds (2 at Southward, 1 at Sherwood Hills and 1 at Oakes Road) were allocated between 0 and 5 hours per weeknight and 8 hours on Saturday and Sunday. During the week (Monday through Friday), 9 of 20 allocations comprised 0 or 2 hours.
- Of the seven (7) unlit diamonds (2 at Southward, 2 at Murray Street and 3 at Centennial Park), two at Centennial Park are not used. The remaining five (5) were allocated between 1.5 and 2 hours per weeknight and 8 hours on Saturday and Sunday. During the week (Monday through Friday), 18 of 25 allocations comprised 2 hours.

Lit and unlit diamonds were assessed separately, since the former are likely to serve the youngest age groups that need early evening access, while lit diamonds are more suitable to older youth and adults. For both types of diamonds, requirements to 2035 were estimated in two ways: prime time use on weeknights and weekends, and prime time use on weeknights only.

### Future Facility Needs

Table C-2 shows the calculations to estimate future need for ball diamonds in Grimsby based on the available and used (allocated) hours of scheduled diamonds, and the current population based provision level this represents. This existing level of provision is applied to 2035 population to project the

Table C-1: Town of Grimsby Municipal Ball Diamonds

Use	Location	Scheduled			Unscheduled	Comments
		Total	Lit	Unlit	Total	
Allocated Use	Southward	4	2	2	0	
	Murray Street	2	0	2	0	
	Sherwood Hills	1	1	0	0	
	Oakes Road	1	1	0	0	Home of the Grimsby Coyotes Minor Baseball; only diamond used by this group
	Centennial Park	1	0	1	2	2 of 3 not scheduled
No Allocated Use	Oriole Park/ Roberts Road Park	0	0	0	1	Old backstop for casual use
<b>Totals</b>		<b>9</b>	<b>4</b>	<b>5</b>	<b>3</b>	

number of diamonds that will be required in relation to current supply.

This estimate shows that, assuming 100% use of all available prime time on weeknights and weekends:

- Increased use of unlit fields as a result of population growth of 5,600 to 2035 suggests that one (1) more diamond may be needed towards the end of the planning period, as the estimated projection indicates very close to full capacity use at 37,200 population
- With one full diamond available to accommodate growth-related needs, no additional lit diamonds will be needed
- Calculations limited to weeknight use only produce similar projections, with more time available on lit diamonds as shown in Table C-3



Table C-2: Ball Diamond Percentage Prime Time Use and Projections from 2025 Allocations (Weeknights and Weekends)

Ball Diamonds		2025					2035	
		Total Hours		% Time Used	# of Diamonds Used Based Percent Used	Provision Level	Projected Need	Additional Need
Type	#	Available	Used					
Lit	4	212.0	106.5	50.2	2.1	1:15,047	2.5 (3)	0
Unlit	5	172.5	127.5	73.9	3.7	1:8,541	4.4 (5)	1

Table C-3: Ball Diamond Percentage Prime Time Use and Projections from 2025 Allocations (Weeknights Only)

Ball Diamonds		2025					2035	
		Total Hours		% Time Used	# of Diamonds Used Based Percent Used	Provision Level	Projected Need	Additional Need
Type	#	Available	Used					
Lit	4	100.0	42.5	42.5	1.7	1:18,588	2	0
Unlit	5	62.5	47.5	76.0	3.8	1:8,315	4.5 (5)	1

The projected use-based requirements for facilities were viewed against community consultation findings to determine their alignment with reported need. Thirteen percent (13%) of households that responded to the random telephone survey use ball diamonds. Residents also indicated the need for more / better maintained ball diamonds. Only Men's 35+ Slo-Pitch Baseball League responded (200 participants) to the user group survey. The League currently uses Southward diamonds and indicated the need for additional access to ball diamonds to accommodate anticipated growth in the next five to ten years.

Current time allocations indicate the need to plan for one additional unlit diamond to serve population growth to 2035, towards the end of the planning period. Although community response was low, groups that serve adults may require additional access to fields should participation in increase over time.

### Options to Increase Supply

The following notes several options to provide additional needed ball diamond prime time.

#### **Capital improvements to existing facilities:**

Upgrading an unlit diamond at Centennial Park is a potential option to increase supply to accommodate organized activity to 2035 and add to provide co-located 'playable' diamonds. These diamonds are undersized and best suited for use by children under 8. Monitoring needs by age group will verify the feasibility of upgrading a diamond at this location. If confirmed demand is for older users, extending the use of existing facilities may be more cost-effective alternative as discussed below.

#### **Extending the use of existing facilities:**

Weeknight prime time on an unlit diamond is 2.5 hours (typically 6pm to 8:30pm), and a lit diamonds totals five hours (typically 6pm to 11pm). Lighting more diamonds could double available prime time to cover projected need, providing the age groups that require additional time can be accommodated during the 'new' time provided or by rescheduling all users to appropriate times, according to the Town's allocation policy. This may mean allocating later hours for adult users. Diamonds 3 and 4 at Southward are roughed in for lighting and can share some of the existing light standards on diamonds 1 or 2. This would likely be a cost-effective method to expanding access to diamonds.

### Ball Diamond Recommendations

- Plan to provide one additional unlit ball diamond to accommodate population growth to 2035.
- As an alternative to a new build, consider:
  - Capital upgrades to one unlit diamond at Centennial Park diamond for young children or replacing the two small diamonds with a full size field.
  - Lighting existing unlit diamonds at Southward.



Table C-4: Town of Grimsby Municipal Soccer Fields<sup>1</sup>

Use	Location	Scheduled			Unscheduled	Comments
		Total	Lit	Unlit	Total	
Allocated Use	Southward	5	2	3	0	2 are multi-sport, which are also scheduled for football
	Southward Minis	4	0	4	0	
	Forty Mile	1	0	1	0	
	Smith Fields	3	2	0	1	Unlit not scheduled Not municipally-owned
No Allocated Use	Ang Giglia Memorial Par	0	0	0	2	Not scheduled
	Escarpment Vista Park	0	0	0	1	Junior soccer field
	Pinewood Park	0	0	0	1	Junior soccer field
	Oriole Park/ Roberts Road Park	0	0	0	1	Junior soccer field
	Arrowhead Park	0	0	0	1	One net only
<b>Totals</b>		<b>12</b>	<b>4</b>	<b>8</b>	<b>7</b>	

<sup>1</sup> The NSS Turf field, which is booked through the School Board, was allocated only 9.5 and 4 hours on weeknights and weekends, respectively. Adding available and used time on this field to calculations would result in considerably lower use overall due to limited hours in relation to a larger prime time window on artificial turf fields. Moreover, the assessment focuses on municipally owned and operated fields, which the Town will continue to control.

## Soccer/Multi-sport Fields

### Overview of Supply and Use

Table C-4 provides an overview of soccer and multi-sport field supply compiled from inventory information, 2025 allocations provided by the Town, and site visits by the project team. Smith Fields are owned by the School Board, with which the Town has a 5-year Memorandum of Understanding (MOE) for scheduling the facilities outside hours of school use, in exchange for maintenance. Of the 19 total, 12 are scheduled for organized activity, and 7 are not scheduled. One unlit field at Smith is not allocated for organized activity. The two fields at Ang Giglia Memorial Park are currently under construction and, upon completion, are intended to be used primarily for Town-led programs such as Sportball and camps. There are four fields available for casual pick up play.

Table C-R14 to Table C-R25 in the “Reference Tables” section, starting on page 187 of this document, show the hours and percentages of weeknight and weekend prime time allocated in 2025 on fields at each location in Grimsby that is scheduled for organized activity. The following summarizes allocations by type of field:

- The four (4) lit fields (2 each at Southward and Smith Fields) were allocated between 2 and 4.5 hours per weeknight and largely no hours on Saturday and Sunday. During the week (Monday through Friday), 13 of 20 allocations comprised 4.0 or 4.5 hours.
- Of the five (5) unlit fields (3 at Southward, 1 at Forty Mile and 1 at Smith Fields), the Smith facility is not used. The remaining four (4) were allocated between 1.5 and 4 hours per weeknight, and a total of 10 hours on Saturday and Sunday.

- The four (4) mini fields were allocated between 1.5 and 3.5 hours per weeknight, of which 10 of 20 comprised 2 hours, and a total of 9.5 hours on Saturday and Sunday.

Lit, unlit and mini fields were assessed separately, since each type serves a different age group. For all three types, requirements to 2035 were estimated in two ways: prime time use on weeknights and weekends, and prime time use on weeknights only.

### Future Facility Needs

Table C-5 shows the calculations to estimate future need for soccer/multi-purpose fields in Grimsby based on the available and used (allocated) hours of scheduled diamonds, and the current population based provision level this represents. Current supply of available allocated prime time (weeknights and weekends) provides the number of fields used at 2024 population. This existing level of provision is applied to 2035 population to project the number of fields that will be required in relation to current supply.

Assuming 100% use of all available prime time on weeknights and weekends, this estimate shows that increased use of unlit fields as a result of population growth of 5,600 to 2035 will not generate need for additional fields.

However, if calculations are limited to weeknights only, one additional unlit field will be needed based to meet a minimal unmet demand by 2035. As Table C-6 shows, the 2025 allocations for the four used unlit fields occupy almost 90% of available prime time, which is the highest level of use for all fields. Collectively, all unlit fields are used considerably more on weeknights than on weekends. If more use can be allocated to



Table C-5: Soccer/Multi-sport Field Percentage Prime Time Use and Projections from 2025 Allocations (Weeknights and Weekends)

Fields		Total Prime Time Hours		% Prime Time Used	# of Fields Used Based on Prime Time Used	Provision Level	Projected Need	Additional Need
Type	#	Available	Used			@ 31,600	@ 37,200	
Lit	4	212	70.0	33.0	1.3	1:24,308	1.5	0
Unlit	4	148	63.5	42.9	1.7	1:18,588	2.0	0
Minis	4	148	54.5	36.8	1.5	1:21,067	1.8	0

Table C-6: Soccer/Multi-sport Field Percentage Prime Time Use and Projections from 2025 Allocations (Weeknights Only)

Fields		Total Prime Time Hours		% Prime Time Used	# of Fields Used Based on Prime Time Used	Provision Level	Projected Need	Additional Need
Type	#	Available	Used			@ 31,600	@ 37,200	
Lit	4	100	70.0	70.0	2.8	1:11,286	3.3	0
Unlit	4	60	53.5	89.2	3.5	1:9,029	4.1	1
Minis	4	60	45.0	75	3.0	1:10,533	3.5	0

weekends, however, it will likely eliminate the need to add another field by 2035.

These findings indicate that, based on population growth alone to 2035 (5,600) and weeknight use, one additional unlit soccer/multi-sport fields will be required towards the end of the Plan's term. Beyond this, there is some flexibility to provide access to other fields for soccer and other field sports.

The projected use-based requirements for facilities were viewed against community consultation findings to determine their alignment with reported need. Eleven percent (11%) of households that responded to the random telephone survey use soccer fields. Only the Grimsby Town Youth Soccer Club responded (1,300 participants) to the user group survey. The Club currently uses Forty Mile, Smith School, and Southward Park fields, and indicated the need for additional access to soccer fields to accommodate anticipated growth in the next five to ten years and more storage.

### Options to Increase Supply

The following considers several options to provide additional needed soccer/multi-function field prime time.

#### **Capital improvements to existing facilities:**

The unused field at Smith Fields could be upgraded to accommodate organized activity to 2035, and to complete a hub with three co-located 'playable' fields. As noted above, however, the property is not owned by the Town. Long-term access to the fields, therefore, is not guaranteed and will depend on decisions made by the School Board that will affect the Town's continued use of the facilities. The potential for the municipality to invest in capital upgrades here, therefore, would require guaranteed access to the facilities for a suitable length of time.

#### **Extending the use of existing facilities:**

Unlike ball diamonds, few hours are allocated to weekend use of soccer/multi-use fields. While providing time to ensure fields are rested, it is reasonable to assume that some portion of weeknight use can be shifted to weekends to better distribute activity. Alternately, there is some potential to increase the use of lit fields and mini fields on weeknights. Beyond that and as noted in Table C-4, there is a junior field in each of the following municipal parks - Escarpment Vista, Pinewood, and Oriole/Roberts Road. If needed, these fields could be upgraded for organized activity.

While activity generated by population growth alone should be met with existing fields, increased participation could inflate demand. Extending prime time on unlit facilities could only reasonably occur by lighting additional full fields, which would provide more time per field each week. As verified by demand, therefore, lighting existing fields should be considered to meet the needs of older players at later times in the evening.



### Building new facilities:

Given the options to upgrade and/or increase use of existing soccer/multi-sport fields, there should not be need to build new facilities over the term of the Master Plan.

## Soccer/Multi-sport Field Recommendations

- Plan to provide one additional unlit soccer/multi-purpose field to accommodate population growth to 2035.
- As an alternative to a new build, consider:
  - Increasing allocations on weekends and/or weeknights, to the extent possible.
  - Capital upgrades to the unused Smith field to complete a three field hub for organized play, pending guaranteed long-term access to School Board property.
  - Upgrading a field at Escarpment Vista, Pinewood, and Oriole/Roberts Road for organized activity, and lighting existing unlit, regulation fields for older users.

Table C-7: Rugby/Football Fields in Town of Grimsby

Ownership	Location	Total	Lit	Unlit	Comments
Municipal	Always Community Centre	1	0	1	Building leased to, and field scheduled by, Grimsby Gentlemen Rugby Football Club; lease is currently under review agreement
School	Grimsby Secondary School	1	0	1	Not scheduled
<b>Totals</b>		<b>2</b>	<b>0</b>	<b>2</b>	

## C.2 Rugby/Football Fields

The Town owns one rugby field, which is operated and used exclusively by the Grimsby Gentlemen Rugby Football Club via a 2008 operating agreement [Table C-7]. Grimsby Secondary School has a football field but there are no community-based football groups in the Town.

Except for noting 150 to 300, 5- to 12-year-old participants in a one-day flag rugby tournament, the Grimsby Gentlemen Rugby Football Club did not complete the user group survey. Information on field use levels is not available since scheduling is the responsibility of the Club and there is no requirement in the agreement to report to the Town.

The field is currently limited to rugby use, but could potentially be formally designated as a multi-purpose field to also accommodate other sport such as football, flag football, touch rugby, lacrosse, etc. The costs to make these changes will depend on the condition of the field at the time and required amenities to accommodate additional activities.

The operating agreement is currently under review and this exercise should include directions on annual tracking and reporting field use for municipal planning purposes. This will inform decisions on future allocations to include uses that respond to demand for other field sports and, therefore, when to reclassify the field as a multi-purpose facility. The duration of agreement's term period should anticipate potential changes to use (e.g., automatic annual renewal, unless either party provides notice of a need to renegotiate). Section 4.6.4 of the Parks Master Plan includes more general discussion on future agreements.

### Rugby/Football Field Recommendations

- Review and update agreement with the Grimsby Gentlemen Rugby Football Club to include the field and reporting requirements on use to the Town.
- Retain the option to formally designate the field as multi-purpose to meet confirmed demand for use by other sports in addition to rugby.

Table C-8: Town of Grimsby Municipal Tennis Courts

Location	Total	Lit	Unlit	Comments
46 St. Andrews Avenue	4	4	0	Operated by Grimsby Tennis Club for exclusive use
Escarpment Vista	1	0	1	Available for casual use by general public
<b>Totals</b>	<b>5</b>	<b>4</b>	<b>1</b>	

Table C-9: Club and Public Use Times on Andrews Avenue Courts

Time	Mon.				Tues.				Wed.				Thu.				Fri.				Sat.				Sat.			
	Court #				Court #				Court #				Court #				Court #				Court #							
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
9:30 AM to 4:00 PM	Blue	Blue	Red	Red	Blue	Blue	Red	Red	Blue	Blue	Red	Red	Blue	Blue	Red	Red	Blue	Blue	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red
4 PM to 9:30 PM	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red

Red: Allocated club time  
Blue: Allocated public use time

## C.3 Tennis & Pickleball Courts

### Tennis Courts

#### Overview of Supply and Use

The Town of Grimsby owns five (5) tennis courts, as shown in Table C-8.

The courts at 46 St. Andrews Avenue are operated and used exclusively by the Grimsby Tennis Club via a 2014 agreement for the courts and the clubhouse. The agreement specified the hours of Club access to the courts (weekdays from 7am to 9am and from 5pm to 11pm, and on weekends and holidays from 7am to 11pm ). The balance of hours (9am to 5pm on weekdays) is assumed to have been reserved for public use and Town access for recreation programs such as tennis camp.

At the same time, the Grimsby Tennis Club indicated in the user group survey that its 200+ members require the use of all four courts to accommodate current and future need. Information on court use levels is not available since scheduling is the responsibility of the Club and there is no requirement in the agreement to report to the Town.

Eleven percent (11%) of households that responded to the random telephone survey use tennis courts. One percent (1%) indicated more courts are needed, along with comments requesting increased access to existing facilities.

#### Future Facility Needs

A new agreement with the Grimsby Tennis Club is being finalized, and will improve the balance of Club and general public access to the courts at Andrews Avenue. The agreement will include direction on tracking and reporting court use for municipal planning purposes.<sup>1</sup>

Information available on the Town's website<sup>2</sup> was used to construct the 2025 weekly court schedule shown in Table C-9. It assumes that the courts open each day at 9:30am and operate until 9:30 pm, and blocks time according to allocations to the Grimsby Tennis Club and the general public.

Over one week, four lit courts open for 12 hours per day totals 336 hours of time. Of this total 271 hours (80.7%) are allocated to the Grimsby Tennis Club and 65 hours (19.3%) are scheduled for casual public use. During public use hours, the courts are unlocked.

Applying these proportions to the total number courts suggests that the Club needs 3.2 (80.6% of four) courts to meet requirements for its programs. The current population-based provision level of club courts, therefore, is 1:9,875 (31,600/3.2) and indicates the need for four (3.5) courts total (i.e., one more) to serve a 2035 population of 37,200. Ongoing monitoring of use of the courts for both organized and casual activity will be required to confirm anticipated need.

The Town is also interested in introducing shared pickleball and tennis courts. The Escarpment Vista court should be converted to a shared casual use facility, with use

<sup>1</sup> Section 4.6.4 of the Parks Master Plan includes more general discussion on future agreements.

<sup>2</sup> <https://www.grimsby.ca/parks-recreation-and-culture/recreation-programs-sports/tennis/>



Table C-10: Grimsby Pickleball Court Schedule (2025)<sup>1</sup>

Time	Mon.				Tues.				Wed.				Thu.				Fri.				Sat.				Sat.							
	Court #				Court #				Court #				Court #				Court #				Court #				Court #							
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
8-9 AM																																
9-10 AM																																
10-11 AM																																
11 AM-12 PM																																
12-1 PM																																
1-2 PM																																
2-3 PM																																
3-4 PM																																
4-5 PM																																
5-6 PM																																
6-7 PM																																
7-8 PM																																

Red: Grimsby Pickleball Association  
Blue: Allocated public use time

<sup>1</sup> <https://grimsbypickleball.com>

monitored to determine the need for additional tennis-pickleball courts.

## Pickleball Courts

### Overview of Supply and Use

The Town owns four unlit pickleball courts at Mayfair Park. The courts, which were previously fully available for casual public use, have recently been allocated a portion of weekly hours for use by the Grimsby Pickleball Association.

### Future Facility Needs

The Grimsby Pickleball Association has 150 members and indicated need for more designated pickleball courts to accommodate anticipated growth. Eight percent (8%) of households that responded to the random telephone survey use pickleball courts. Thirteen percent (13%) indicated more courts are needed, along with comments requesting increased access to existing facilities. See Table C-10 for the weekly schedule.

Over one week, time on the four courts at Mayfair totals 336 hours, at 12 operating hours per day. Of this total 126 hours (37.5%) are allocated to the Grimsby Pickleball Association and 210 hours (62.5%) are available for casual public use. Applying these proportions to the total number courts suggests that the Association needs 1.5 (37.5% of four) courts to meet its current requirements, while 3.5 courts (62.5% of four) are allocated to public use.

On balance, the time used by the Pickleball Association is very limited and public access hours are very generous. It's the opposite pattern of use at the Andrews Avenue tennis courts, where Club use comprises a large majority of allocated time. It also does not

align with calls for more dedicated courts for both organized activity and casual use, unless these courts are being at capacity now for both types of uses and casual play is restricting the extent to which organized users can access time.

If it is assumed that four courts are sufficient to meet existing need, it represents a provision level of one court for every 7,900 population (1:7,900) and indicates that a total of 5 (4.7) courts (i.e., one more) will be needed to serve a 2035 population of 37,200. This seems low, given the popularity of pickleball and community interest in more facilities. Monitoring actual use of the courts for a full year will provide reliable information on how the facilities are being used daily and the extent to which demand is not being met by documenting requests from the community, Association waitlists, and queues at the courts to play.

Pending the verification of current demand and continuing to monitoring annual growth in participation with the assistance of the Pickleball Association, the Town should anticipate providing two (2) more courts in the short term and monitoring use of all courts to determine need for additional courts and the timing of their provision. Ideally, the Mayfair courts could become the focus of organized activity, with courts being added at this location.

The Grimsby Pickleball Association has a formal rental agreement with the Town, which should be reviewed and revised to incorporate monitoring and reporting annual use, to verify demand for future courts and continue to align allocations by organized and casual use.

In addition to the tennis-pickleball court at Escarpment Vista, and indicators of demand for more based on monitoring its use, opportunities to expand supply should be considered.



## Tennis & Pickleball Court Recommendations

- Plan to provide one additional court for organized activity by allocating all four (4) courts at Andrews Avenue to the Grimsby Tennis Club, tracking actual levels of use to confirm requirements.
- Convert the unlit tennis court at Escarpment Vista to a casual shared tennis/pickleball court and monitor use to identify need for additional shared use courts.
- Plan to provide two (2) more pickleball courts in the short-term and monitor use to verify need for additional courts to 2035.
- Review and revise Grimsby Pickleball Association rental agreement to include reporting requirements on use to the Town.

## C.5 Bocce Courts

The Town has three (3) bocce courts at Southward Community Park. There were no indicators of need for additional access to bocce courts from the community and there is ample time available to accommodate organized activity if a formal group emerges.

### Bocce Court Recommendation

- Accommodate organized use for bocce that may emerge, at existing courts in available time.

## C.6 Lawn Bowls

The Grimsby Lawn Bowling Club operates its eight-green facility via an agreement with the Town. Its membership totals 70 and, although an increase in participation is expected, it was reported that additional bowls will not be needed. This is reasonable, given a typical supply of one lawn bowling facility (if any) in communities of similar size. The need for a washroom and repairs to shade structures was reported. See sections on facility upgrades/improvements.

The agreement with the Club should be reviewed and updated to include reporting requirements to the Town. See Section 4.6.4 of the Parks Master Plan for a general discussion on agreements.

### Lawn Bowl Recommendation

- Review and update agreement with the Lawn Bowling Club to include reporting requirements on use to the Town.

# Reference Tables

## Ball Diamond Reference Tables

Table C-R1: Prime Time for Lit and Unlit Diamonds

	<b>Weeknights (Monday to Friday)</b>	<b>Weekends (Saturday to Sunday)</b>
Lit	6 PM to 11 PM = 5 hours per diamond per day = 25 hours per diamond per week	9 AM to 11 PM = 14 hours per diamond per day = 28 hours per diamond per week
Unlit	6 PM to 8:30 PM = 2.5 hours per diamond per day = 12.5 hours per diamond per day	9 AM to 8 PM = 11 hours per diamond per day = 22 hours per diamond per week



## Ball Diamond Reference Tables (continued)

Table C-R2: Southward Diamonds Number of Prime Time Hours Allocated

Diamond #	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Diamond 1 (lit)	4.0	4.0	4.0	5.0	2.0	8.0	8.0
Diamond 2 (lit)	2.0	3.5	4.0	5.0	2.0	8.0	8.0
Diamond 3 (unlit)	2.0	2.0	2.5	2.0	2.0	8.0	8.0
Diamond 4 (unlit)	2.0	2.0	2.0	2.0	2.0	8.0	8.0
<b>Lit Totals</b>	<b>6.0</b>	<b>7.5</b>	<b>8.0</b>	<b>10.0</b>	<b>4.0</b>	<b>16.0</b>	<b>16.0</b>
<b>Unlit Totals</b>	<b>4.0</b>	<b>4.0</b>	<b>4.5</b>	<b>4.0</b>	<b>4.0</b>	<b>16.0</b>	<b>16.0</b>

Table C-R3: Southward Diamonds Percent of Prime Time Hours Allocated

Diamond #	Weeknights		Weekends	
	Total Hours	Percent of Total Prime Time	Total Hours	Percent of total Prime Time
Diamond 1 (lit)	19.0	76	16.0	57.1
Diamond 2 (lit)	16.5	66	16.0	57.1
Diamond 3 (unlit)	10.5	84	16.0	72.7
Diamond 4 (unlit)	10.0	80	16.0	72.7

## Ball Diamond Reference Tables (continued)

Table C-R4: Murray Street Diamonds Number of Prime Time Hours Allocated

Diamond #	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Diamond 1 (unlit)	2.0	1.5	1.5	2.0	2.0	8.0	8.0
Diamond 2 (unlit)	2.0	1.5	1.5	2.0	2.0	8.0	8.0
<b>Totals</b>	<b>4.0</b>	<b>3.0</b>	<b>3.0</b>	<b>4.0</b>	<b>4.0</b>	<b>16.0</b>	<b>16.0</b>

Table C-R5: Murray Street Diamonds Percent of Prime Time Hours Allocated

Diamond #	Weeknights		Weekends	
	Total Hours	Percent of Total Prime Time	Total Hours	Percent of total Prime Time
Diamond 1 (unlit)	9.0	72.0	16.0	72.7
Diamond 2 (unlit)	9.0	72.0	16.0	72.7

Table C-R6: Sherwood Hills Diamond Number of Prime Time Hours Allocated

Diamond #	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Diamond 1 (lit)	2.0	2.0	2.0	2.0	2.0	8.0	8.0

Table C-R7: Sherwood Hills Diamond Percent of Prime Time Hours Allocated

Diamond #	Weeknights		Weekends	
	Total Hours	Percent of Total Prime Time	Total Hours	Percent of total Prime Time
Diamond 1 (lit)	8.0	32.0	16.0	57.1



## Ball Diamond Reference Tables (continued)

Table C-R8: Oakes Road Diamond Number of Prime Time Hours Allocated

Diamond #	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Diamond 1 (lit)	3.0	3.0	3.0	3.0	2.0	8.0	8.0

Table C-R9: Oakes Road Diamond Percent of Prime Time Hours Allocated

Diamond #	Weeknights		Weekends	
	Total Hours	Percent of Total Prime Time	Total Hours	Percent of total Prime Time
Diamond 1 (lit)	14.0	56.0	16.0	57.1

Table C-R10: Centennial Park Diamonds Number of Prime Time Hours Allocated

Diamond #	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Diamond 1 (unlit)	2.0	1.5	1.5	2.0	2.0	8.0	8.0
Diamond 2 (unlit)	Not scheduled due to poor condition						
Diamond 3 (unlit)	Not scheduled due to poor condition						
<b>Totals</b>	<b>2.0</b>	<b>1.5</b>	<b>1.5</b>	<b>2.0</b>	<b>2.0</b>	<b>8.0</b>	<b>8.0</b>

Table C-R11: Centennial Park Diamonds Percent of Prime Time Hours Allocated

Diamond #	Weeknights		Weekends	
	Total Hours	Percent of Total Prime Time	Total Hours	Percent of total Prime Time
Diamond 1 (unlit)	9.0	72.0	16.0	72.7
Diamond 2 (unlit)	Not scheduled due to poor condition			
Diamond 3 (unlit)	Not scheduled due to poor condition			

## Ball Diamond Reference Tables (continued)

Table C-R12: Hours Allocated All Lit Diamonds

Diamond	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Southward Diamond 1 (lit)	4.0	4.0	4.0	5.0	2.0	8.0	8.0
Southward Diamond 2 (lit)	2.0	3.5	4.0	5.0	2.0	8.0	8.0
Sherwood Hills Diamond 1 (lit)	2.0	2.0	2.0	2.0	0.0	8.0	8.0
Oakes Road Diamond 1 (lit)	3.0	3.0	3.0	3.0	2.0	8.0	8.0
<b>Totals</b>	<b>11.0</b>	<b>12.5</b>	<b>13.0</b>	<b>15.0</b>	<b>6.0</b>	<b>32.0</b>	<b>32.0</b>



## Ball Diamond Reference Tables (continued)

Table C-R13: Hours Allocated All Unlit Diamonds

Diamond	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Southward Diamond 3 (unlit)	2.0	2.0	2.5	2.0	2.0	8.0	8.0
Southward Diamond 4 (unlit)	2.0	2.0	2.0	2.0	2.0	8.0	8.0
Murray Street Diamond 1 (unlit)	2.0	1.5	1.5	2.0	2.0	8.0	8.0
Murray Street Diamond 2 (unlit)	2.0	1.5	2.0	1.5	2.0	8.0	8.0
Centennial Park Diamond 1 (unlit)	2.0	1.5	2.0	1.5	2.0	8.0	8.0
Centennial Park Diamond 2 (unlit)	NS	NS	NS	NS	NS	NS	NS
Centennial Park Diamond 3 (unlit)	NS	NS	NS	NS	NS	NS	NS
<b>Totals</b>	<b>10.0</b>	<b>8.5</b>	<b>10.0</b>	<b>9.0</b>	<b>10.0</b>	<b>40.0</b>	<b>40.0</b>

NS = Not scheduled due to poor condition

## Soccer Field Reference Tables

Table C-R14: Prime Time for Lit and Unlit Soccer Fields

	<b>Weeknights (Monday to Friday)</b>	<b>Weekends (Saturday to Sunday)</b>
Lit	6 PM to 11 PM = 5 hours per field per day = 25 hours per field per week	9 AM to 11 PM = 14 hours per field per day = 28 hours per field per week
Unlit	6 PM to 9 PM = 3 hours per field per day = 15 hours per field per day	9 AM to 8 PM = 11 hours per field per day = 22 hours per field per week



## Soccer Field Reference Tables (continued)

Table C-R15: Southward Soccer Fields Number of Prime Time Hours Allocated

Field #	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Field 1 (lit)	4.5	2.0	4.5	4.5	2.5	1.0	0.0
Field 2 (lit)	4.5	4.0	4.0	2.0	4.0	3.5	0.0
Field 3 (unlit)	3.0	4.0	2.5	2.0	2.0	2.5	0.0
Field 4 (unlit)	2.0	2.0	2.5	2.0	2.0	3.0	3.0
Field 5 (unlit)	4.0	3.0	3.0	3.0	1.5	0.0	0.0
<b>Lit Totals</b>	<b>9.0</b>	<b>6.0</b>	<b>8.5</b>	<b>6.5</b>	<b>6.5</b>	<b>4.5</b>	<b>0.0</b>
<b>Unlit Totals</b>	<b>9.0</b>	<b>9.0</b>	<b>8.0</b>	<b>7.0</b>	<b>5.5</b>	<b>5.5</b>	<b>0.0</b>

Table C-R16: Southward Soccer Fields Percent of Prime Time Hours Allocated

Field #	Weeknights		Weekends	
	Total Hours	Percent of Total Prime Time	Total Hours	Percent of total Prime Time
Field 1 (lit)	18.0	72.0	1.0	3.6
Field 2 (lit)	18.5	74.0	3.5	12.5
Field 3 (unlit)	13.5	90.0	2.5	11.4
Field 4 (unlit)	10.5	70.5	3.0	13.6
Field 5 (unlit)	14.5	96.7	0.0	0.0

## Soccer Field Reference Tables (continued)

Table C-R17: Southward Mini Soccer Fields Number of Prime Time Hours Allocated

Field #	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Field 1 (unlit)	3.0	3.0	2.0	2.5	2.0	1.5	0.0
Field 2 (unlit)	3.0	2.0	2.0	1.5	2.0	4.0	0.0
Field 3 (unlit)	1.5	2.0	2.0	1.5	2.0	4.0	0.0
Field 4 (unlit)	3.5	4.0	2.0	1.5	2.0	0.0	0.0
<b>Totals</b>	<b>11.0</b>	<b>11.0</b>	<b>8.0</b>	<b>7.0</b>	<b>8.0</b>	<b>9.5</b>	<b>0.0</b>

Table C-R18: Southward Mini Soccer Fields Percent of Prime Time Hours Allocated

Field #	Weeknights		Weekends	
	Total Hours	Percent of Total Prime Time	Total Hours	Percent of total Prime Time
Field 1 (unlit)	12.5	83.3	1.5	6.8
Field 2 (unlit)	10.5	70.0	4.0	18.2
Field 3 (unlit)	9.0	60.0	4.0	18.2
Field 4 (unlit)	13.0	86.7	0.0	0.0



## Soccer Field Reference Tables (continued)

Table C-R20: Forty Mile Soccer Field Number of Prime Time Hours Allocated

Field #	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Field 1 (unlit)	2.0	4.0	3.0	2.0	4.0	4.5	0.0

Table C-R22: Forty Mile Soccer Field Percent of Prime Time Hours Allocated

Field #	Weeknights		Weekends	
	Total Hours	Percent of Total Prime Time	Total Hours	Percent of total Prime Time
Field 1 (unlit)	15.0	100.0	4.5	20.5

Table C-R19: Smith Soccer Fields Number of Prime Time Hours Allocated

Diamond #	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Field 3 (lit)	3.0	4.0	2.0	4.5	4.0	0.0	0.0
Field 4 (lit)	4.0	2.0	2.0	4.0	4.0	0.0	0.0
Field 5 (unlit)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Totals</b>	<b>7.0</b>	<b>6.0</b>	<b>4.0</b>	<b>8.5</b>	<b>8.0</b>	<b>0.0</b>	<b>0.0</b>

Table C-R21: Smith Soccer Fields Percent of Prime Time Hours Allocated

Diamond #	Weeknights		Weekends	
	Total Hours	Percent of Total Prime Time	Total Hours	Percent of total Prime Time
Field 3 (lit)	17.5	70.0	0.0	0.0
Field 4 (lit)	16.0	64.0	0.0	0.0
Field 5 (unlit)	0.0	0.0	0.0	0.0

## Soccer Field Reference Tables (continued)

Table C-R23: Hours Allocated All Lit Soccer Fields

Field	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Southward Field 1 (lit)	4.5	2.0	4.5	4.5	2.5	1.0	0.0
Southward Field 2 (lit)	4.5	4.0	4.0	2.0	4.0	3.5	0.0
Smith Field 3 (lit)	3.0	4.0	2.0	4.5	4.0	0.0	0.0
Smith Field 4 (lit)	4.0	2.0	2.0	4.0	4.0	0.0	0.0
<b>Totals</b>	<b>16.0</b>	<b>12.0</b>	<b>12.5</b>	<b>15.0</b>	<b>14.5</b>	<b>4.5</b>	<b>0.0</b>

Table C-R24: Hours Allocated All Unlit Soccer Fields

Field	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Southward Field 3 (unlit)	3.0	4.0	2.5	2.0	2.0	2.5	0.0
Southward Field 4 (unlit)	2.0	2.0	2.5	2.0	2.0	3.0	0.0
Southward Field 5 (unlit)	4.0	3.0	3.0	3.0	1.5	0.0	0.0
Forty Mile Field 1 (unlit)	2.0	4.0	3.0	2.0	4.0	4.5	0.0
Smith Field 5 (unlit)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Totals</b>	<b>11.0</b>	<b>13.0</b>	<b>11.0</b>	<b>9.0</b>	<b>9.5</b>	<b>10.0</b>	<b>0.0</b>



## Soccer Field Reference Tables (continued)

Table C-R25: Hours Allocated All Mini Fields (Unlit)

Field	Weeknights					Weekends	
	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	Sun.
Field 1 (unlit)	3.0	3.0	2.0	2.5	2.0	1.5	0.0
Field 2 (unlit)	3.0	2.0	2.0	1.5	2.0	4.0	0.0
Field 3 (unlit)	1.5	2.0	2.0	1.5	2.0	4.0	0.0
Field 4 (unlit)	3.5	4.0	2.0	1.5	2.0	0.0	0.0
<b>Totals</b>	<b>11.0</b>	<b>11.0</b>	<b>8.0</b>	<b>7.0</b>	<b>8.0</b>	<b>9.5</b>	<b>0.0</b>

# Appendix D: Design Standards for Parks

The development of design standards is aimed at fostering inclusive and accessible park usage, sustainable design principles, and climate-resilient spaces. It should be assumed that the design standards **apply to all park types**, unless specifically stated otherwise. The design standard also include additional considerations for certain park types. Refer to the Park Classification in Section 4.3 for more information about each park type, and suitable facilities and amenities.

The standards may not always be possible for every park, especially smaller parks where space and budget are often limiting factors. These design standards nonetheless provide a useful framework for evaluating parks to identify required improvements.

## Access

- Ensure all entrances, pathways, and key amenities comply with the Accessibility for Ontarians with Disabilities Act (AODA)
- Pedestrian access to parks should be clearly defined and welcoming, using landscape or architectural elements along with signage and wayfinding features, including readable park maps and directions to key amenities such as restrooms, play areas, and parking, to create an appealing and accessible entrance (per Official Plan)
- When possible, provide multiple pedestrian access points and frontage along more than one street (per Official Plan)
- Paths within parks are to be barrier-free
- Connect park paths to adjacent sidewalks and trails to ensure seamless connectivity beyond the park
- Provide bicycle parking (per Official Plan)
- Pedestrian access to parks should be clearly defined with landscape or architectural elements, and signage or wayfinding features to ensure an appealing and accessible park entrance
- Whenever possible, provide signage that is accessible to those who are blind/visually impaired (ideally at larger destination parks)



## Culture and Heritage

- Celebrate local heritage and Indigenous culture by incorporating design elements that highlight Grimsby's historic features, Indigenous history, landmarks, or culturally significant landscapes
- Reflect community identity through public art, signage, and interpretive features that showcase the Town's cultural character and stories
- Use thematic landscaping with plantings and landscape features that reflect local history, traditional horticulture, or the character of the surrounding area
- Include interpretive signage, plaques, or installations telling the story of Grimsby's development, notable figures, or unique cultural attributes
- Ensure each park has design elements or layouts that express its individual identity, avoiding generic designs that ignore Grimsby's character

## Seating and Gathering Spaces:

- Provide a diverse range of seating options, including traditional benches, picnic tables, movable chairs, and informal seating like boulders or retaining walls
- Seating should be spaced at regular intervals (every 100-150 meters) along paths within parks and near activity areas (for trails, this standard decreases to every 350m for accessible trails, and every 500m for non-accessible trails)

- Seating and shade areas should be designed in coordination with pathways and play areas, ensuring that seating, especially near playgrounds and gathering spots, is located under tree canopies or shade structures (gazebos and pergolas) to provide relief from the sun (per Official Plan)
- Design flexible gathering spaces to accommodate a range of group sizes, from small picnics to larger community events
- In larger parks, locate a central gathering space with access to amenities like water fountains, power outlets, etc.

## Sustainability and Biodiversity:

- Implement bioswales, rain gardens, and green roofs where applicable to manage stormwater runoff and reduce strain on infrastructure, and design these features to be visible and educational for park visitors
- Prioritize native and climate-resilient plant species to promote biodiversity, reduce water usage, and minimize long-term maintenance
- Strive for native species to make up at least 70% of the plant palette for new parks
- Design specific areas (wildflower meadows, native shrubbery, wetland zones) to enhance wildlife habitat, support pollinators, and provide educational opportunities about local ecosystems

## Trees and Shade

- Aim for a total canopy cover of 30% to 40% Town-wide
- Neighbourhood parks should aim for 30% to 40% tree canopy cover
- Community parks should aim for 40% to 60% tree canopy cover
- Parkettes should aim for 70% canopy cover or greater as these spaces do not have active use functions
- Focus on improving canopy cover in neighbourhoods where canopy cover is lacking, such as Grimsby's downtown and Town-owned rural lands (fire stations, cemeteries, etc.)
- When monitoring forest canopy, account for areas where planting is not possible. The target canopy cover percentage should be calculated based on the portion of park space that is actually plantable, excluding areas occupied by parking lots, playgrounds, pathways, etc.
- Shade trees should be spaced 6 to 8 meters apart, while trees planted for naturalization can be spaced closer
- Increase the diversity of the urban forest by planting a wide variety of tree species and genera
- Provide trees in hard surfaces with a minimum of 20 cubic meters of soil per tree
- Tree planting should be maximized in passive-use park space while considering any future park developments that might occur
- Trees and canopy coverage should be used to screen impacts from lighting and noise, while maintaining views into parks (per Official Plan)

## Grading and Drainage

- Slopes and berms should be graded to a maximum 4:1 slope for ease of maintenance
- Level turf-grass areas (except purpose-designed athletic fields) will have a minimum slope of 2% for drainage purposes
- Natural turf sport fields will be graded to 1.5% slopes and crowns

## Lighting and Power

- Lighting is encouraged in community and regional parks, especially those with larger assets such as sports fields, and on park trails that support active transportation. In general, lighting is not planned for neighbourhood parks.
- Change bulbs in parks to LED where possible
- A park path should either be entirely lit or not at all
- If a park is to be lit, install LED lighting along primary paths, entrances, playgrounds, parking lots, and public amenities, ensuring even distribution of light to avoid dark spots,
- In low-traffic or less-travelled areas, use solar-powered, motion-activated, or programmable lighting to enhance safety while reducing energy consumption and operational costs



## Health and Safety

- All park should be designed using the Crime Prevention Through Environmental Design (CPTED) principles for public safety (per Official Plan)
- Ensure landscaping and park layout promote clear sightlines between different areas of the park (paths, restrooms, playgrounds) to improve visibility and safety
- Minimize dense, tall shrubbery near walkways and gathering areas to prevent hiding spots
- Use materials that are durable, low-maintenance, and vandal-resistant (such as weatherproof benches, anti-graffiti coatings on walls, etc.) to minimize repair and replacement costs
- Provide washroom facilities in community and regional parks
- Place accessible washroom facilities in convenient locations (within 150-200 meters of major activity areas)
- Provide drinking fountains or bottle-filling stations if possible
- Include secure bicycle parking at park entrances and gathering areas to encourage sustainable transportation to and from the park
- Install trash, recycling, and composting stations at regular intervals, especially near seating, picnic, and play areas
- Provide informational signage, such as alerts for poison ivy or ticks
- Use clearly labelled bins with consistent, intuitive colour coding to encourage proper waste sorting

## Additional Considerations for Specific Park Types

This section outlines additional considerations for Community, Regional, and Neighbourhood Parks. There are no additional criteria for Parkettes or Urban Squares beyond the collective design standards. For urban squares in particular there are many variables that must be considered on a site by site basis, which makes additional specifications inadvisable.

### Community and Regional Parks

Community and Regional parks are larger in size, host a broader range programming and higher number of users, and likewise, have higher levels of funding and resources available.

#### **Guidelines regarding site access and site suitability of Community and Regional Parks include:**

- Provide multiple pedestrian access points and frontage along more than one street when feasible
- Provide parking based on type and number of facilities provided
- Locate near compatible public services, if possible, such as schools, libraries, community centres, etc.
- Locate near or connect with natural heritage areas, trails/active transportation preferred.
- Active use facilities such as sports fields to be located outside of the floodplain area - sufficient tableland is required

- Sites with some existing trees or canopy coverage from adjacent lots are preferred

**Guidelines for waterfront Community Parks include:**

- Avoid the development of sports facilities, except for those that are waterfront related such as beach volleyball or paddle craft launches
- Parking should be located away from shoreline, and should not consume parkland space, with the exception of accessible parking which should be located near to amenities
- Discourage encroachment from adjacent landowners
- Avoid shoreline hardening, and protect and restore natural shoreline vegetation where feasible

**Guidelines for waterfront Neighbourhood Parks include:**

- Avoid the development of sports facilities, except for those that are waterfront related such as beach volleyball or paddle craft launches
- Limit the provision of parking facilities
- Discourage encroachment from adjacent landowners
- Avoid shoreline hardening, and protect and restore natural shoreline vegetation where feasible

## Neighbourhood Parks

Neighbourhood parks are smaller than Community and Regional Parks, and serve the local community.

**Guidelines regarding site access and site suitability include:**

- Should be centrally located within the neighbourhood and easily walkable for neighbourhood residents including children
- Sites with some existing trees or canopy coverage from adjacent lots are preferred
- Provide multiple pedestrian access points
- Adequate street frontage is needed so that parks are visible



# Appendix E: Dog Off Leash Area Guidelines

## E.1 Introduction and Context

### E.1.1 Intent

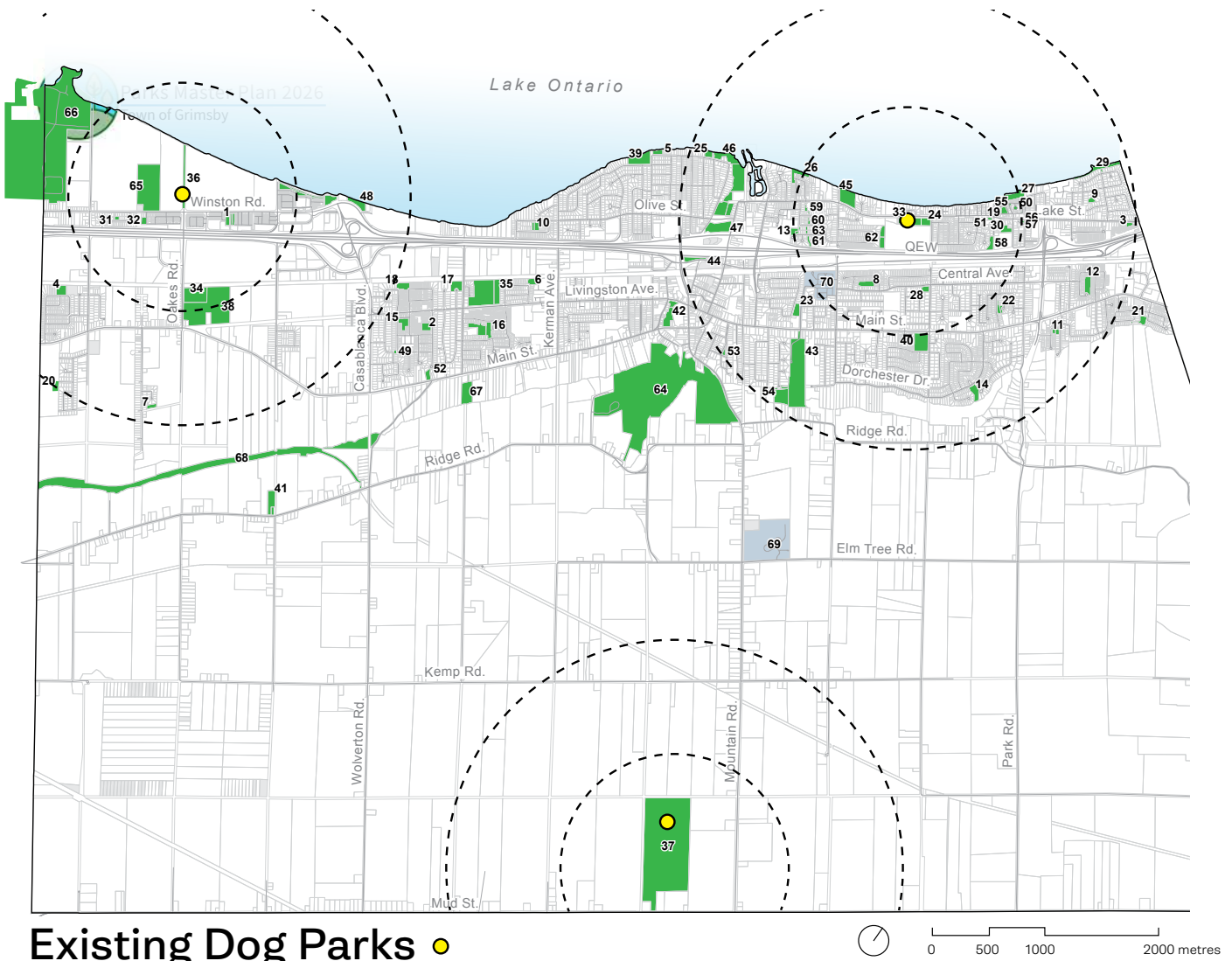
The purpose of these guidelines is to help inform decisions of when, where and how to develop new off-leash areas (OLAs) in Grimsby. The guidelines focus on the design of OLAs in neighbourhood parks and community parks and within the context of the urban, suburban and rural areas of Grimsby.

### E.1.2 Existing OLAs

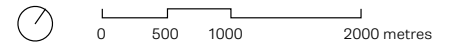
The Town of Grimsby currently has three off-leash areas which include Steve McDonnell Leash Free Dog Park, Southward Park Leash-Free Dog Park and Oakes Road Dog Run. All three are located in community parks with parking, grass surfacing, double gated entrances and areas of 0.7 ha or greater. Table E-1 provides further information for each OLA.

Table E-1: Existing OLAs in Grimsby

OLA	Size	Fencing	Surfacing	Amenities	Park Classification	Landscape Context	Challenges
Steve McDonnell Leash Free Dog Park	0.56 ha large dog area 0.2 ha small dog area	Chain-link with double gate	Grass	Picnic tables Stone dust path Parking New and existing trees	Community Park	Suburban Walk-to and drive to location	None identified
Southward Park Leash-Free Dog Park	0.7 ha	Chain-link with double gate	Grass	Picnic table Parking	Community Park	Rural Drive-to location	No shade
Oakes Road Dog Run	0.95 ha	Only fenced at entrance Chain-link with double gate	Grass	Parking Bench	Community Park	Suburban Walk-to and drive-to location	Not enclosed by fencing Issues with Coyotes Dual use, proposed link for the west-end waterfront trail



## Existing Dog Parks ●



### Neighbourhood Parks

1. Lakelawn Park
2. Chestnut Park
3. Boundary Park
4. Escarpment Vista Park
5. Marrocco Park
6. Cheriedale Park
7. Cline Mountain Road Park
8. Pinewood Park
9. Cindy Court Park
10. Lakewood Gardens Park
11. Golf Woods Park
12. Arrowhead Park
13. Lakeview Terrace Park
14. Dorchester Park
15. Aspen Park
16. Evergreens Park
17. Roberts Road Park
18. Gage Park
19. Bell Park
20. Leawood Park
21. Vineyard Valley Park
22. Denick Park
23. Maplewood Park
24. Mayfair Park

25. Whittaker Park
26. Morrison Beach Park
27. Grimsby Beach
28. Rotary Park
29. Bal Harbour
30. Grand Old Oak Park
31. Sidare Court
32. Dunrobin Park

### Community Parks

- 33. Steve McDonnell Leash Free Dog Park
- 34. Smith School Soccer Field
- 35. Major Refrigeration Peach King Centre
- 36. Oakes Road Dog Run
- 37. Southward Park
- 38. Oakes Road Park
- 39. Murray Street Park
- 40. Sherwood Hills
- 41. Alway Community Centre
- 42. Coronation Park
- 43. Centennial Park
- 44. Shane Armstrong Skate Park
- 45. Nelles Beach Park

46. Forty Creek Park / 1812 Peace Garden
47. Forty Mile Valley Park
48. Casablanca Waterfront Park

### Parkettes & Green Spaces

49. Aspen Parkette
50. Auditorium Circle
51. Betts Avenue
52. Woolverton Parkette
53. Kingsway Park
54. Parkwood Road North
55. Temple Lane Community Garden
56. Fair Avenue Community Garden
57. Park Rd. N

### Woodlands and Natural Spaces

58. Woodlands
59. Margaret Avenue
60. Palmer Road
61. Jeanette Avenue
62. Sumner Crescent
63. Palmer-Jeanette

### Conservation Areas, Woodlands & Open Space

64. Beamer Memorial Conservation Area
65. Biggar Lagoons
66. Fifty Point Conservation Area & Marina
67. Main St. W. Conservation Area
68. Woolverton Conservation Area

### Cemeteries

69. Grimsby Mountain Cemetery
70. Queen's Lawn Cemetery

### Trail Network

Existing Trails (walking, hiking)

Figure E-1: Map of existing dog parks in Grimsby

Figure E-1 shows the three existing OLAs with a 1-kilometer radius and 2-kilometer radius (approximately a fifteen and thirty minute walk). There are also nearby OLAs in neighbouring municipalities. There is a small OLA in Lincoln near Beamsville at Kinsmen Park and a large (1.6 ha) OLA in Stoney Creek at Heritage Green Sports Park. There are no OLAs in West Lincoln.

## Parks Master Plan Consultation

The following information relating to dog parks was collected during the consultation for the 2024 Parks Master Plan.

Feedback from the public regarding OLAs include:

- Many people use Dorchester Park to let their dogs run off-leash, indicating it could be a desirable location for a dog park
- Another bigger dog park is needed
- Interest in having a dog park with dog agility equipment

The random resident survey found that 178 respondents indicated a need for more park amenities including OLAs. The top five preferred additions include: walking paths/tracks (38%), washrooms and water fountains (31%), more shade, seating and/or lighting (30%), dog off-leash areas (28%), and new play equipment (24%).

### E.1.3 Dog Ownership in Grimsby

#### Dog Policies

The animal control by-law defines the rules and responsibilities of dog ownership in Grimsby. It addresses: the number of dogs restricted, stoop and scoop requirements, dog bites and muzzling of dogs, impounding

of dogs, leashing and running at large, dog kennels, fees and charges for licenses.

All dogs residing in the Town of Grimsby are required to hold a valid licence and no more than three dogs over the age of 10 weeks can be kept on any premises (unless grandfathered under the by-law).

The Town works in partnership with the Humane Society of Greater Niagara (located in St. Catharines) to protect and regulate dogs in Grimsby.

With the exception of off-leash areas, dogs are not permitted to run at large in the Town.

As displayed on the Town website, the following rules apply to off-leash areas in Grimsby.

- All dogs must have valid licence tags, up-to-date vaccinations and rabies shots
- Open 7 a.m. to 9 p.m.
- Use the off-leash area at your own risk
- Leash your dog when entering and exiting the park
- Keep your dog within sight and under your verbal control at all times
- Clean up after your dog and do not permit your dog to dig holes
- Do not allow your dog to chase wildlife
- No puppies under 4 months, female dogs in heat, sick dogs or aggressive dogs
- Dogs required by law to be leashed and muzzled, must remain so while in the off-leash area
- Children must be supervised by an adult at all times
- Parents are advised this site is not suitable for young children
- Off-leash area users are subject to the Dog Owner's Liability Act



## Dog Population

The Town lacks accurate data on the population of dogs in Grimsby. Residents with dogs are required to purchase a dog licence every year for each dog they own as per the Animal Control By-law. In December 2023 the Town rolled out a new dog license system using DocuPet which has a simplified online experience and provides a complimentary lost pet service. If all residents owning dogs purchased licenses as required, the Town would know the dog population and geographic distribution of dogs in Grimsby, which could help to inform the provision of OLAs. Unfortunately it is believed that only a small percent of dog owners in Grimsby are purchasing the required licenses (which is the case in most communities). In 2023, 1,032 dog licenses were sold and in 2024, 1,074 were sold.

The Canadian Animal Health Institute (CAHI) estimates that 41% of Canadian households include at least one dog. This estimate is the result of a nation-wide survey conducted in 2018 of over 3,026 pet-owning households.<sup>1</sup>

The 2021 census shows the number of households in Grimsby to be 11,395. If the Canada-wide estimate of 41% of households is similar for Grimsby, then it can be estimated that 4,672 households in Grimsby have at least one dog. If we estimate that 10% of dog owning households have two dogs, then the population of dogs in Grimsby is approximately 5,139.

## E.2 Location Criteria

There are six (6) primary considerations when locating an off-leash area within the Town:

- Proximity to Existing Off-leash Areas
- Size
- Configuration
- Environmental Considerations
- Relationship with Adjacent Amenities
- Setbacks

These six (6) primary considerations are outlined in the Site Evaluation Matrix at the end of the section.

### E.2.1 Proximity to Existing Off-leash Areas

The decision of whether to construct a new off-leash area should consider the proximity of existing OLAs. This includes prioritizing neighbourhoods with:

- Fewer OLAs
- Higher population density
- Higher dog population
- No OLA within a 15-minute walk without major pedestrian barriers (about a 1km radius for pedestrian friendly areas).

Naturally, new OLAs should be provided where they will be well-used by residents. Population density, the neighbourhood dog population (if known) and proximity to existing OLAs are key factors in justifying

<sup>1</sup> <https://cahi-icsa.ca/press-releases/latest-canadian-pet-population-figures-released>

the need for an OLA. For instance a high density neighbourhood where most people don't have yard space, 50% of people own dogs and the nearest OLA is further than 1-kilometre away would demonstrate considerable need.

It is recommended that the Town use a 15-minute walk catchment area for serving high density neighbourhoods, such as the areas of major intensification (Winston Road Neighbourhood, the future Go Station, Downtown). For low density suburban neighbourhoods where most people have a yard, a 30-minute walk catchment area is recommended. These catchment areas approximately equate to a 1-kilometer radius and a 2-kilometer radius if the area is pedestrian-friendly and free of major pedestrian barriers.

## E.2.2 Size

While no firm guidelines exist on the ideal size or carrying capacity of an off-leash area, the larger an OLA the better from a dog capacity and health and safety perspective. However, the trade-off is the feasibility of larger OLAs given availability of park space, competing space demands, the cost to construct, and the cost of ongoing maintenance.

- Ideally an OLA will be a minimum of 0.15 ha to provide sufficient space for dogs, their owners, and associated amenities
- In denser neighbourhoods where there are space limitations, an OLA of 0.05 ha (500 m<sup>2</sup>) may be sufficient

- Larger OLAs (greater than 0.6 ha) are encouraged to provide the opportunity to design features that encourage owners to walk with the dogs however these types of extra large (i.e. destination) OLAs may not be feasible given space and resources available

There is a direct correlation between OLA size and appropriate surface type.

- OLAs over 0.15 ha typically support grass surfacing that will accommodate periodic/seasonal closing of a portion of the OLA to allow for rejuvenation of the grass as required
- OLAs between 0.05 and 0.15 ha will typically not support grass and therefore should use engineered wood chips
- OLAs less than 0.05 ha will require the use of an alternative surface material (i.e., engineered wood chips or K9 artificial turf)

## E.2.3 Configuration

Similar to size, there are no firm guidelines on the shape and configuration of an OLA, and it is typically heavily influenced by the site's characteristics. However, researched best practices suggest consideration of the following:

- All new OLAs are to be fully fenced for safety reasons
- Irregular (odd) shapes work better than wide open rectangles as they allow the enclosure to be informally divided into a variety of spaces with points of refuge away from higher energy dogs or the main flow of activity
- Configure fence lines with rounded corners whenever possible to facilitate easier maintenance



- Activity zones can be made by using earth mounding, fencing, or vegetation (outside the OLA) to create visual barriers within the park to interrupt dogs from running towards each other
- Provide spaces of natural refuge where dogs can get away for ‘time out’
- In large OLAs, incorporate walking paths and trails within the OLA to encourage dog owners to walk with their dogs rather than stand stagnant

## E.2.4 Environmental Considerations

### Topography and Drainage

There is a direct correlation between topography (slope), a site’s drainage characteristics, and the performance of an OLA. Generally, relatively flat, well-drained locations are preferred. However, alternative conditions may be suitable given appropriate design and material considerations.

- A relatively flat site with slopes between 2 and 4% will allow for any number of surfacing materials to be used requiring less maintenance than variable (hilly) terrain
- While grass can be established and maintained on slopes up to 25% (for mowing), a flatter site with consistent drainage will help to minimize isolated muddy areas
- Engineered wood chips must be installed on flatter sites. When wood chips are installed on slopes, they migrate and collect at the bottom of the slope necessitating regular re-distribution (i.e., maintenance)

- Uniformly graded sites will help to minimize the potential for pooling of water and/or the migration of engineered wood chip surfacing. This should reduce the need for maintenance to address muddy conditions

### Natural Areas

Dogs can have a significant impact on the natural environment including but not limited to:

- Urine and feces contaminating waterways or the water table
- Dog urine killing trees
- Chasing wildlife
- Trampling vegetation
- Noise pollution from excessive barking

To mitigate the negative environmental impacts of dogs, municipalities and designers must adopt best practices that prioritize protection of the natural environment. This includes selecting sites with minimal environmental sensitivity, incorporating features that reduce erosion and promote proper drainage, and implementing strategies (i.e. setbacks) to protect vegetation and wildlife habitat. Ensure off-leash dog areas do not adversely affect the park’s topography, hydrology, vegetation, and property configuration.

OLAs should always be located outside of floodplains, and natural heritage areas such as woodlands, wetlands, and meadows. Natural features mapping from the Town of Grimsby Official Plan, Niagara Region Official Plan, and the Niagara Peninsula Conservation Authority. Natural feature classifications such as Significant Woodland, and ANSIs (Areas of Natural and Scientific Interest) would be sensitive

to disturbance and not suitable for the development of an OLA.

### **E.2.5 Relationship with Adjacent Amenities**

A major topic of discussion when selecting a location for a new OLA is concerning compatibility with existing amenities and infrastructure. The placement of an off-leash area within a park needs to be carefully considered on a case by case basis. Introducing site-specific mitigation measures like space buffers and visual screens will help to facilitate a harmonious coexistence between adjacent uses. Typical amenities to consider when placing a new OLA include:

- Roads
- Parking
- Play areas
- Pathways
- Trees and vegetation
- Utility services

#### **Roads**

- Provide appropriate separation from roads and fence design (minimum height 1.5m) to avoid inadvertent vehicle/dog interactions if a dog was to escape the OLA
- Accommodate access for both periodic/seasonal maintenance and more frequent maintenance
- Consider screening roads/access routes to minimize barking caused by reactive dogs triggered by road activity

#### **Play Areas**

- Provide appropriate separation from and fencing to help avoid inadvertent interactions if a dog was to escape the OLA
- Strategically locate tree planting and landforms (i.e., berms) outside of the OLA to help visually screen play areas from dogs
- Ensure the OLAs entrance(s) are oriented away from play areas to discourage OLA users from walking their dog near locations where children may gather

#### **Pathways**

- Provide pathways and pedestrian circulation routes to/from OLA
- Be considerate of paths of travel and potential congestion points between OLA users and other park users
- Avoid placing OLA entrances which open directly onto adjacent primary pedestrian routes
- Avoid placing OLA entrances in close proximity to general park entrances to mitigate conflicts with general park users and discourage OLA users from letting their dog(s) off leash before entering the OLA

#### **Existing Trees and Vegetation**

- OLA fencing should be configured so that no priority vegetation is enclosed within the OLA. This is to protect vegetation from damage by dog urine.
- Install fencing a minimum of three (3) metres from any tree
- If an existing tree must be incorporated within the OLA, it must be at least 45 cm DBH and a species that is able to withstand dog urine



Table E-2: Common Outdoor Plants Toxic to Dogs in Ontario

Plant Type	Species Toxic to Dogs
Perennials	Asclepias, Chrysanthemum, Colchicum, Convallaria, Digitalis, Helleborus, Hosta, Iris, Narcissus, Paeonia, Rheum, Tulipa
Shrubs	Buxus, Euonymus, Hydrangea, Ilex, Kalmia, Ligustrum, Nerium oleander, Rhododendron, Taxus
Trees	Aesculus, Gymnocladus, Juglans, Prunus, Robinia

- Ensure trees and shrubs within and adjacent to the OLA are not toxic to dogs

Many commonly found plants in Ontario are toxic to dogs. Table E-2 provides a list of common toxic trees, shrubs and perennials. They are listed by genus as toxicity shows in most species within a genus<sup>2</sup>.

### Services (water, hydro, sanitary)

While not required in all instances, the proximity of water, hydro, and sanitary services needs to be considered when selecting an appropriate location for an OLA. Features such as park lighting, water bibs, and sanitary line connections can be important OLA features in urban

environments. Where one or more of these utilities are desired, the absence of an existing service can significantly increase the cost of construction. Even if the service is available within a park, the distance from the service should be factored into the site evaluation process.

For smaller OLA sites proposing engineered wood chips or K9 Turf for surfacing, a sanitary line is mandatory to ensure run-off – which will be impacted from dog urine and feces – can be collected. Without the ability to connect the sub-drainage system to a sanitary line, the use of engineered Wood Chips or K9 Turf should be avoided. In addition, for maintenance of K9 turf, a water service for permanent irrigation is required for the regular cleaning and disinfection of the surface.

### E.2.6 Setbacks

OLAs should be set back from adjacent uses to reduce noise and odours, minimize disruption, and enhance safety. Setbacks should consider usage levels and the park setting. Table E-3 provides recommendations on the distance an OLA should be set back from its adjacent use<sup>3</sup>. Where recommended setbacks are not achievable, the following mitigation measures should be used:

- Place entrances to the OLA away from adjacent uses
- Use berms and landforms

<sup>2</sup> For a full list consult the ASPCA's Toxic and Non-Toxic Plant List - Dogs at: <https://www.asPCA.org/pet-care/animalpoison-control/dogs-plant-list>.

<sup>3</sup> Notes: Setback distances are based on the consultant's experience working with other municipalities including Toronto and Markham. Setback distances are meant to strike a balance between the need for space between conflicting uses/features while also not being too prohibitive. When setbacks are made too large, no OLAs can be built that meet the recommendations of the table, therefore a balance is required.

- Install solid (acoustic) fence panels and screens
- Integrate planting to provide a screen

These measures should be used strategically while preserving visibility for safety. Where there are multiple uses, the

Table E-3: Setbacks by adjacent use

Adjacent Use	Minimum Setback (in metres)
Road/Right-of-way	5 m
Parking	5 m
Pedestrian Pathway/Sidewalk	5 m
Commercial	10 m
Industrial	10 m
Natural Area (ESA)	10 m
Residential	20 m
Playground	15 m
Sports Field	15 m
Sports Court	15 m
Pools, Wading Pools, Splash Pads	20 m
Cultural or Historical Feature (such as a heritage building)	25 m
School Yard/ Childcare Centre	50 m

more stringent setback should be applied. Cost should also be a consideration when budgeting for the overall design and construction of the OLA.

## E.2.7 Site Evaluation Matrix

There are many factors to consider when choosing a location for a new OLA. Table E-4 should be used when evaluating the suitability of a site for an off-leash area. It can also be used to compare different locations to determine which site might be the most appropriate. Ten criteria are used, which are scored using a points system as either yes/meets the criteria (1 point), or no/does not meet the criteria (0 points). For a site to be considered, it is recommended that a proposed site meet all the primary criteria thereby receiving a minimum of 5 points. The criteria are discussed further in the Design Guidelines section below.

The matrix is intended to be a useful tool when considering site selection for a new OLA. It is understood that each site and circumstance is unique and that compromises between what is ideal versus what is feasible will be made on a case by case basis.



Table E-4: Site Evaluation Matrix

#	Primary Criteria	Site 1	Site 2	Site 3
<b>Primary Criteria</b>				
1	Proximity to existing OLAs:  No OLA within 15-minute walk of existing OLAs for urban areas (areas of major intensification such as the Winston Road Neighbourhood or the future Go Station)  No OLA within 30-minute walk of existing OLAs for suburban areas			
2	Required setback from residential (20 m)			
3	Required setback from playground (15m), splashpad (20m), or sports courts/fields (15m)			
4	10 metre setback from edges of sensitive features of the natural heritage system including ANSIs, significant woodland, and provincially significant wetland. OLAs must be located outside of the floodplain.			
5	50 metre setback from school yard or childcare centre			
<b>Optional Criteria</b>				
6	At least 20% of the site has shade (refers to shade from existing trees to be near to but not within the OLA)			
7	Parking: Has a minimum of 10 public parking spaces within 25 metres. This can include residential on-street parking  Note: Parking requirements may be omitted for Urban OLAs and Neighbourhood OLAs (see OLA typologies below)			
8	Existing hydro service within 20 metres			
9	Existing water service within 20 metres			
10	Existing sanitary service within 20 metres			

## E.3 Design Guidelines

### E.3.1 OLA Typologies

It is recommended that the Town classify existing and proposed OLAs as either

urban, neighbourhood, community or pilot [Table E-5]. The first three classes are for permanent OLAs while the pilot OLA class is a temporary fenced area to be used for

Table E-5: Off-Leash Dog Area Service Levels

	Urban	Neighbourhood	Community	Pilot
General Description	A fenced area within intensification areas that provides a relief area for dogs. Should be located within a neighbourhood park or where space allows	A fenced area that serves the direct surrounding neighbourhood and community within walking distance. Should be located with a neighbourhood park	A fenced area that serves the larger portion of the community within a long walk or short drive away. Should be located within a community park	A temporary fenced area used to test a location to determine suitability for a permanent off-leash dog area
Target Service Area	15-minute walk without major pedestrian barriers (about a 1km radius for pedestrian friendly areas)	30-minute walk without major pedestrian barriers (about a 2km radius for pedestrian friendly areas)	Multiple neighbourhoods	Use goal level of service
Size	0.05-0.2 ha (500- 2000 m <sup>2</sup> )	0.2-0.5 ha (2000-5000 m <sup>2</sup> )	0.5-1 ha (5,000-10,000 m <sup>2</sup> )	Use goal level of service
Parking	Not Required	Recommended (Street Parking)	Required	Use goal level of service
Fencing/Screens	Decorative Metal Fence	Chain Link Fence	Chain Link Fence	Temporary fencing or snow fencing
Surfacing	Artificial (K9) Turf or Engineered Wood Chips	Grass or Engineered Wood Chips	Grass	Existing surface or woodchips to help mitigate mud
Gates and Entrances	Single double-gated entrance with concrete transition area	Two double-gated entrances with concrete transition area and maintenance gate	Two double-gated entrances with concrete transition area and maintenance gate	Single temporary fencing gate
Sub-drainage	Required for both Artificial (K9) Turf or Engineered Wood Chips	Required if using Engineered Wood Chips	Not Required for Grass	Not required
Water Service	Required	Not Required	Not Required	Not Required
Seating	Recommended	Required	Required	Not Required
Supplemental Features	Shade Structure, Community Notice Board	Shade Structure, Community Notice Board	Shade Structure, Community Notice Board, Agility Equipment	n/a



Table E-6: Surface Material Applications

	<b>Turf (grass)</b>	<b>Engineered Wood Chips</b>	<b>K9 (artificial) Turf</b>
<b>Advantages</b>	Natural Soft on paws Accessible	Less mud and dust Easy to install Relatively soft on paws	Excellent drainage Durable Easy to clean Accessible
<b>Disadvantages</b>	Can be muddy Not suitable for small sites Challenging to maintain	Relatively flat sites only (< 4%) Difficult to clean Degrades over time Requires regular maintenance (raking and top-ups) Odour problems Pathway required for accessibility (cost consideration) Sanitary or storm sewer connection is required if sub drainage is needed due to soil or topography	High cost Requires irrigation and frequent maintenance (operational costs) Can get very hot Requires connection to sanitary or storm sewer
<b>Surface Sub-drainage</b>	Not required	Required and should include: Perforated 150 mm dia. drainage tile in a 450 mm clear stone trench around the perimeter of the OLA and in all low areas Ensure drainage infrastructure is at least 450 mm below ground level to help protect pipes from digging dogs Minimize use of landscape/ filter fabric/drainage cloth to separate clear stone from engineered wood chips as this will be exposed and ripped by dogs	Required and should include: Perforated 150 mm dia. drainage tile in a 450 mm clear stone trench around the perimeter of the OLA and in all low areas Drainage tile network to be connected to sanitary Provide clear stone throughout the entire area and perforated drainage tile at regular intervals as per manufacturer's recommendation
<b>Application</b>	Medium to large OLAs (> 1,500 m <sup>2</sup> ) Seed mix resilient to wear, drought, and dog urine Design OLA to allow for rotating closure for turf restoration	Small to medium OLAs (approximately 500 to 3,000 m <sup>2</sup> ) , possibly with connection to sanitary or storm 300 mm depth min.	Small sites (approximately <500 to 1,000 m <sup>2</sup> ) with access to water and sanitary or storm sewer
<b>Maintenance Considerations</b>	Inspection, and repair of bare spots Mowing Access to water for irrigation to aid in repairs and establishment of new turf Fertilization, aeration, and overseeding Seasonal partial closing on a rotating basis to allow for repair and regeneration of turf Provide permanent fencing to organize OLA into multiple management areas to facilitate partial closure and seasonal regeneration of grassed areas Use of Engineered Wood Chips to cover seasonally muddy areas	Inspection, raking, and top-up Replacement of engineered wood chips (as required)	Inspection and repair of surface Disinfection using a bacterial enzyme cleaner Water access mandatory for regular maintenance/ cleaning

testing site suitability for new OLAs. The urban OLA class is not recommended for Grimsby in the short term but will likely be needed in the future when the Town becomes more urbanized.

### E.3.2 Mandatory versus Supplemental Features

The following section describes the specific considerations associated with the design, operations, and maintenance of off-leash areas. These are organized into two types: mandatory and supplemental features.

Mandatory features include:

- Surfacing
- Fencing
- Entrances
- Signage
- Waste Receptacles
- Seating
- Accessibility
- Shade and wind protection
- Parking (exception for Urban OLAs)

Supplemental features are value-added amenities that are nice to have but are not mandatory. These include but are not limited to:

- Water
- Lighting
- Planting
- Other amenities (e.g., small/shy dog area, play elements)

The following guidelines can be used to standardize the design and materials used in new off-leash areas within the Town. The

design intent is to achieve user satisfaction, dog and owner health and safety, consistency in design and predictable construction costs, and improved efficiency in operations, repairs, and maintenance.

### E.3.3 Mandatory Features

#### Surfacing

Choice of surface type should be made on a case by case basis with consideration of the size of the OLA, intensity of use (i.e. surrounding dog population), and site slope. Currently, all existing OLAs in Grimsby have grass surfacing which is suitable due to their large size. It is recommended that new OLAs use one of three types of materials: grass, engineered wood chips, and K9 (artificial) turf. The use of stone material including pea gravel, crushed granite, stone chip/dust or sand) is not recommended due to issues with suspended dust and harm to dogs' paws. Pea gravel can also be difficult to walk on and can become very hot in the summer. Table E-6 highlights the advantages and disadvantages of each surfacing type and when it should be used.

#### Fencing and Barriers

Fencing is required to contain dogs while strategically placed barriers and screens should be used to help reduce visual distractions from outside the OLA which may trigger reactive dogs (i.e., cause barking). In some instances, a partial enclosure may be considered where the time of use for an OLA is deemed appropriate. Key considerations include:

- Minimum fence height of 1.5 metres
- Consider a taller fence (up to 1.8 metres) where containment is absolutely imperative (i.e., near playgrounds, splash



pads, school yards, or adjacent to busy roads)

- Fence type, desired level of screening, and aesthetic preference can vary based on context, but should meet the following requirements:
  - Materials must be resistant to corrosion from dog urine
  - Designed to prevent dogs from digging underneath
  - Smooth/finished top to avoid injury in case of climbing or dogs trying to jump over fence
  - No protruding sharp edges or wires which may injure dogs
  - No gaps between gates/fencing or posts greater than 75 mm
- In more urban environments, use a black steel/metal fence
- Where appropriate, consider surface mounting the fence on a concrete curb to protect the bottom from excessive damage from dog urine
- Consider providing a poured concrete curb under the fence line to prevent weed/dendrite growth through fence and to prevent dogs from digging under the fence
- On a case by case basis where an OLA is being integrated as part of a larger park redevelopment project, look for opportunities to integrate low berms, coniferous tree screens, or low planting (grasses and shrubs under 1.2 metres) around the outside perimeter of the fence to help screen the view of dogs inside and outside of the OLA to help reduce barking from reactive dogs and stop dogs from rushing the fence
- Screening to be considered strategically, on a case by case basis while preserving sightlines for user safety

## Entrances

Well-designed and durable entrances are an integral part of an off-leash area. Key considerations include:

### Placement

- Locate away from high traffic/activity areas (i.e., playgrounds, splash pads, multi-use pathways)
- Provide at least two entrance/exit points when site conditions permit to address user safety
- Allow for placement of waste (green bin or garbage) receptacles outside of fenced areas to facilitate easy pick-up for staff and for owners to deposit dog poop bags without having to leave enclosure
- Provide at least one locked double gated access point for maintenance purposes to be used by parks personnel

### Configuration

- Provide a double gated entry with transition (corral) area between gates
- Entrance corral area to be a minimum of 3.5 x 3.5 m<sup>2</sup>
- Entrance corral to be hard surface (i.e., concrete) to prevent pooling of water/mud
- Gates to be installed over hard surface to prevent small dogs from digging or slipping under the gate
- Provide planting to help screen the view of dogs inside and outside of the OLA to help reduce barking from reactive dogs and to stop dogs from rushing the entrance
- Continue hard surface pathway from gate into OLA for accessibility and to help prevent entrance area from becoming muddy during wet weather

## Gate Design

- Quiet and durable closing latch with rubber or silicone to help with sound isolation
- Latch to allow for easy one-handed operation at a height operable by a person using a mobility device (i.e., no greater than 1 metre)
- Gates to swing into off-leash area to help push dog back into enclosure

## Signage

Clear, concise, and properly placed signage is a critical aspect of providing a safe off-leash experience for dogs and their owners. Key considerations include:

- Information to be visible from both outside the OLA as well as inside the OLA
- Do not post signs on gates as this will create noise when gates are opened and closed
- Avoid placing signs where people and dogs might congregate to avoid conflicts between dogs
- Use a communications style that is friendly, based on simple diagrams, graphics, and language which meets accessibility standards (i.e., reading level, text size, colours, etc.)

## Waste Receptacles

Waste receptacles for dog waste collection should be provided at all OLAs and emptied regularly by Town staff. Further considerations include:

- Provide a sufficient number of collection bins just outside OLA entrances to encourage OLA users to use the bins.
- Consider providing “dog waste only” green bin receptacles to avoid the pile up of dog

waste in regular garbage receptacles in parks.

- It is not necessary to provide bag dispensers at OLAs
- If providing recycling receptacles in parks, place recycling away from the OLA to limit contamination by dog waste
- To avoid conflicts between waste collection personnel and dogs, avoid locating waste receptacles within the OLA enclosure.

## Accessibility

Creating a barrier-free environment for all users is an important OLA design consideration. This includes:

- Providing a barrier-free route to/from the OLA
- Providing a barrier-free route within the OLA
- Seating
- Gate design

## Pathway to/from Off-Leash Area

- Providing an accessible route to/from the OLA from the park’s main pathway, public sidewalk, or parking lot
- Walkway to be at least 2.1 metres wide to allow for sufficient space for a mobility device with a dog on-leash
- Any route to an OLA that undergoes winter maintenance must include the application of a pet-friendly de-icing product
- Where feasible, place new OLA entrances adjacent to Town sidewalks to increase accessibility



## Accessible Route within OLA

- Provide an accessible route from the main entrance into the OLA
- Route to be at least 2.1 metres wide
- In grass and engineered wood chip surfaced OLAs, route to extend at least 8 metres beyond the gate to a bench to help prevent the congregation of owners and pets at the entrance
- In larger OLAs consider extending around perimeter of OLA to provide more access and encourage owners to move with their dog

## Seating

Although providing seating may encourage a lack of owner interaction with their dogs, users often spend 30 minutes at the off-leash area. Therefore it is important to provide adequate seating from a user comfort/experience and accessibility perspective.

- Provide one bench for each 1000 m<sup>2</sup> of surface area in all OLAs to a maximum of 5 benches total
- Install benches on concrete pads with space for a wheelchair or scooter on one side
- Place seating at least 2 metres from the fence to prevent dogs from using the bench to jump over fence
- Locate seating so at least half (50%) of all benches provided, including half of all accessible benches, are in shade
- In larger OLAs:
  - Locate at least 8 metres from any entry or exit gates
  - Ideally, space at least 8 metres apart to avoid creating conversation nodes which may distract owners

- Provide at least one bench in association with the accessible route, ideally at least 8 metres from the entrance/exit

## Gate Design

The design and configuration of gates need to consider accessibility in regards to users with mobility devices. This includes:

- Gate width per AODA standards
- Gate operation (one-handed latch operation)
- Latch height to accommodate users in a seated position

## Shade and Wind Protection

Providing shade within OLAs is important for the comfort of both owners and their dogs.

- Try to distribute shade throughout the site to avoid OLA users from congregating in one location
- Strategically plant trees at least 2.4 metres beyond the fenceline of the OLA to provide shaded locations within the enclosed area
- Look for innovative ways to incorporate vegetation for shade around the outside of the fenced perimeter without relying on trees in the middle of the OLA. Maintenance of trees within OLAs can be challenging and protective fencing for interior trees takes up limited space (especially in smaller OLAs).
- If a shade structure is provided it must be open sided with footings either placed outside of the OLA or with the metal posts mounted to 500mm concrete piers to avoid the corrosive impact of dog urine
- Footings should be exposed with the top of the concrete at least 450 mm above

grade to minimize corrosion from dog urine

- Shade sails or temporary structures are not recommended, as they tend to have limited durability, may require frequent maintenance, and may not perform well under winter conditions such as snow loads and ice accumulation.

Providing protection from wind is also important in order to make the OLA comfortable for users in the winter months. Open areas in Grimsby located near to the lake or up on the escarpment are often very windy. To buffer wind, strategically place coniferous trees and/or shrubs to screen prevailing winds from the north-east.

## Parking

Parking should be provided for all community class OLAs. It is not required for Urban OLAs and is recommended (but not required) for Neighbourhood OLAs. Key considerations may include:

- Provide a minimum of 10 public parking spaces within 25 metres for all Community OLAs. This can include residential on-street parking.
- Provide an accessible route that connects the accessible parking stalls to the OLA
- Appropriate setback from the OLA for safety (minimum 5 meters recommended)
- Screening OLA from the parking lot if close to OLA to discourage owners from sitting in their car while observing their dog

### E.3.4 Supplementary Features

Supplemental amenities are value-added features that are nice to have but are not mandatory.

## Water

While water is a highly desired feature in OLAs, incorporating is not always feasible from an operations or budget perspective. Especially when no existing water service is in the vicinity. The decision to include a water element must be made in consideration of the project's budget, site feasibility, and consultation with the community and Parks Operations.

- Consider introducing a bottle filler with a pet bowl feature when an existing park water service and connection to sanitary is available. If provided this feature should be located outside of the OLA at least 8 metres from the entrance and fence line
- Any water service feature must be mounted to a concrete pad a minimum of 1.5 x 1.5 metres diameter to help minimize puddling and creation of mud around the water source

## Lighting

Lighting increases safety and extends the hours when OLAs can be used in the winter. Lighting can also assist in improved pet etiquette by allowing owners to more easily pick up after their pet. However, light pollution can negatively impact wildlife behaviour as well as nearby residents. Lighting may also not be feasible from an operations or budget perspective when an existing electrical service is not in the vicinity. While solar may be deemed appropriate in certain circumstances, generally solar lighting technology is not adequate to provide the light levels necessary to support users in the early morning and evening from December to March. Therefore, the decision to include lighting should be made on a case by case basis.



- Consider introducing lighting when an existing park electrical service is available
- Consider lighting to support evening and early morning use in alignment with the park's hours of operation
- Lighting is to be considered at entrances and outside of the perimeter fence only to avoid potential damage to light poles from dog urine and to facilitate ease of servicing using a bucket truck
- Lighting to be dark-sky compliant and shielded/directed away from adjacent residential properties
- Timers and/or automatic activation should be considered where appropriate

Ultimately provided that an electrical service is available nearby, and that wildlife and residents will not be negatively impacted, it is preferable that OLAs be lit.

## Planting

The incorporation of trees and shrubs into the design of an OLA may serve to provide shade and/or screen the OLA to help minimize barking from reactive dogs. However the use of plants should only be considered on a case by case basis and be used strategically to avoid an unnecessary maintenance/operational burden. In most instances, planting should be done outside of the fence to help minimize the impact of dogs (i.e. urine) and to provide easy access for maintenance. Planting for screening would be used strategically to block views of adjacent facilities and walkways (not around the entire perimeter). Some considerations include:

- Strategically provide tree planting outside the perimeter of OLA to provide shade
- Coniferous evergreen trees or shrubs can be used around the perimeter to help screen views into/out of OLA to address

reactive dogs. Screening must have some visual permeability in order to ensure a sense of safety for OLA users.

- Trees are to be planted at least 2.4 metres from the fence line to allow turf maintenance equipment to safely pass between trees and the fence
- Consider low planting under 1.2 metres to screen views of OLA to help mitigate reactivity between dogs
- Select plants that are non-toxic to dogs as well as plants that don't drop fruit or seeds
- Plant species that are tolerant of soils high in nitrogen and other salts to minimize the impact of dog urine
- Although discouraged in most cases, any trees proposed in the OLA must be fenced with 3m x 3m fencing with 10 gauge wire
- Avoid planting close to corral entrance/exit to minimize damage to planting from dog urine

## Other Amenities

Other amenities to consider in OLA design include:

- Small dog area
- Play elements
- Fetching lanes

## Small Dog Area

In many jurisdictions, small dog areas with clearly defined weight restrictions are provided to prevent injury to small dogs due to boisterous play, bullying behaviour, or predatory behaviour. In consultation with the community, consider providing a separate small dog area.

- Small dog area should be at least 600 m<sup>2</sup> or 30% of the total off-leash area

- When possible a separate double-gated entrance should be provided so that small dogs do not need to go through the main OLA entrance
- If there is community interest, consider a pilot project to include shy dogs as being permitted in the small dog area

## Play Elements

The addition of play elements may not be appropriate for all OLAs given the space it requires, cost/trade-off for other OLA features (limited budget), and community interest. It should also be noted that without proper training, some obstacles can be dangerous, especially for puppies/young dogs and therefore should be limited to beginner-type or low-impact obstacles.

- In consultation with the community, consider incorporating informal play features in the off-leash area to allow dogs to practice their natural skills
- Incorporating features such as boulders will help enrich a dog's experience
- High-impact formal agility equipment including jumps, ladders, and A-frames can pose a safety problem if dogs and their owners that are not trained in their proper use
- Play elements should be located at least 3 metres from perimeter fencing and no taller than 600 mm

## Fetching Lane

Providing separate zones for more active play can help to minimize conflicts between different users. Features such as a fetching lane – a designated area for playing fetch – may be considered in consultation with the community when space exists

- Similar to a fast lane in a swimming pool, only suitable for OLAs with adequate space free of obstructions and outside the regular flow of activity
- Should not consume more than 10% of the total OLA area
- Recommend minimum size to be 5 m x 25 m

## E.4 Implementation

The following section provides guidance on the process of OLA development. It outlines the use of temporary pilot OLAs as a method of testing site suitability, and discusses funding, costing, and considerations for volunteer involvement. Sections covered include:

- New OLA Process Overview
- Introducing new OLAs using a Pilot
- Funding Methods
- Intensification Area Considerations
- Ambassador Program Considerations
- OLA Typology Costing
- Lifecycle & Operation Considerations

### E.4.1 New OLA Process Overview

Implementation procedures for off-leash dog areas are summarized into five (5) processes including:

- Internal Operations - Town Staff
- Pilot Set-Up - Town Staff or Contractor
- Consultation - Town Staff
- Design - Consultant
- Construction - Contractor



## Internal Operations

This includes decision-making for new locations, location solutions, and pilot permanency. Additionally, it encompasses the maintenance required for these facilities and processes used to inform the public the future of these locations.

## Pilot Set-Up

Some municipalities use a pilot approach to introduce and test new OLAs to new locations. This can be an especially useful approach when introducing an OLA to an established park where there are existing competing uses. The Town may choose to develop a permanent OLA without first testing a pilot when new parks are being developed for new neighbourhoods or areas of intensification.

The establishment of a new pilot OLA will involve either formalizing an existing pilot location or relocating a failed OLA. The scope of work includes the following tasks:

- Dismantling the existing pilot infrastructure (including fencing, gates, signage, etc.).
- Transporting the current pilot infrastructure to the new location (if applicable).
- Setting up the new pilot at the designated site (if applicable).
- Rehabilitating the previous location if it has been deemed unsuitable after consultation.

This scope of work will be part of the tender drawing package and specifications for the formalization of a pilot area, and it will be the responsibility of the contractor. However, if the relocation is necessitated by a failed location, the responsibility will fall to Town staff.

The process of using a pilot OLA is discussed in more detail in the next section.

## Consultation

Consultation refers to community and stakeholder engagement undertaken by Town staff to receive feedback on a pilot OLA. This includes online surveys and on-site engagement with off-leash dog area users.

## Design

The design process includes retaining a design consultant (i.e. Landscape Architect and other associated design disciplines) to prepare the tender drawings and issued for construction drawings for the construction of a permanent OLA.

## Construction

Construction involves hiring an external contractor to make the pilot permanent based on the drawings created during the design process.

### E.4.2 Introducing new OLAs using a Pilot

The process for establishing and formalizing the temporary pilot off-leash dog areas is discussed under the following three (3) headings:

- A. Opening a New Pilot;
- B. Making a Pilot Permanent; and
- C. Closing a Pilot

### E.4.3 Funding Methods

The Town can explore using sponsorships, donations and public-private partnerships to

help support the operating and capital costs of off-leash dog areas.

## Sponsorship Opportunities

### Park Amenity Sponsorship Program

- Offer naming rights or plaque recognition in exchange for funding:
  - Park Features: Shade structures, community notice board; and
  - Recognition: On-site signage (discreet), Town website or social media.

### Corporate Sponsorship Tiers

- Offer tiered packages for corporate partners such as:

- Gold (\$10,000+): Sponsor supplemental features such as shade structures or small dog area
- Silver (\$5,000–9,999): Sponsor amenities like drinking fountains, benches)
- Bronze (<\$5,000): Sponsor small features (waste bins, tree planting).

### Annual Event Sponsorship

- Host yearly fundraising events (e.g., Dog Day in the Park):
  - Seek sponsors for event logistics (tents, activities, swag bags); and
  - Provide advertising space at the event and online.

Table E-7: Steps to Introduce New OLAs Using a Pilot

Steps	Description
<b>Opening a Pilot</b> The steps to open a new pilot include:	
Step 1	Inform the public about the Pilot OLA location at least 1 month in advance: <ul style="list-style-type: none"> <li>· The information should be reported to the public through signage, the Town’s website, nearby residents via letters in the mail, and social media; and</li> <li>· Share the reasons for the introduction of the Pilot OLA at the chosen location.</li> </ul>
Step 2	Establish the new pilot by re-purposing materials (i.e. temporary metal fencing, gates, signage, etc.) from another pilot location (if applicable).
Step 3	Operate the new pilot open for at least one (1) year during the community engagement process, which should include: <ul style="list-style-type: none"> <li>· Online survey; and</li> <li>· At least one (1) on-site open-house event.</li> </ul>
Step 4	Following community engagement, a decision should be made on whether to make the pilot permanent or explore another location.



Table E-7: Steps to Introduce New OLAs Using a Pilot (continued)

Steps	Description
<p><b>Making a Pilot Permanent</b> Following the community engagement process, a pilot may be made permanent with consideration of the following:</p>	
Step 1	Keep the pilot off-leash dog area open until construction starts, which may lead to it being a “temporary facility” for several years due to funding and project priorities.
Step 2	Retain a consultant to design the permanent off-leash dog area, this includes: <ul style="list-style-type: none"> <li>· Inventory and analysis and other sitespecific studies, such as topographic and/or legal surveys, geotechnical investigations, environmental impact</li> <li>· Community and stakeholder feedback through meetings, public open houses, online surveys, etc., to confirm the design;</li> <li>· Develop design options, detailed designs, and construction contract documents following best practices</li> </ul>
Step 3	Release the RFQ and tender the project.
Step 4	Construct the permanent off-leash dog area. Scope of work includes: <ul style="list-style-type: none"> <li>· Dismantle the Pilot ;</li> <li>· Relocate Pilot (i.e. fencing, gates, signage, etc.) to a new pilot site (if applicable);</li> <li>· Construct the new Pilot; and</li> <li>· Construct the permanent off-leash dog area.</li> </ul>
<p><b>Closing a Pilot</b> A pilot may close due to poor public response, site conditions, or other long-term maintenance challenges. Upon deciding to close a pilot, the following steps should be taken:</p>	
Step 1	Inform the public about the relocation at least 1 month in advance: <ul style="list-style-type: none"> <li>· The information should be reported to the public through signage, the City’s website, and social media; and</li> <li>· Share the reasons for the closure and rationale for choosing the new location (if applicable).</li> </ul>
Step 2	Relocate and construct the new pilot as outlined above (if applicable).
Step 3	Rehabilitate pilot as part of the decommission process. This may include removal and restoring of surface, top dressing, fine grading and seed and/or sod.

## Donation Opportunities

### Online Donation Platform

- Set up a dog park donations page to the Town website :
  - Accept one-time or recurring donations;
  - Allow donors to select features to support; and
  - Provide tiered recognition for large donors.

## Partnerships

### Public–Private Partnerships

- Explore partnerships with:
  - Local dog associations to manage parks or enhancements; and
  - Developers to integrate new offleash dog areas into subdivisions or intensification areas (via development agreements).

### Local Business & Artisan Partnerships

- Engage landscape architects and artists to create sponsor-supported amenities; and
- Feature local vendors and groomers at events or via promotions in exchange for funding support.

## Revenue-Generating

### Initiatives

- Permit Program for Trainers/Events
  - Charge trainers, educators, and event organizers a fee to use offleash dog areas for commercial or semi-public activities.

## Agility Equipment Rentals

- Partner with dog trainers or businesses to rent out agility equipment for events, workshops, or trials.

## Marketing & Communication Plan

- Launch a Sponsorship & Donations Toolkit (print + digital);
- Promote sponsorship opportunities in:
  - Town newsletters;
  - Local vet clinics and pet stores;
  - Community centres; and
  - Social media and Town website
- Highlight “Donor of the Month” or “Sponsor Spotlight” in community outreach; and
- Share stories and testimonials from sponsors and park users.

## E.4.4 Intensification Area Considerations

As Grimsby continues to grow through urban intensification there will likely be a need for compact and accessible off-leash dog areas that serve residents in high-density environments. To address this, the Town should integrate small-scale urban off-leash dog areas (urban OLA typology) within intensification zones where the need cannot be met by nearby large-scale OLAs.

In these locations, the Town should also consider opportunities for public-private partnerships, including:

- Off-leash spaces integrated into new developments on privately owned publicly accessible spaces (POPS);



- Strata parks<sup>4</sup> or other shared semiprivate open spaces with potential for broader community use;
- Temporary or semi-permanent pilots coordinated with property owners or development agreements.

From a planning and development perspective, it is recommended that:

- Off-leash dog areas be considered in secondary plans, development applications, and capital project reviews;
- Staff develop interdepartmental tools to identify and support offleash opportunities early in the planning process.

### E.4.5 Ambassador Program Considerations

Consider the introduction of a Town-supported volunteer initiative modeled on best practices. Such programs are referred to as stewardship or ambassador programs and can be designed to:

- Promote responsible dog ownership;
- Foster safe, inclusive, and well-maintained off-leash areas; and
- Serve as a bridge between the community and Town staff.

To start an ambassador program the Town would invite interested residents to formally collaborate with the Town through site-based stewardship teams. These volunteers will serve as partners in promoting positive off-leash dog area use, identifying operational issues, and building community ownership of off-leash spaces.

Table E-8: Ambassador Program Volunteer Roles

Role	Descriptions
Ambassadors	Standard volunteers who educate users, report issues, and attend training.
Lead Ambassadors	Coordinate site-specific efforts, act as primary liaison with Town staff, assist with recruiting.
Event Ambassadors	Support Town-led or community off-leash dog area events such as cleanups, fundraising, or dog days.

### Program Structure

#### Site-Based Ambassador Teams

If initiating an ambassador program, it is recommended that a minimum of three (3) ambassadors per site are recruited. Volunteers would be asked to commit to a term of service and participate in Town-delivered training, which may include bylaw education, dog behaviour basics, safety protocols, and conflict resolution. The Town would maintain a central contact to coordinate communications, facilitate reporting, and provide program support.

Ambassador program volunteers could be sorted in three types of roles as outlined in Table E-8.

<sup>4</sup> Typically a public park built on top of a structure like a parking garage, often in dense urban areas, combining green space with essential infrastructure

## Recruitment & Training

Developing a successful OLA ambassador program would include recruitment and training processes. The recruitment process should:

- Be a standardized application process that includes an online application form, references, and a screening interview
- Set expectations such as a minimum term and/or monthly hour targets

## Training Modules

Training modules to be completed by ambassador volunteers may include:

- Grimsby's off-leash dog area code of conduct, policies and bylaws;
- Understanding canine behaviour and safety;
- Conflict de-escalation and respectful communication;
- Reporting procedures and volunteer code of conduct; and
- Guest instruction from animal behaviour professionals.

## Tools & Supports

Volunteers should be supported with tools, good communication, perks and appreciation. Tools and supports for volunteers of an off leash dog area ambassador program may include:

- Welcome Kit (e.g., brochures, ID badge, branded vest);
- Online volunteer portal for scheduling and communication;
- Notice boards or QR code signage to promote engagement and volunteer visibility;

- Annual appreciation events and recognition initiatives; and
- Potential perks, such as discounted dog licensing or pet store partnerships.

## Program Evaluation

- The Town will monitor participation and site outcomes over a set time period. Evaluation metrics may include:
- Volunteer recruitment and retention rates;
- Number and type of issues reported and resolved;
- User satisfaction and feedback trends; and
- Success of events and outreach initiatives.

Program evaluation results would inform future program refinements.

## E.4.6 Typology Costing

This section provides cost estimates for the three permanent OLA typologies based on different design scenarios such as different combinations of sizes and surfaces. It illustrates the large variations in between OLAs of different scales and design.

### Urban OLA Typology Costing

Table E-9 shows four design combinations for the Urban OLA typology based on size and chosen surface. The Urban OLA typology is for OLAs sized **0.05 hectares to 0.2 hectares**. At this size range, only wood chips or artificial turf are suitable surfaces. Three levels of cost estimate are shown for each combination based on low, medium or high supply and installation costs. The 0.2 hectare design combinations include a small dog area, which has additional costs for fencing, additional entrance gate



Table E-9: Cost Summary for Urban OLAs

OLA Type	Urban - Small - Woodchips	Urban - Small - Artificial Turf	Urban - Large - Wood Chips	Urban - Large - Artificial Turf
<b>Surfacing</b>	Engineer wood chips, 150 mm depth (including granular and weeping tile sub drainage)	K9 (artificial) Turf including subdrainage	Engineer wood chips, 150 mm depth (including granular and weeping tile sub drainage)	K9 (artificial) Turf including subdrainage
<b>Size</b>	500 m <sup>2</sup>	500 m <sup>2</sup>	2000 m <sup>2</sup>	2000 m <sup>2</sup>
<b>Paving</b>	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 90m internal perimeter asphalt walkway, 1 concrete bench pad, 1 concrete entrance pad	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 1 concrete bench pad, 1 concrete entrance pad	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 4 concrete bench pads, 90m internal perimeter asphalt walkway, 1 concrete entrance pad	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 4 concrete bench pads, 1 concrete entrance pad
<b>Fencing</b>	Metal fencing at 1.5 m height, 2 single swing gates and latch, double maintenance gate with 4m opening	Metal fencing at 1.5 m height, 2 single swing gates and latch, double maintenance gate with 4m opening	Metal fencing at 1.5 m height, 2 single swing gates and latch, double maintenance gate with 4m opening	Metal fencing at 1.5 m height, 2 single swing gates and latch, double maintenance gate with 4m opening
<b>Signage</b>	1 bylaw sign and 1 code of conduct sign	1 bylaw sign and 1 code of conduct sign	1 bylaw sign and 1 code of conduct sign	1 bylaw sign and 1 code of conduct sign
<b>Planting</b>	Planting buffer with trees and shrubs along part of perimeter	Planting buffer with trees and shrubs along part of perimeter	Planting buffer with trees and shrubs along part of perimeter	Planting buffer with trees and shrubs along part of perimeter
<b>Benches</b>	1 bench	1 bench	4 benches	4 benches
<b>Electrical and Lighting</b>	Allowance for new or upgraded hydro service, 1 light fixture	Allowance for new or upgraded hydro service, 1 light fixture	Allowance for new or upgraded hydro service, 3 light fixtures	Allowance for new or upgraded hydro service, 3 light fixtures
<b>Water Service</b>	Allowance for new or upgraded water service, 1 bottle filler with pet bowl	Allowance for new or upgraded water service, 1 bottle filler with pet bowl	Allowance for new or upgraded water service, 1 bottle filler with pet bowl	Allowance for new or upgraded water service, 1 bottle filler with pet bowl
<b>Miscellaneous Amenities</b>	One 5m by 5m shade structure	One 5m by 5m shade structure	One 5m by 5m shade structure	One 5m by 5m shade structure
<b>Small Dog Area</b>	Not included	Not included	600 m <sup>2</sup> small dog area, 40 m <sup>2</sup> of additional fencing, 2 single swing gates and latch, double maintenance gate with 4 m opening, concrete entrance pad, allowance for additional signage	600 m <sup>2</sup> small dog area, 40 m <sup>2</sup> of additional fencing, 2 single swing gates and latch, double maintenance gate with 4m opening, concrete entrance pad, allowance for additional signage
<b>Low Estimate</b>	<b>\$323,076.95</b>	<b>\$352,105.50</b>	<b>\$636,287.53</b>	<b>\$787,064.77</b>
<b>Medium Estimate</b>	<b>\$405,860.52</b>	<b>\$438,309.42</b>	<b>\$783,207.75</b>	<b>\$958,176.46</b>
<b>High Estimate</b>	<b>\$492,108.40</b>	<b>\$528,122.50</b>	<b>\$937,166.35</b>	<b>\$1,137,439.15</b>

Table E-10: Cost Summary for Neighbourhood and Community OLAs

OLA Type	Neighbourhood - Small - Existing Grass	Neighbourhood - Small - New Grass	Neighbourhood - Large - Existing Grass	Neighbourhood - Large - New Grass	Community - Large - Existing Grass	Community - Large - New Grass
<b>Surfacing</b>	Assumes use of existing open grass area	New grass area	Assumes use of existing open grass area	New grass area	Assumes use of existing open grass area	New grass area
<b>Size</b>	2000 m <sup>2</sup> (same size as Urban - Large)	2000 m <sup>2</sup> (same size as Urban - Large)	5000 m <sup>2</sup> (same size as Community - Small)	5000 m <sup>2</sup> (same size as Community - Small)	10,000 m <sup>2</sup>	10,000 m <sup>2</sup>
<b>Paving</b>	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 2 concrete bench pads, 2 concrete entrance pads	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 2 concrete bench pads, 2 concrete entrance pads	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 300m internal perimeter pathway, 5 concrete bench pads, 90m internal perimeter asphalt walkway, 1 concrete entrance pad	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 300m internal perimeter pathway, 5 concrete bench pads, 90m internal perimeter asphalt walkway, 1 concrete entrance pad	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 410m internal perimeter pathway, 5 concrete bench pads, 2 concrete entrance pads	2 concrete pads for waste bins, 50m asphalt walkway to entrance, 410m internal perimeter pathway, 5 concrete bench pads, 2 concrete entrance pads
<b>Fencing</b>	Chain link fencing at 1.5 m height, 2 double-gated entrances, double maintenance gate with 4m opening	Chain link fencing at 1.5 m height, 2 double-gated entrances, double maintenance gate with 4m opening	Chain link fencing at 1.5 m height, 2 double-gated entrances, double maintenance gate with 4m opening	Chain link fencing at 1.5 m height, 2 double-gated entrances, double maintenance gate with 4m opening	Chain link fencing at 1.5 m height, 2 double-gated entrances, double maintenance gate with 4m opening	Chain link fencing at 1.5 m height, 2 double-gated entrances, double maintenance gate with 4m opening
<b>Signage</b>	1 bylaw sign and 1 code of conduct sign	1 bylaw sign and 1 code of conduct sign	1 bylaw sign and 1 code of conduct sign	1 bylaw sign and 1 code of conduct sign	1 bylaw sign and 1 code of conduct sign	1 bylaw sign and 1 code of conduct sign
<b>Planting</b>	Planting buffer with trees and shrubs along part of perimeter	Planting buffer with trees and shrubs along part of perimeter	Planting buffer with trees and shrubs along part of perimeter	Planting buffer with trees and shrubs along part of perimeter	Planting buffer with trees and shrubs along part of perimeter	Planting buffer with trees and shrubs along part of perimeter
<b>Benches</b>	2 benches	2 benches	5 benches	5 benches	5 benches	5 benches



Table E-10: Cost Summary for Neighbourhood and Community OLAs (continued)

OLA Type	Neighbourhood - Small - Existing Grass	Neighbourhood - Small - New Grass	Neighbourhood - Large - Existing Grass	Neighbourhood - Large - New Grass	Community - Large - Existing Grass	Community - Large - New Grass
<b>Electrical and Lighting</b>	Allowance for new or upgraded hydro service, 3 light fixtures	Allowance for new or upgraded hydro service, 3 light fixtures	Allowance for new or upgraded hydro service, 8 light fixtures	Allowance for new or upgraded hydro service, 8 light fixtures	Allowance for new or upgraded hydro service, 17 light fixtures	Allowance for new or upgraded hydro service, 17 light fixtures
<b>Water Service</b>	Not included	Not included	Not included	Not included	Allowance for new or upgraded water service, 1 bottle filler with pet bowl	Allowance for new or upgraded water service, 1 bottle filler with pet bowl
<b>Miscellaneous Amenities</b>	Not included	Not included	Not included	Not included	1 5m by 5m shade structure	1 5m by 5m shade structure
<b>Small Dog Area</b>	600 m <sup>2</sup> small dog area, 40 m <sup>2</sup> of additional fencing, 2 single swing gates and latch, double maintenance gate with 4m opening, concrete entrance pad, allowance for additional signage	600 m <sup>2</sup> small dog area, 40 m <sup>2</sup> of additional fencing, 2 single swing gates and latch, double maintenance gate with 4m opening, concrete entrance pad, allowance for additional signage	Not included	Not included	Not included	Not included
<b>Low Estimate</b>	<b>\$174,760.59</b>	<b>\$213,988.35</b>	<b>\$319,294.62</b>	<b>\$410,730.96</b>	<b>\$603,586.43</b>	<b>\$746,232.83</b>
<b>Medium Estimate</b>	<b>\$223,448.40</b>	<b>\$278,263.71</b>	<b>\$410,394.44</b>	<b>\$538,560.99</b>	<b>\$776,296.63</b>	<b>\$967,086.19</b>
<b>High Estimate</b>	<b>\$276,252.66</b>	<b>\$347,466.13</b>	<b>\$508,876.68</b>	<b>\$675,685.18</b>	<b>\$959,431.19</b>	<b>\$1,200,832.79</b>

and maintenance gate, and signage. The wood chip surface combinations include an asphalt loop around the inside of the OLA enclosure to provide an accessible route. This is not necessary for the artificial turf surfaced OLAs.

The lowest cost estimate for this typology is **\$323,076.95** (low estimate for the “urban - small - wood chips” design combination) and the highest is **\$1,137,439.15** (high estimate for the “urban - large - artificial turf” design combination).

### Neighbourhood and Community OLA Typology Costing

Table E-10 shows 6 design combinations for the Neighbourhood and Community OLA typology based on size and new grass surfacing vs existing grass. These typologies are shown together in the same table due to their overlap. For instance the largest Neighbourhood OLA size is the smallest Community OLA size. The Neighbourhood OLA typology is for OLAs sized **0.2 hectares to 0.5 hectares** and the Community OLA typology is for OLAs sized **0.5 hectares to 1.0 hectare**. At these sizes, real grass can be used. Three levels of cost estimate are shown for each combination based on low, medium or high supply and installation costs. The 0.2 hectare design combinations include a small dog area, which has additional costs for fencing, additional entrance gate and maintenance gate, and signage.

The lowest cost estimate for the Neighbourhood typology is **\$174,760.59** (low estimate for the “neighbourhood - small - existing grass” design combination) and the highest is **\$675,685,18** (high estimate for the “neighbourhood - large - new grass”).

The lowest cost estimate for the Community typology is **\$319,294.62** (same as the low

estimate for the “neighbourhood - large - existing grass” design combination) and the highest is **\$1,200,832.72** (high estimate for the “community - large - new grass”).

### E.4.7 Lifecycle & Operation Considerations

Effective long-term planning for off-leash dog areas requires a clear understanding of the associated costs over the facility’s lifecycle. This section outlines capital costs, resource forecasting, and maintenance considerations to ensure off-leash dog areas remain safe, accessible, and well-maintained throughout their lifespan. This includes both infrastructure lifecycle planning and annual operational support needs, with cost estimates of off-leash dog area service level.

#### Lifecycle Cost Planning

Lifecycle cost and resource forecasting estimates the long-term replacement or major repair needs of key off-leash dog area components. These costs will help inform capital forecasting and asset management. Table E-11 outlines these costs below.

#### Operations & Maintenance Forecasting

Operations and maintenance forecasting estimates the staff time needed to maintain offleash dog areas. Table E-12 outlines these estimates.



Table E-11: Lifecycle Costs and Resource Forecasting for Mandatory Features

Component	Unit Cost	Replacement Frequency	Notes
<b>Surfacing</b>			
Wood Fibre	\$80 / m <sup>2</sup>	Every 1-2 years	Includes regular top-ups and full annual replacement
Natural Turf (Grass)	\$10 / m <sup>2</sup>	Every 1-2 years	Includes regular repair and full annual replacement
Artificial (K9) Turf	\$120 / m <sup>2</sup>	Every 10-12 years	Includes full replacement and spot repair
<b>Fencing and Entranceways</b>			
Black Vinyl Chain Link Fence	\$200 / lm	Every 10-15 years	Replace when rusted, bent, or mesh breaks
Decorative Steel Fencing	\$400 / lm	Every 10-15 years	Replace when corrosion or damage affects structural integrity
Post and Rail Fencing with Wire Mesh Infill	\$250 / lm	Every 10-15 years	Replace when wood deteriorates or mesh detaches, bends, or corrodes
Single Swing Gate and Latch	\$750 each	Every 10-15 years	Replace when latch mechanism fails or frame warps or misaligns
Double Maintenance Gate	\$2,500 each	Every 10-15 years	Replace when latch mechanism fails or frame warps or misaligns
<b>Signage</b>			
By-Law and Town Signage and Code of Conduct	\$250 each	Every 5 to 7 years or as needed	Replace when by-laws change, visibility fades, or vandalism occurs
<b>Furniture</b>			
Benches	\$1,700 each	Every 10-15 years	Wood or metal components should be maintained annually
Waste Receptacles	\$800 each	Every 7-10 years	Depends on exposure and material; lids and inserts may be replaced more frequently
<b>Planting and Buffers</b>			
Trees	\$300 each	Every 15-25 years	Replace when trees are dead, diseased, or damaged beyond recovery
Vegetative Border	\$60 each	Every 7-10 years	Replace when overgrown, failing, or invasive species dominate.
<b>Water Service</b>			
Initial Water Service	\$20,000 allowance	25+ years	Replace when underground lines fail
Multi-Tier Drinking Fountain	\$5,000 each	Every 10-15 years	Replace when components fail or become irreparable
Multi-Tier Drinking Fountain with Spray Feature	\$5,500 each	Every 10-15 years	Replace when components fail or become irreparable
<b>Paving</b>			
Heavy Duty Asphalt Paving	\$140 / m <sup>2</sup>	Every 20-25 years	Replace when structurally compromised
CIP Concrete Road Curb	\$90 / lm	Every 25-30 years	Replace when structurally compromised
CIP Transition Area Concrete Pad	\$1,800 each	Every 25-30 years	Replace when structurally compromised

Table E-12: Annual Operations and Maintenance Time Estimates

Task	Frequency	Hours per Frequency	Hours per Year
Surface Maintenance (mowing, raking, cleaning)	Weekly	2	104
Gate Repair	Weekly	0.5	26
Fencing Repair	Weekly	0.5	26
Monthly Monitoring and Assessment	Monthly	0.5	6
Water Service (commissioning, decommissioning)	Bi-annually	2	4
Signage Maintenance and Replacement	Seasonally	1	1
Seating Maintenance and Repair	Seasonally	1	1
Shade Structure Maintenance and Repair	Seasonally	1	1
Planting Maintenance	Seasonally	12	12
Snow Clearing	Seasonally	18	18
<b>Total Hours</b>			<b>199</b>
<b>Cost Per Hour</b>			<b>\$100</b>
<b>Total Labour Cost</b>			<b>\$19,900</b>
<b>Equipment and Materials Allowance</b>			<b>\$5,000</b>
<b>Total Per Off-Leash Dog Area Cost</b>			<b>\$24,900</b>

