



# Town of Tecumseh Parks Masterplan Review

## Report No. 4 Establishing Remaining and New Recommendations

**BP**

**Bezaire Partners**

Urban Planners, Landscape Architects,

## **Executive Summary**

This report is the fourth in a four-volume set comprising the parks masterplan review. Report number one provided an inventory of parks and park facilities including cost estimates for asset management purposes.

The second report included a record of public consultation and the third, a review of the recommendations from the 2010 masterplan and updating of the parks and facility benchmarks.

This report combines the findings of each of the previous reports and produces a set of recommendations. The recommendations consist of those from the 2010 report which had not yet been accomplished and new recommendations resulting from the process of this master plan review.

A series of four implementation strategies establishes the approval pathway for each of the recommendations.

## Table of Contents

Executive Summary .....	1
Table of Contents .....	2
1.0 Background.....	3
1.1 Introduction.....	3
1.2 Purpose .....	3
2.0 Remaining Recommendations from 2010 Parks Masterplan .....	3
2.1 Summary.....	3
2.2 Establish Parks .....	3
2.3 Undertake Planning in Partnership with Others .....	3
2.4 Establish Forest Inventory .....	4
3.0 New Initiatives .....	4
3.1 Classify Trails in Parks and Rights-of Way .....	4
3.2 Classify Parks by New Classifications: .....	5
3.3 Revise Design Criteria for Each Park Classification .....	6
3.4 Establish Parks or General Park Facilities .....	7
3.5 Provide or upgrade the following Sports Facilities.....	8
3.6 Perimeter Trails .....	9
3.7 Splashpads.....	10
4.0 Appendices.....	12
Appendix 1 – Summary of Recommendations .....	12
Appendix 2 – Implementation Strategies .....	16
Appendix 3 – Updated Maps (next 3 pages) .....	17

## **1.0 Background**

### **1.1 Introduction**

Bezaire Partners has been commissioned for a periodic review the 2010 Strategic Parks Masterplan for the Corporation of the Town of Tecumseh.

As part of the review, we undertook a review of the current parkland and park facilities, a record of the public consultation, a review of the recommendations found in the previous report, a process of benchmarking Parkland end facilities against s accepted standards.

### **1.2 Purpose**

The 2010 report included a series of recommendations which were reviewed in volume three of this report. Recommendations that had not yet started or were in process are carried forward into this report. Recommendations that were completed or had resulted in process or policy's which will continue are not included here.

## **2.0 Remaining Recommendations from 2010 Parks Masterplan**

### **2.1 Summary**

The following recommendations are outstanding and incomplete and taken from the 2010 Parks Masterplan.

### **2.2 Establish Parks**

1. A community park in the central district so as identified in the official plan.
2. A community park be established in the rural district as identified in the official plan.
3. Parkland be acquired in each quadrant of the hamlet.
4. That a multi-use pathway or sidewalk be developed linking existing and new parks.

### **2.3 Undertake Planning in Partnership with Others**

1. Work with ERCA as lead to undertake a program of education and management with existing and future schools near McAuliffe woods.
2. Enter into discussions to optimize the use of off-road pathways through Ontario hydro corridors....
3. Consider the acquisition of surplus rail lines for use as off-road pathways.
4. Work with ERCA to establish a walking and hiking trail system in Fairplay Woods including signage and related improvement.

5. Prepare a conservation master plan, in cooperation with the Essex Region Conservation Authority and community environmental organizations, for Fairplay Woods with the appropriate development of multi-use paths, signage, educational programming and a conservation management plan. This now would include the agricultural parcel north of the park.

## 2.4 Establish Forest Inventory

1. By 2021, undertake a forest inventory to quantify the current health of the urban forest and establish goals for a desired tree canopy in Tecumseh.

## 3.0 New Initiatives

### 3.1 Classify Trails in Parks and Rights-of Way

1. **Background:** At one time, most municipalities considered trail to be primarily for leisure and recreation. More recently trails are considered for transportation as part of the “Active Transportation System”. In Tecumseh, this was marked by the publication of the Active Transportation Masterplan in 2017. Often trails are considered part of the transportation infrastructure for the municipality and developed as part of a road re-construction project. Such projects could have access to funding that would not normally be available to the parks system.

At the same time, the demand for trails within parks has grown and walking and jogging are among the most sought-after activities.

To take best advantage of trail development opportunities and align maintenance with the department most suited to the task, we recommend splitting the responsibility for trails as follows:

2. **Recommendation 1:** Classify multi-use trails within a park or connecting a park to the nearest Right-of-Way and used primarily for recreation or fitness, to be part of the parks System and under the jurisdiction in terms of ongoing development, maintenance, repair, replacement, and liability, of the Director of Parks and Recreation.
3. **Recommendation 2:** Classify multi-use trails and all other facilities located within the Right-of-Way, whether connected or separated from the travelled portion of the road and used for recreation, fitness, or transportation, to be part of the Active Transportation System and under the jurisdiction in terms of ongoing development, maintenance, repair, replacement, and

liability, of the Director of Public Works and Environmental Services.

### **3.2 Classify Parks by New Classifications:**

1. **Background:** The parks system in Tecumseh has evolved and matured to the extent that two parks, Lakewood and Lacasse, frequently draw users from beyond the municipality itself. There is now a need to consider a classification to recognize this. At the same time, the category of “specialized park” is sort of a “catch-all” and lacked a clear definition. Most parks in that category would be better defined as “parkettes” because they are relatively small, and service a small area with only basic facilities.
2. **Recommendation 3:** Create the new park classifications of “Parkette” and “Regional Park” and re-classify the parks as follows:

Parkette	Specialized	Neighbourhood	Community	Regional
BIA Park	Tecumseh Dog Park Fairplay Woods	Abraham Cole Park	Buster Reaume Park	Lakewood Park
Brighton Beach Park		Arrowhead Park	Optimist Park	Lacasse Park
Chippewa Park		Baillargeon Park	Tecumseh Soccer Fields	McAuliffe Park
Colonel Paul Poisson Park		Carling Park	St. Mary's Park	
Edgewater Beach Park		Century Park	Weston Park	
Little Turtle Park		Dorest Park	Tecumseh Centre Park	
Peter Cecile Park		Dresden Park		
Scully Beach Park		Little River Park		
St. Mark's Beach Park		Millenium Park		
Star of the Lake Park		Oldcastle Heritage Park		
West St. Louis Pump Station		Peace Park		
Rohrer Parkette		Piqua Park		
		Rocheleau Park		
		Shawano Park		
		Southfield Park		
	Ticonderoga Park			
	Cranbrook Park			
	Gerry Lesa Park			

### 3.3 Revise Design Criteria for Each Park Classification

1. **Background:** Park classifications are most effective when they are clearly defined in terms of size and service area. In addition, each classification should include a list of design criteria outlining the appropriate facilities for that type of park. For example, people will drive to a community or regional park, so a parking area is needed. Facilities such as ball diamonds and splashpads are best situated in a community park.
2. **Recommendation 4:** Establish the following park classification design criteria.

Parkette	Specialized	Neighbourhood	Community	Regional
.2 to 1ha	<b>Size</b> N/A	1 to 3.2ha	3.2 to 10ha	10 ha+
200 to 450m	<b>Radius</b> N/A	400 – 600m	1.6 – 2.6km	Region
Seating	Seating	Seating	Seating	Seating
Park	Park	Park	Park	Park
Identification Sign	Identification Sign	Identification Sign	Identification Sign	Identification Sign
Trees	Trees	Trees	Trees	Trees
* Possible playground		Playground	Playground	Playground
			Parking to suit facility	Parking to suit facility
		Open Play Area Play Pad (not a full court)	Open Play Area Play court or field	Open Play Area Facility Capable of hosting a tournament
		Perimeter Walkway	Perimeter Walkway	Perimeter Walkway
			Pavilion	Pavilion
			Washroom	Washroom
			Splash Pad or other feature	Splash Pad or other feature
				Facility of Regional Interest

**\* A modest play area can be included if the adjacent neighbourhood isn't well-served.**

### 3.4 Establish Parks or General Park Facilities

- Background:** A process outside of this Master Plan Review was undertaken to bring forward needed improvements to Southfield Park to meet the needs of the neighbourhood.

In 2013, the town commissioned a report separate from the Parks Masterplan for the development of Lakewood Park. The report outlined the results of a public consultation and design process resulting in a conceptual plan. Much of the plan has been



implemented. The items not yet completed are recommended for development.

The group that has ownership of the existing community centre in ward 5 has indicated its intention to transfer ownership to the municipality. There is a recognized need for the facility as well as the sand volleyball courts that are included.

2. **Recommendation 5:** Undertake a public information meeting to seek input from the neighbourhood on improvements to Southfield Park. Work may include a splash pad, washrooms, multi-use court and possibly a perimeter walkway (See Recommendation 15)
3. **Recommendation 6:** Complete work in Lakewood Park
  - Pavilion
  - Electronic sign
  - Outdoor washrooms
  - Splashpad
  - Amphitheatre
4. **Recommendation 7:** Provide for the transfer and operation of the existing Community Centre facility in Ward 5.

### 3.5 Provide or upgrade the following Sports Facilities

1. **Background:** While the current number of pickleball courts is considered to exceed the need. Pickleball is a relatively recent activity and is growing in demand. The accepted standards are no longer reliable, and need must be determined by user demand. The need for additional pickleball facilities was noted by a stakeholder group representing seniors. (Report 2) One group representing players has grown from 20 to 160 members and the municipality has tracked an increase in usage based on key's given out.

Artificial turf baseball and soccer fields provide increased playability and availability for use. The need for an artificial turf field at Tecumseh Soccer Fields was noted by the Soccer Stakeholder's Group. The McAuliffe Park stakeholders group noted the need for the conversion to artificial turf for one soccer field and one baseball diamond.

The need for an upgrade to Lacasse Park was noted by the administration as part of the stakeholder consultation. A separate condition report on the grandstand indicated that they were at the end of its useful life. In addition, there is a desire for covered seating, adequate change rooms, an improved backstop

including netting to prevent foul balls from leaving the playing area. An artificial turf field will expand play to provide for the Tecumseh Thunder and both collegiate and summer semi-professional teams from St. Clair College. LED fixtures provide for improved lighting and reduced cost of operation.

The 2010 Parks Masterplan provided background to support the development of a multiuse facility providing a variety of recreational and community venues or programming. The report offered two recommendations that were appropriate for this very early stage: that the town initiate a feasibility and that the town seek out potential partnerships. These have been done but have not yet resulted in construction of the facility. Essentially, what's needed is senior government funding and despite best attempts, this hasn't happened. What's needed at this point is to stay the course and continue the search for funding.

2. **Recommendation 8:** Provide 10 pickleball courts at Lacasse Park.
3. **Recommendation 9:** Provide 4 pickleball courts in Ward 5.
4. **Recommendation 10:** Provide artificial turf baseball field at McAuliffe.
5. **Recommendation 11:** Continue to pursue funding for the development of the Multi-use Sports Complex.
6. **Recommendation 12:** Provide artificial turf soccer at McAuliffe and Tecumseh Soccer.
7. **Recommendation 13:** Redevelop Lacasse Park including:
  - Refurbish Baseball Complex.
  - Replace stands and backstop
  - Provide artificial turf
  - Re-lamp lights with LED
  - Add capacity to washrooms

### 3.6 Perimeter Trails

1. **Background:** Depending on the site configuration, perimeter trails are identified as a basic facility in Neighbourhood, Community, and Regional Parks (Report 3.)

Currently, there are 18 parks without perimeter trails or with an opportunity for additional trails. (Report 1) Trails was identified as a need for the municipality by a stakeholder group representing youth. Walking was emphasized as a desirable activity by a stakeholder group representing seniors. Access to recreational trails was deemed very or somewhat important by 58% of survey

respondents. 78% reported that they enjoy walking for leisure while 54% enjoy walking for fitness. (Report 2).

Perimeter trails in community parks will be more accessible to a larger number of users. While there is opportunity to provide trails in 18 parks, consideration should be given to the priority for installation by 2031.

- **Recommendation 14:** Provide a perimeter trail at the following parks:
  - Optimist Park
  - Buster Reaume Park
  - McAuliffe Park
  - Southfield Park

### 3.7 Splashpads

1. Background: Splashpads were noted by survey respondents as having been seen in other communities. It was also noted by councilors as a desired amenity and also by a stakeholders group representing youth. Twenty percent of families enjoy use of a splashpad when visiting a community park. (Report 2).

A splash pad is considered a facility that is appropriate for a community park. By population, the supply of splashpads in the community is deficient by 2 splashpads currently and one more by 2031. (Report 3).

2. **Recommendation 15:** Monitor usage and demand to determine locations for two additional splashpads and a third by 2031. Splashpads should be located in Community or Regional Parks.

This concludes the fourth and final volume of the Parks Master Plan Review.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'P. Bezaire', enclosed in a thin black rectangular border.

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**Paul Bezaire OALA RPP MCIP**  
**Registered Professional Planner**

**4.0 Appendices****Appendix 1 – Summary of Recommendations**

<b>A Brought Forward from 2010 Parks Masterplan</b>	
<b>A1</b>	Establish a community park in the central district so as identified in the official plan.
<b>A2</b>	Establish a community park be established in the rural district as identified in the official plan.
<b>A3</b>	Acquire parkland in each quadrant of the hamlet.
<b>A4</b>	Develop a multi-use pathway or sidewalk linking existing and new parks.
<b>A5</b>	Work with ERCA as lead to undertake a program of education and management with existing and future schools near McAuliffe Woods.
<b>A6</b>	Enter into discussions to optimize the use of off-road pathways through Ontario hydro corridors.
<b>A7</b>	Consider the acquisition of surplus rail lines for use as off-road pathways.
<b>A8</b>	<p>Work with ERCA to establish a walking and hiking trail system in Fairplay Woods including signage and related improvement.</p> <p>Prepare a conservation master plan, in cooperation with the Essex Region Conservation Authority and community environmental organizations, for Fairplay Woods with the appropriate development of multi-use paths, signage, educational programming and a conservation management plan.</p> <p>Note that Fairplay Woods includes the agricultural lands north of the site.</p>
<b>A9</b>	By 2021 undertake a forest inventory to quantify the current health of the urban forest and establish goals for a desired tree canopy and Tecumseh.
<b>B New Initiatives</b>	
<b>B1</b>	Classify multi-use trails within a park or connecting a park to the nearest Right-of-Way and used primarily for recreation or fitness, to be part of the parks system and under the jurisdiction in terms of ongoing development, maintenance, repair, replacement, and liability, of the Director of Parks and Recreation.
<b>B2</b>	Classify multi-use trails and all other facilities located within the Right-of-Way, whether connected or separated from the travelled portion of the road and used for recreation, fitness, or transportation, to be part of the Active Transportation System and under the jurisdiction in terms of

	ongoing development, maintenance, repair, replacement, and liability, of the Director of Public Works and Environmental Services .				
<b>B3</b>	Create the new park classifications of “Parkette” and “Regional Park” and re-classify the parks as follows:				
	<b>Parkette</b>	<b>Specialized</b>	<b>Neighbourhood</b>	<b>Community</b>	<b>Regional</b>
	BIA Park Brighton Beach Park Chippewa Park Colonel Paul Poisson Park Edgewater Beach Park Little Turtle Park Peter Cecile Park Scully Beach Park St. Mark's Beach Park Star of the Lake Park West St. Louis Pump Station Roher Parkette	Tecumseh Dog Park Fairplay Woods	Abraham Cole Park Arrowhead Park Baillargeon Park Carling Park Century Park Dorest Park Dresden Park Little River Park Millenium Park Oldcastle Heritage Park Peace Park Piqua Park Rocheleau Park Shawano Park Southfield Park Ticonderoga Park Cranbrook Park Gerry Lesa Park	Buster Reaume Park Optimist Park Tecumseh Soccer Fields St. Mary's Park Weston Park Tecumseh Centre Park	Lakewood Park Lacasse Park McAuliffe Park
<b>B4</b>	Establish the following park classification design criteria:				
	<b>Parkette</b>	<b>Specialized</b>	<b>Neighbourhood</b>	<b>Community</b>	<b>Regional</b>
	.2 to 1ha	<b>Size</b> N/A	1 to 3.2ha	3.2 to 10ha	10 ha+
	200 to 450m	<b>Radius</b> N/A	400 – 600m	1.6 – 2.6km	Region
	Seating	Seating	Seating	Seating	Seating
	Park Identification Sign	Park Identification Sign	Park Identification Sign	Park Identification Sign	Park Identification Sign
	Trees	Trees	Trees	Trees	Trees

	Playground	Playground	Playground
		Parking to suit facility	Parking to suit facility
	Open Play Area Play Pad (not a full court)	Open Play Area Play court or field	Open Play Area Facility with capability of hosting a tournament
	Perimeter Walkway	Perimeter Walkway	Perimeter Walkway
		Pavilion	Pavilion
		Washroom	Washroom
		Splash Pad or other feature	Splash Pad or other feature
			Facility of Regional Interest
<b>B5</b>	Undertake a public open house to seek input on the development of Southfield Park including a splashpad, washrooms, multi-use court and perimeter walkway (See Recommendation 15)		
<b>B6</b>	Complete work in Lakewood Park: <ul style="list-style-type: none"> <li>• Pavilion</li> <li>• Electronic sign</li> <li>• Outdoor washrooms</li> <li>• Splashpad</li> <li>• Amphitheatre.</li> </ul>		
<b>B7</b>	Provide for Community Centre in Ward 5.		
<b>B8</b>	Provide 10 pickleball courts at Lacasse Park.		
<b>B9</b>	Provide 4 pickleball courts in Ward 5.		
<b>B10</b>	Provide artificial turf baseball fields at McAuliffe Park. Note McAuliffe Park may expand.		
<b>B11</b>	Continue to pursue development of the Multi-use Sportsplex as previously recommended in the 2010 Parks Masterplan, Recommendation 6.3 - Multi-use Facility.		
<b>B12</b>	Provide artificial turf soccer at McAuliffe and Tecumseh Soccer.		

<b>B13</b>	Redevelop Lacasse Park including: <ul style="list-style-type: none"> <li>• Refurbish Baseball Complex</li> <li>• Replace stands and backstop</li> <li>• Provide artificial turf</li> <li>• Re-lamp lights with LED</li> <li>• Add capacity to washrooms.</li> </ul>
<b>B14</b>	Provide a perimeter trail at the following parks: <ul style="list-style-type: none"> <li>• Optimist</li> <li>• Buster Reaume</li> <li>• McAuliffe</li> <li>• Southfield Park (See Recommendation B5)</li> </ul>
<b>B15</b>	Monitor usage and demand to determine locations for additional splashpads. Splashpads should normally be located in Community or Regional Parks.
<b>B16</b>	A new Parks Masterplan should be undertaken for the municipality in 2025.



## **Appendix 2 – Implementation Strategies**

- 1. That recommendations A4, A9, B1, B2, B3, B4 be approved and adopted by the municipality for implementation.**
- 2. That recommendations A5, A6, A7, A8, B11 be approved as established policy for future planning.**
- 3. That recommendations B5, B6, B8, B9, B10, B14, B15, B16 be approved and referred to the 5-year Capital Forecast for the period from 2022 to 2026.**
- 4. That recommendations A1, A2, A3, B7, B12, B13 be approved and referred to the 5-year Capital Forecast for the period from 2027 to 2031.**

**Appendix 3 – Updated Maps (next 3 pages)**

- **Parks Locations**
- **CWATS Trail Locations**
- **Tecumseh Trail Locations**

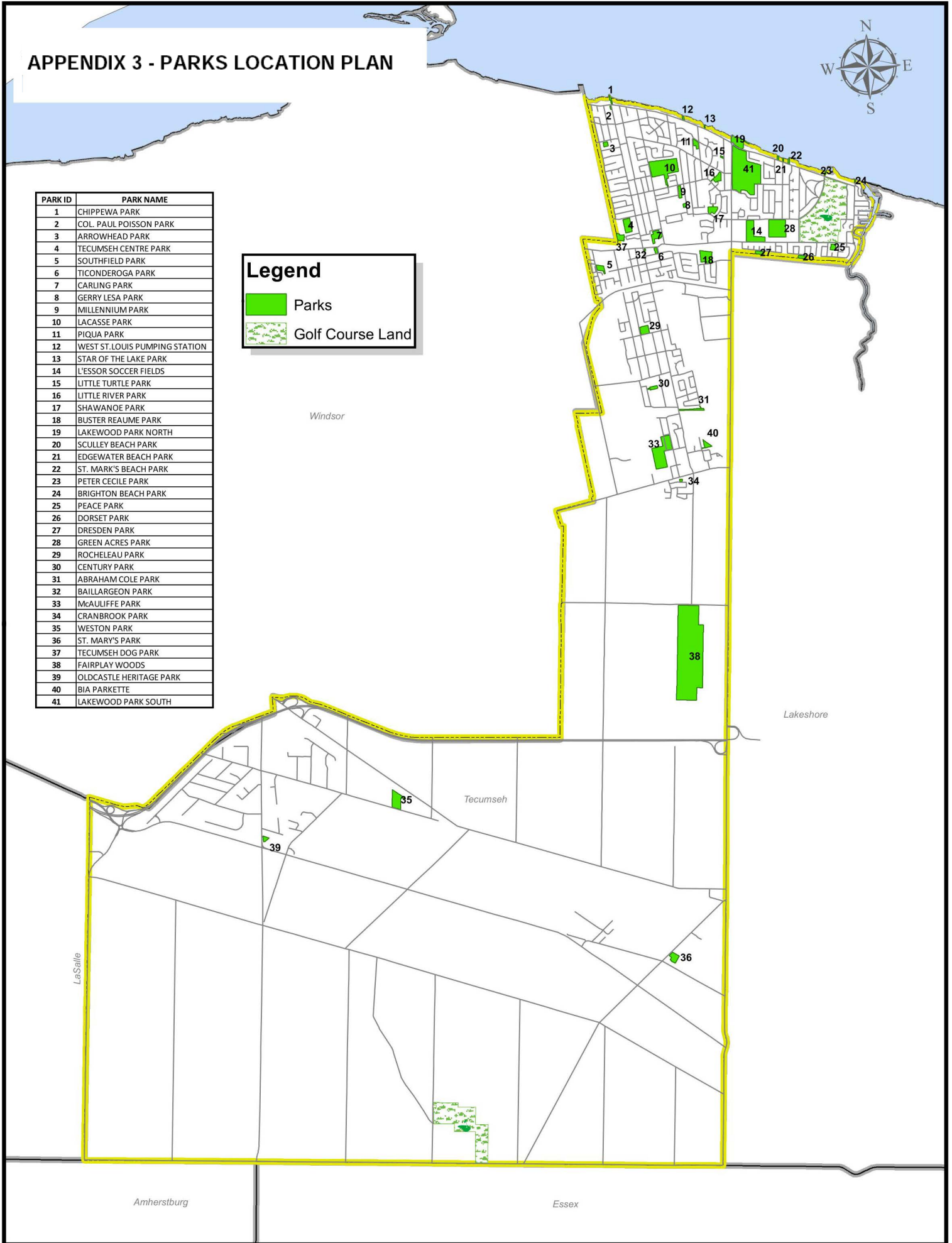
# APPENDIX 3 - PARKS LOCATION PLAN



PARK ID	PARK NAME
1	CHIPPEWA PARK
2	COL. PAUL POISSON PARK
3	ARROWHEAD PARK
4	TECUMSEH CENTRE PARK
5	SOUTHFIELD PARK
6	TICONDEROGA PARK
7	CARLING PARK
8	GERRY LESA PARK
9	MILLENNIUM PARK
10	LACASSE PARK
11	PIQUA PARK
12	WEST ST. LOUIS PUMPING STATION
13	STAR OF THE LAKE PARK
14	L'ESSOR SOCCER FIELDS
15	LITTLE TURTLE PARK
16	LITTLE RIVER PARK
17	SHAWANOE PARK
18	BUSTER REAUME PARK
19	LAKEWOOD PARK NORTH
20	SCULLEY BEACH PARK
21	EDGEWATER BEACH PARK
22	ST. MARK'S BEACH PARK
23	PETER CECILE PARK
24	BRIGHTON BEACH PARK
25	PEACE PARK
26	DORSET PARK
27	DRESDEN PARK
28	GREEN ACRES PARK
29	ROCHELEAU PARK
30	CENTURY PARK
31	ABRAHAM COLE PARK
32	BAILLARGEON PARK
33	McAULIFFE PARK
34	CRANBROOK PARK
35	WESTON PARK
36	ST. MARY'S PARK
37	TECUMSEH DOG PARK
38	FAIRPLAY WOODS
39	OLDCASTLE HERITAGE PARK
40	BIA PARKETTE
41	LAKEWOOD PARK SOUTH

**Legend**

- Parks
- Golf Course Land



# APPENDIX 3 - CWATS TRAILS LOCATION

Lake St. Clair



## TECUMSEH CWATS TRAILS LOCATIONS

### LEGEND



CWATS Signed Route



Chrysler Canada

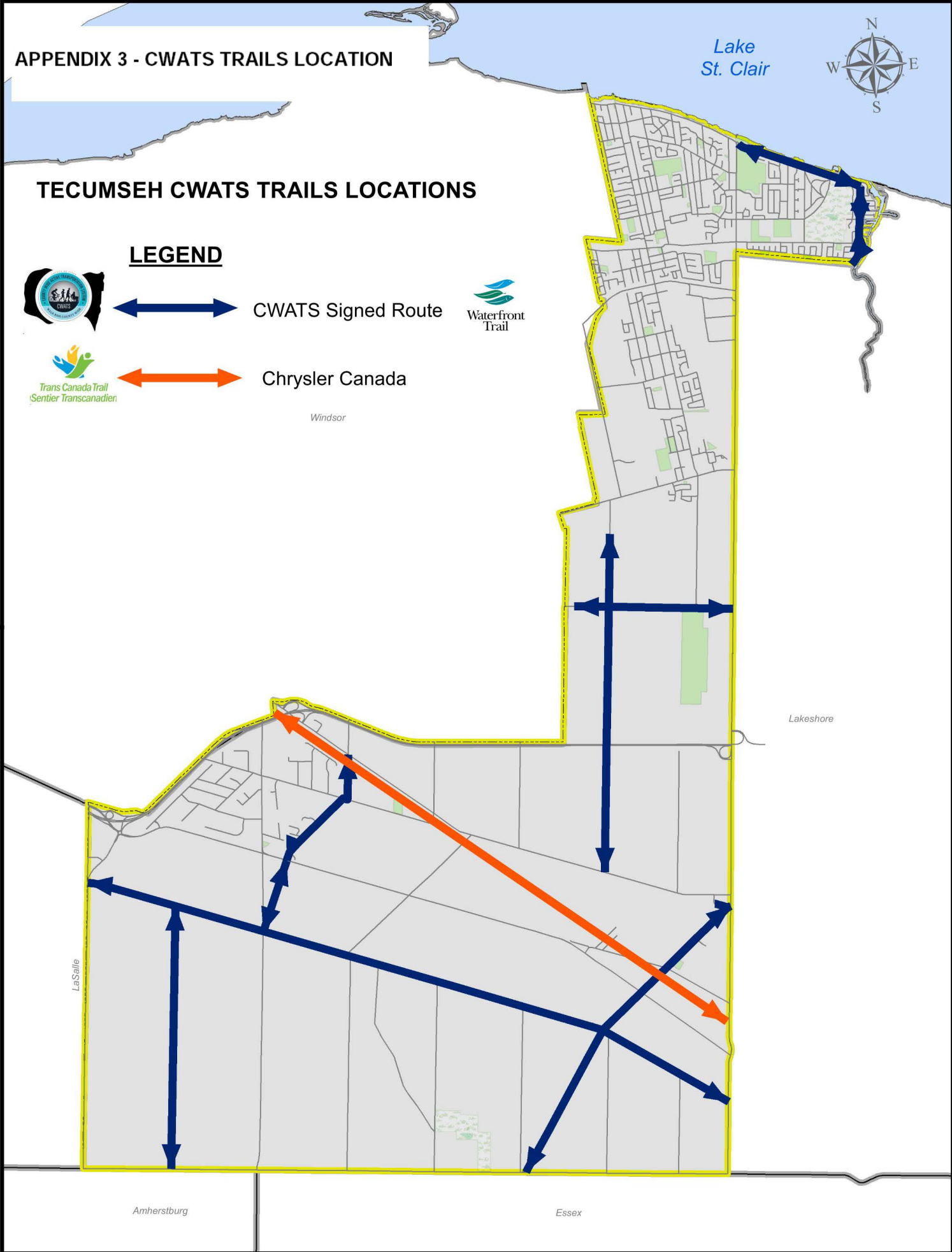
Windsor

Lakeshore

LaSalle

Amherstburg

Essex



# APPENDIX 3 - TECUMSEH TRAILS LOCATION



## Tecumseh Trail Locations

**Legend**

- PUBLIC TRAILS (Parks & Active Transportation)
- Public Sidewalks
- Public Walkways
- Bike Lane (Designated)
- ERCA Greenway Trail
- Golf Course Land
- Parks

