

Date: November 15, 2021

Report To: Planning and Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Splash Pad Water Park Location Recommendation

It is understood that at the November 8, 2021 session of the Council of the Town of Fort Frances that a petition regarding the costing, budgeting, locating and constructing of a splash pad water park was brought forward for consideration and delegation of research into the matter. It is further understood that Council assigned this matter to the Operations and Facilities Executive Committee and the Planning and Development Executive Committee. With this, the discussion surrounding costing, budgeting and scheduling of construction will lay with the Operations and Facilities Executive Committee, and the discussion regarding a potential location of the splash pad water park will lay with the Planning and Development Executive Committee.

For productive discussion, the committee should consider whether public input will be sought via survey to assist in deciding on a location, or if this will remain at the Committee and Council level. Caution will be made aware that policing an online survey may be difficult to restrict residents to a single vote each creating a weighted bias on preferred location.

Considerations for space required should include the splash pad water park itself, along with a small building to include washrooms/change rooms and water handling/treatment equipment. Additional parking will be considered on a case by case basis pending location.

The following statements from the Town of Fort Frances Official Plan 2011 should be considered in the recommendation:

4.1 Living Areas

4.1.6 Neighbouring Parks

- a) *Within Living Areas, neighbourhood parks should be provided within 1000 meters of all residential uses. Pedestrian and bicycle access to and between these parks should be developed wherever possible.*
- b) *Neighbourhood parks should be between 1.5 and 2.0 ha in size and should have suitable dimensions to provide for junior soccer pitches and junior baseball diamonds.*

4.3 Recreational Areas

4.3.1 Objectives

- a) *To provide areas for residents of the Town to enjoy leisure activities and the environment.*
- b) *To develop a continuous parkland and trail system throughout the Town.*
- c) *To ensure that sufficient lands and facilities are available to provide for flexibility and variety in recreational opportunities for present and future inhabitants.*

4.3.2 Permitted Uses

- a) *The uses permitted in the Recreational Areas include Municipal and public recreation facilities such as arenas, playing fields, community parks, walking and bicycle paths, snowmobile trails and related facilities and municipal marina facilities.*

4.3.3 Development Policies

- a) *Council will encourage the development of a continuous parkland and trail throughout the Town. The Town will acquire lands for this system through the land division and site plan approval processes. In addition, the Town will actively seek partnerships with other government agencies and private sector parties to develop the parkland and trail system.*
- c) *Parkland facilities shall be designated to be compatible with adjacent land uses. Consideration to the impacts of noise, lighting, parking and landscaping shall be given when new recreational uses are developed.*

Attached with this report is a map which indicates Town owned and operated parks, recreation areas and green spaces which may be considered for a preferred location. Please refer to the attached map and the following table of considerations to assist in preparation of a preferred location:

Legend #	Location ID	Considerations
1	Phair Avenue Rotary Park	<ul style="list-style-type: none">- Quiet street- Currently under consideration for expansion- Requires increased off-street parking- Requires additional lighting- Water supply on south side of Sixth Street- Isolated to northeast area of Town
2	East End Hall and Rink	<ul style="list-style-type: none">- Ample off-street parking- Restricted on services if locating south of rink- Requires additional lighting
3	West End/Legion Park	<ul style="list-style-type: none">- Ample off-street parking- Fair quality lighting- Relatively easy servicing- Plenty of area- Central location- Walking traffic to contemplate crossing highway at uncontrolled intersections
4	Millenium Park and Fountain	<ul style="list-style-type: none">- Restricted from off-street parking- Limited area- Relatively easy servicing
5	Lion's Park	<ul style="list-style-type: none">- Restricted from off-street parking- Limited area
6	North End Park	<ul style="list-style-type: none">- Requires increased off-street parking- Requires additional lighting- Plenty of area
7	Fort Frances Community Garden	<ul style="list-style-type: none">- Requires increased off-street parking- Requires additional lighting- Plenty of area- Restricted servicing will be costly

8	Lillie Avenue Park	<ul style="list-style-type: none"> - Requires increased off-street parking - Requires additional lighting - Plenty of area - Restricted servicing will be costly
9	St Francis Sports fields	<ul style="list-style-type: none"> - Sports fields occupy most of this location - Ownership under Northwest Catholic District School Board
10	Mclrvine Rink	<ul style="list-style-type: none"> - Ample off-street parking - Requires additional lighting - Requires clearing for space
11	Mclrvine Park	<ul style="list-style-type: none"> - Plenty of area - Requires additional lighting - Requires increased off-street parking - Good servicing opportunity - Located on busy street
12	Nelson Street Park	<ul style="list-style-type: none"> - Limited space
13	Outdoor Fitness & Playground	<ul style="list-style-type: none"> - Not likely appropriate for application
14	Mclrvine Boat Launch	<ul style="list-style-type: none"> - Landscape poses an obstacle - Difficult to service
15	Eighth St Waking/Ski Trails	<ul style="list-style-type: none"> - Not likely appropriate for application
16	Point Park Campground	<ul style="list-style-type: none"> - Plenty of area - Requires additional lighting
17	Point Park Tent Sites	<ul style="list-style-type: none"> - Uncertain fate with property
18	PP Beaches & Seven Oaks	<ul style="list-style-type: none"> - Restricted servicing will be costly - Not likely appropriate for application
19	Skate Park	<ul style="list-style-type: none"> - Not likely appropriate for application
20	Nelson Street Green Space	<ul style="list-style-type: none"> - Quiet street - Requires increased off-street parking - Requires additional lighting - Water supply on north side of Nelson Street - Plenty of area
21	Vacant Land - Lillie Avenue	<ul style="list-style-type: none"> - Requires increased off-street parking - Requires additional lighting - Plenty of area - Restricted servicing will be costly
22	Vacant Land - Lillie Avenue	<ul style="list-style-type: none"> - Requires increased off-street parking - Requires additional lighting - Plenty of area - Restricted servicing will be costly
23	Former West End Rink site	<ul style="list-style-type: none"> - Ample off-street parking - Requires additional lighting - Relatively easy servicing - Plenty of area - Central location - Walking traffic to contemplate crossing highway at uncontrolled intersections

24	Proposed Woodyard Development	<ul style="list-style-type: none"> - Development area construction timeline unknown - Location will assist to increase pedestrian traffic to revamped waterfront marina - Servicing can be accommodated through overall design works for site
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Administration is seeking from the Planning and Development Executive Committee a preferred location for a contemplated splash pad water park and associated services to further assist the Operations and Facilities Executive Committee in fully considering the matter.

Respectfully submitted.



Cody Vangel
Chief Building Official & Municipal Planner