



AGENDA
Strategic Priorities Committee

April 18, 2023

9:00 am

Council Chambers, Town Hall

175 Queen Street East, St. Marys

YouTube Link - <https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Pages

1. **CALL TO ORDER**
2. **DECLARATIONS OF PECUNIARY INTEREST**
3. **AMENDMENTS AND APPROVAL OF THE AGENDA**

RECOMMENDATION

THAT the April 18, 2023 Strategic Priorities Committee agenda be accepted as presented.

4. **STRATEGIC PRIORITIES REVIEW**

4.1 **COR 32-2023 Flats Conceptual Designs for Public Engagement**

3

RECOMMENDATION

THAT COR 32-2023 Flats Conceptual Designs for Public Engagement report be received; and

THAT the Strategic Priorities Committee recommends to Council:

THAT Staff be directed to begin public consultation process as described within report COR 32-2023.

5. CLOSED SESSION

RECOMMENDATION

THAT the Strategic Priorities Committee move into a session that is closed to the public at _____ am as authorized under the Municipal Act, Section 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**5.1 PW 29-2023 CONFIDENTIAL James Street Water Booster Station
Assessment and Operational Considerations**

6. RISE AND REPORT

RECOMMENDATION

THAT the Strategic Priorities Committee rise from a closed session at _____ am.

7. NEXT MEETING

*All meetings are open to the public to attend in person and will be live streamed to the Town's YouTube channel

May 16, 2023 - 9:00 am

8. ADJOURNMENT

RECOMMENDATION

THAT this meeting of the Strategic Priorities Committee be adjourned at _____ pm.



FORMAL REPORT

To:	Chair Stratthdee and Members of Strategic Priorities Committee
Prepared by:	André Morin, Director of Corporate Services / Treasurer
Date of Meeting:	18 April 2023
Subject:	COR 32-2023 Flats Conceptual Designs for Public Engagement

PURPOSE

To provide the Strategic Priorities Committee with an opportunity to review the “Flats” conceptual designs prior to beginning the public engagement process.

RECOMMENDATION

THAT COR 32-2023 Flats Conceptual Designs for Public Engagement report be received; and

THAT the Strategic Priorities Committee recommends to Council:

THAT Staff be directed to begin public consultation process as described within report COR 32-2023.

BACKGROUND

The Town’s strategic plan included a vision to reprofile Milt Dunnell Field, the Flats, to be not only an improved outdoor amenity for the community but also attract tourists to the Town. Through the pandemic, there has been a shift for interest for outdoor amenities and recreation – certainly the Town’s Yak Shack kayak program has been a good example of this.

As part of the 2022 Budget, Council approved upgrades to the Flats including creation of a master plan, upgrades to parking and washroom. This was contingent on grant funding which was also successful in 2022 with a FedDev grant awarded in the amount of \$250,000.

The Town launched an RFP for a landscape architect to complete the master plan, Northern Lights Landscape Architects were hired in the summer of 2022 to assist the Town with the master plan.

REPORT

While the project has been slow to progress, work has continued to be done to develop the project. Town staff have met with the main user groups to gather current and future needs. This information was provided to our consultant to prepare initial concept designs. These concept designs were reviewed by our internal working group. From there, Town staff shared the concepts with Upper Thames River Conservation Area (UTRCA) to receive comments, challenges, and opportunities. Town staff have received written comments from UTRCA staff, which led to some amendments to the concept drawings before beginning the public engagement. This step is important as the site is restricted, and the Town wants to ensure we can work within the guidelines as it designs the final master plan. The UTRCA staff have been very helpful in providing “staff” related comments on the current concepts. As we the final design is completed, Town staff will continue to consult with the UTRCA staff. Their staff report has been attached.

That work took time and was required prior to going public with the plans. The internal committee felt that the concepts needed to show a realistic vision of what could be achieved and ensure we can meet expectations. Staff want to ensure that the engagement process does not lead to unreachable goals/expectations from the public.

The lands are all within the flood plain and will be restricted to certain development. At this point, we are confident that the concept plans include amenities that are achievable (although some will be more challenging than others) and reflect the vision for the space.

Town staff and the consultant will present the concept designs with Council at our strategic priorities meeting, but here is some information in relation to the amenities included:

CONCEPT A

North Parking Lot

- Parking area used for general, lawn bowling and Farmer's Market
- Farmer's Market vendor location

Market Pavilion

- Sheltered multi-use space to be utilized by the Farmer's Market and other small gatherings
- Allow for vendor coverage in poor weather

Yak Shack/Dock

- Concrete pad for permanent location of the kayak loan program through the summer season
- Yak Shack located in close proximity to a fully accessible dock that includes a kayak launch for all users to enter and exit the water safely

Existing Lions Shelter

- Will remain in same location

Junior/Senior Playground

- Designed to suit all age levels
- Fits in with timeline for regular upgrade of current play structure

Shade Pavilion

- Creating shaded seating areas in proximity to both the playground structure and softball diamond
- Potential for covered picnic seating

Existing Lawn Bowling Clubhouse/Green

- Updates to current building to increase storage
- Potential upgrades to increase use of space for other groups/users
- Will remain in same location

Junior Softball Diamond

- Softball diamond suited for Junior aged players

Basketball Court/Vendor Truck Parking

- Multi-purpose area used for recreational basketball and refreshment vehicle parking during festival and events
- Truck access from south parking lot

Washroom

- Fully accessible washroom located at South end of park to service park attendees and downtown shoppers
- Better visibility from the road

South Parking Lot

- Parking area used for general, softball, basketball and boat launch

2-Way Road

- Access point to the Flats from Water St. North

Paved Walkway

- Follows along waters edge
- Connects to Riverview Walkway and the Grand Trunk Trail

CONCEPT B

North Parking Lot

- Parking area used for general, lawn bowling and Farmer's Market
- Farmer's Market vendor location

Market Pavilion

- Sheltered multi-use space to be utilized by the Farmer's Market and other small gatherings
- Allow for vendor coverage in poor weather

Yak Shack/Dock

- Concrete pad for permanent location of the Kayak Rental program through the summer season
- Yak Shack located in close proximity to a fully accessible dock that includes a kayak launch for all users to enter and exit the water safely

Existing Lions Shelter

- Will remain in same location

Existing Lawn Bowling Clubhouse/Green

- Updates to current building to increase storage
- Potential upgrades to increase use of space for other groups/users
- Will remain in same location

Event Garden

- Multi-purpose area that can be used as an event rental space and seating (armourstone seating) for performances using the bandshell

Bandshell

- To be used for performances during festivals and events at the Flats
- Similar concept to the bandshell located at Cadzow Park, but can host larger events

River Lookout

- Designed with views of Thames River and Little Falls in mind for those along the walking trail

Junior/Senior Playground

- Designed to suit all age levels
- Fits in with timeline for regular upgrade of current play structure

Shade Pavilion

- Creating shaded seating areas in proximity to the playground structure
- Potential for covered picnic seating

Village Green/Open Play

- Multi-purpose green space

Washroom

- Fully accessible washroom located at South end of park to service park attendees and downtown shoppers

South Parking Lot

- Parking area used for general, bistro area, open space and boat launch

Bistro Seating Area

- Patio area with seating for picnics

2-Way Road

- Access point to the Flats from Water St. North

Paved Walkway

- Follows along waters edge
- Connects to Riverview Walkway and the Grand Trunk Trail

Games Tables

- Spaced throughout park for public use

All concepts will include enhanced natural spaces and lighting.

It is important to remember that these are just **concepts** to give some direction for feedback on – the final plan may end up very similar or much different from these concepts. There will be an opportunity to provide comments on what other amenities might also be useful, required, and enjoyable within the park.

Council will have the opportunity to take in that information and finalize the master plan this summer. The public engagement plan is as follows:

Public Engagement: May 8 – May 31st

- Social media campaign
- Print ads
- Public survey
- User group engagement
- Farmers Market booth

Data will be compiled and reviewed by the internal working group to make recommendations for the final design. Draft final design is expected to be tabled with SPC and/or Council mid July.

FINANCIAL IMPLICATIONS

The current approved budget is as follows.

COSTS	
Paving/Parking	\$120,000
Accessible Washroom	\$200,000
Contingency	\$30,000
Signage, fixtures, etc.	\$10,000
Consulting	\$27,500
TOTAL	\$387,500
FUNDING	
Reserve - General Capital	\$137,500
FedDev	\$250,000
TOTAL	\$387,500

The intent is once the final master plan is complete, Town staff will leverage that plan to continue to apply for funding to complete the project in phases over the next 5 years.

SUMMARY

The Town has worked with a consultant to draft 2 concept designs to bring forward to the public for engagement about wants and needs at Milt Dunnell Field (the Flats). Public engagement will begin in May, with a final design expected to be finalized by Council in July.

STRATEGIC PLAN

- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
 - Pillar #4: Culture and Recreation
 - A focused Park Strategy
 - Re-Profile Milt Dunnell Park

OTHERS CONSULTED

Internal Staff working group including Councillor Edney and staff from Corporate Services, Building & Planning, Public Works, and Community Services

UTRCA staff

Northern Lights Landscape Architects

ATTACHMENTS

Concept A

Concept B

UTRCA Staff comments

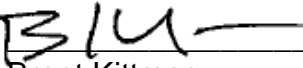
REVIEWED BY

Recommended by:



André Morin
Director of Corporate Services/Treasurer

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer



SHADE PAVILION



ENTRY WALL



BASKETBALL



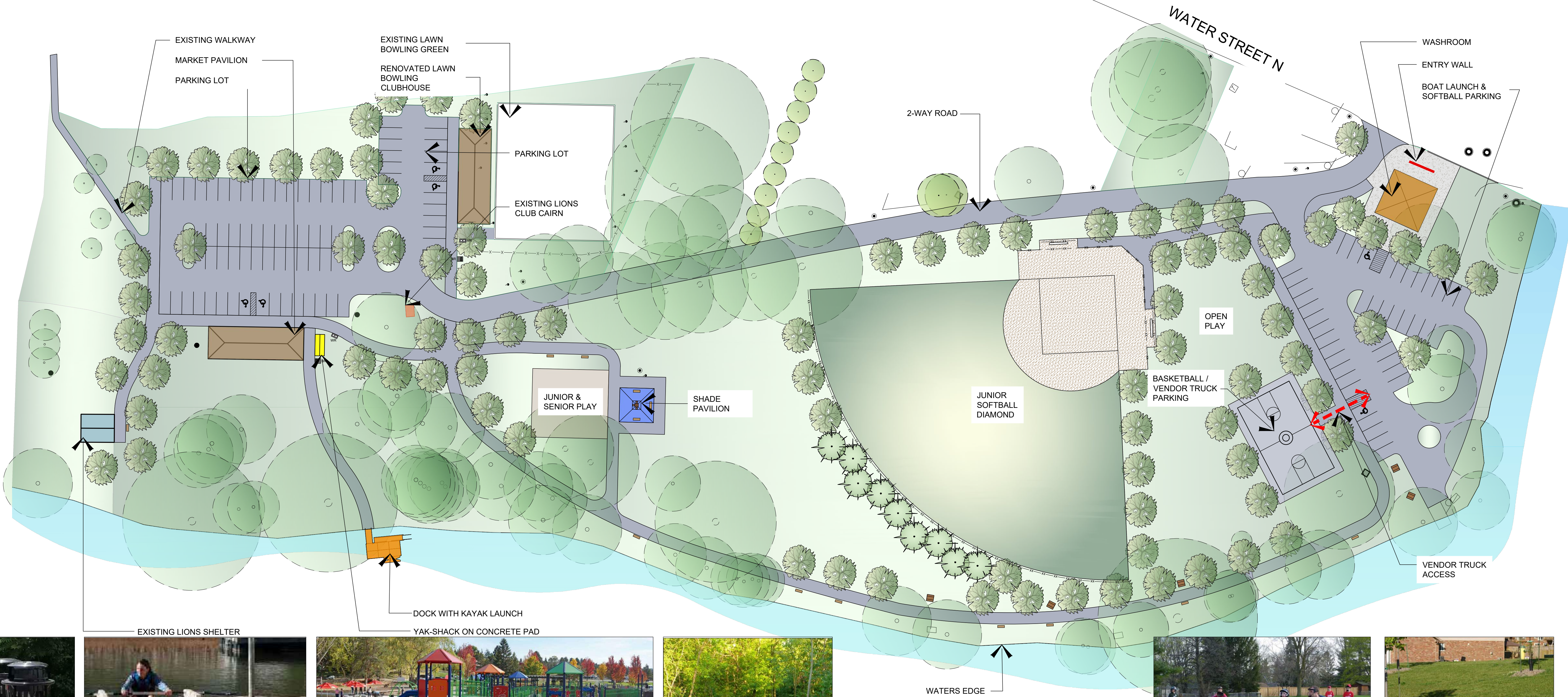
OPEN PLAY



BENCH



WASHROOM



WASTE RECEPTACLE



DOCK AND KAYAK LAUNCH



JUNIOR & SENIOR PLAY



ASPHALT TRAIL



JUNIOR SOFTBALL

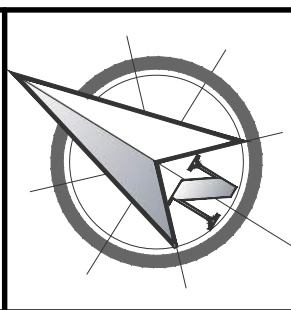


PICNIC TABLE

LEGEND

	ASPHALT PAVING		EXISTING TREE
	CONCRETE PAVING		PROPOSED TREE
	GAME TABLE		
	WASTE RECEPTACLE		

NO.	REVISION	DATE	BY
2	ISSUED FOR CONSERVATION COORDINATION	2023.12.15	AJ
1	ISSUED FOR CLIENT REVIEW	2023.11.03	AJ



PROJECT:
MILT DUNNELL FIELD
ST. MARYS

DRAWING:
CONCEPT A



Northern Lights Landscape Architects			
DRAWN: AJ	CHECKED: SG	APPROVED: SG	DRAWING NO.:
SCALE: 1:500	DATE: OCTOBER 2022	DRAWING FILE: NL-00x-L1.DWG	

PROJECT NO.:
LC-A



SHADE PAVILION



BANDSHELL



ARMOUR STONE SEATING



ENTRY WALL



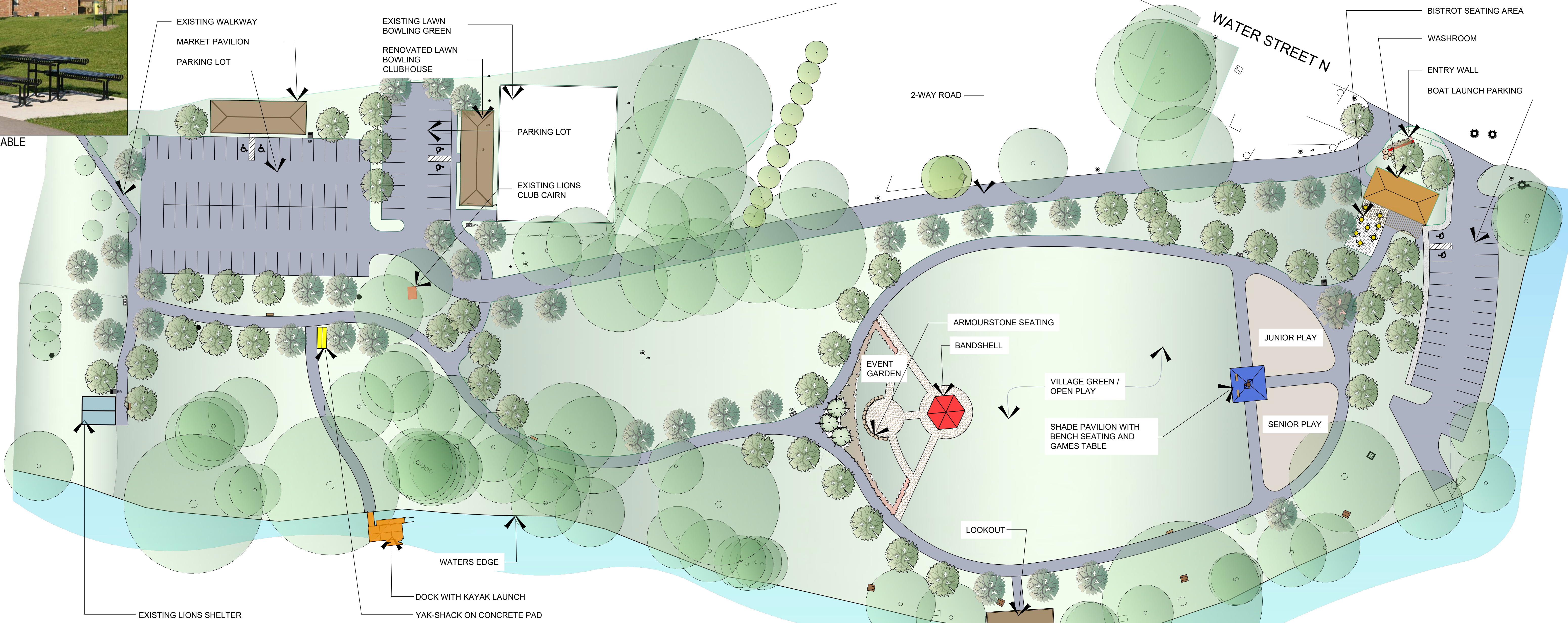
EVENT GARDEN



WASHROOM



PICNIC TABLE



DOCK AND KAYAK LAUNCH



ACCESSIBLE PLAY



ASPHALT TRAIL



LOOKOUT



GAMES TABLE



BISTROT SEATING

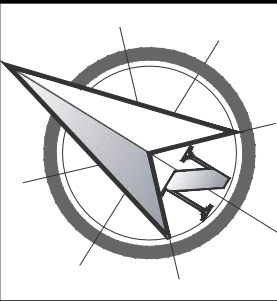


OPEN PLAY

LEGEND

	ASPHALT PAVING		BENCH ON CONCRETE PAD		EXISTING TREE
	CONCRETE PAVING		BIKE RACK		PROPOSED TREE
	GAME TABLE		PICNIC TABLE		
	WASTE RECEPTACLE				

2	ISSUED FOR CONSERVATION COORDINATION	2023.12.15	AJ
1	ISSUED FOR CLIENT REVIEW	2023.11.03	AJ
NO.	REVISION	DATE	BY



PROJECT:
MILT DUNNELL FIELD
ST. MARYS

DRAWING:
CONCEPT B



Northern Lights Landscape Architects					
DRAWN: AJ		CHECKED: SG		APPROVED: SG	
SCALE: 1:500		DATE: OCTOBER 2022		DRAWING FILE: NL-00x-L1.DWG	

LC-B



"Inspiring a Healthy Environment"

March 6, 2023

Town of St. Marys
175 Queen Street East
St. Marys, ON N4X 1B6

Attn: Kelly Deeks-Johnson – (via e-mail: kdeeks@town.stmarys.on.ca)
Andre Morin – (via e-mail: amorin@town.stmarys.on.ca)
Dave Blake – (via e-mail: dblake@town.stmarys.on.ca)

**Re: Draft Concept Plans for Milt Dunnell Field
1 Veterans Circle, Town of St. Marys**

Hi Kelly et al

Thank you for providing the requested sizing calculations pertaining to both versions of the draft concept proposal, regarding the proposed upgrades located at 1 Veterans Circle in the Town of St. Marys (MDF Site Coverage, Concept Plan A and Concept Plan B, Sheets LC-A and LC-B, dated January 31, 2023).

Since our last correspondence, we felt it important to circulate the plans to regulations staff and compile some comments on both proposals. UTRCA staff had previously worked with a variety of Town of St. Marys staff (since approximately 2011) on ways to improve Milt Dunnell Field, the Island and the Flats. There have been many great ideas discussed over the years but many ended up being a challenge to implement at this site in terms of the natural hazard constraints local to this area. To begin with, we offer some recent history of the site. This may help provide some context to our comments below.

This area of St. Marys is highly susceptible to flooding. This has been observed through a variety of flood events in the past 15 years alone. To have this many large floods in this short of a time period is evidence of the high flood risk nature of the park. While it may only be a few days before the floodwaters subside, it only takes a few minutes of rushing water to detach items or destroy them with water damage. The following photos were all taken during a variety of flood events (labelled the year they were taken by UTRCA staff). Additionally, there are ample flood photos pre-dating this 15-year time period available at our office and on the St. Marys library website. Please see below.

2008 (April)



(Photo taken by UTRCA of Milt Dunnell Field during the flood of April 2008.)

2008 (December)



(Photo taken by UTRCA of Milt Dunnell Field during the flood of December 2008.)

2009 (February)



(Photo taken by UTRCA of Milt Dunnell Field during the flood of February 2009.)

2018 (February)



(Photo taken by UTRCA of Milt Dunnell Field during the flood of February 2018.)

***From the 2018 flood we also have on-the-ground and aerial photos of Town staff trying to undertake emergency repairs in the park – working with an excavator and large dewatering pumps. A discussion may be warranted regarding the history of past damages and repair costs incurred with long term public works staff.

Our staff want to work with the Town to improve the park amenities and to have a beautiful and safe space for residents to enjoy. We encourage the Town to consider the flood prone nature of the site when considering what would be appropriate for improvement at this location and what might best be located at another less flood susceptible park area within the Town limits.

We note regulatory comments are provided under Ontario Regulation 157/06 and our responsibilities as a commenting agency providing technical review and advisement related to water resources, pollution prevention and natural hazard management pursuant to relevant legislation and policies set out in the UTRCA Planning Policy Manual (June 28, 2006)

General Comments

- ***A Conservation Authorities Act [Section 28] - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit will be required prior to any filling, excavation, site grading/alteration, demolition of existing structures and construction of any new structures (including docks and look-out point platforms) within the floodplain. (We note the entire park falls within the floodplain of the North Thames River and Trout Creek.)***

Redevelopment of Buildings A-E

- At a staff level we have no objection to the currently proposed replacement concepts and footprint sizes for Buildings A-E (Lawn Bowling Facility, Storage Building, Lion Pavilion, Shed 1, and Shed 2). We would recommend Option B for the location of the replacement Storage Building given elevation data for the park suggests it would be easier to flood proof at the more easterly location;
- All of the replacement structures would have to be designed by a qualified professional to be flood proofed to the level of the Regulatory Flood or the extent feasible from an engineering perspective. The qualified professional would need to confirm they are all designed to handle lateral and buoyant hydrostatic pressures in the event of a Regulatory Flood. The qualified professional would have to confirm their location and design meet UTRCA flood hazard policies, would be less flood susceptible than existing, and would not cause or exacerbate flooding on upstream/downstream/adjacent properties. Additionally, all electrical would need to be flood proofed to the level of the Regulatory Flood. As observed on our site visit, December 21, 2022 there appears to be some opportunities for

flood proofing existing electrical infrastructure (load center panels, hydro posts, etc.) ;

- As mentioned on site, replacement of all of the (closed wall) structures would be subject to approval from the UTRCA Hearings Committee (a subsection of our Board). While staff cannot presuppose the outcome of the hearing, provided the replacement structures meet the currently proposed sizing and could meet the above noted design criteria, we would recommend approval in our staff report.

Proposed Shade Pavilion, Band shell, Pergola & Gazebo

- Provided all proposed structures are open walled (as per the submitted concept photos) and set a minimum of 30 metres back from the top of bank of the North Thames River and Trout Creek, we have no objection to either the currently proposed band shell concept or the currently proposed shade pavilion concept;
- Provided they are open walled (as per the submitted concept photos) and set a minimum of 30 metres back from the river bank, we have no objection to an appropriately sized pergola or gazebo;
- All of the open walled structures would have to be designed by a qualified professional to be flood proofed to the level of the Regulatory Flood or the extent feasible from an engineering perspective. The qualified professional would need to confirm they are all designed to handle buoyant and hydrostatic pressures in the event of a Regulatory Flood. The qualified professional would have to confirm their location and design meet UTRCA flood hazard policies would not detach in a flood and would not cause or exacerbate flooding on upstream/downstream/adjacent properties. All electrical would need to be flood proofed to the level of the Regulatory Flood;

Proposed Washroom Building (& mechanical)

- It is unknown at this time if the proposed washroom could be supported. In general, our policies would not support a new building of this size or use in an area as flood susceptible as The Flats. We also generally require new park washrooms be located outside the flood hazard. However, we acknowledge there is no room outside the flood hazard at this park and further acknowledge this is a municipal structure with considerable public benefit. On limited occasions (only 2 times in the last 20 years) we have approved new municipal park washroom facilities in flood hazard land but with strict conditions. They must be designed (by a qualified professional) to be completely flood proofed to the level of the Regulatory Flood. This would require elevating the entire facility above the Regulatory Flood elevation which may prove challenging at this site. The

qualified professional would need to confirm the proposed washroom/mechanical building – and all associated filling/grading and drainage – would not cause or exacerbate flooding and/or erosion on upstream/downstream/adjacent properties for all flood events up to and including the Regulatory Flood. The submission of flood modeling may be required to confirm that and – depending on the subsequent loss of flood storage – a balanced cut-and-fill may be required.

- The proposed washroom facility may be subject to approval from the UTRCA Hearings Committee (a subsection of our Board) who determines whether or not the application could be approved or refused. Staff cannot presuppose the outcome of the hearing.

Proposed Playgrounds

- UTRCA has no objection to either of the currently proposed playground size or locations;
- We note at other municipal park locations in our watershed gravel surfaces tend to wash away into the river during a flood which results in increased maintenance time/cost for municipal parks staff and the import of fresh gravel. Rather than gravel surface for a playground at this location we recommend the playground surface be designed with a base that is less likely to wash away. For instance some of the newer (and safer) playground options such as pour-in-place rubber;
- All playground structures should be designed to be firmly anchored into the ground so as not to detach in a Regulatory Flood Event. Depending on the size and specifics of the playground structure proposed, we may require that a qualified professional confirm how the structures would be anchored properly;

Proposed Sports Fields

- Provided grading will be minimal and no external fill will be required to construct the sports fields then the UTRCA has no objection to either the proposed soccer field or the proposed baseball diamond;
- At this site-specific park we would recommend the soccer field over the ball diamond given the same concerns with the gravel surface washing away as noted in the playground section above. Further, a grassed soccer field would allow for better (and faster) infiltration of water after a precipitation event or flood;

Proposed Dock & Kayak Launch

- The UTRCA generally approves reasonably sized docks in backwater flooding areas, slower moving reservoirs, or small inland lakes that are not susceptible to

riverine flooding. This area of the North Thames River meets none of those qualifiers. As previously mentioned, we are not supportive of docks in areas of running water that are highly susceptible to flooding given the increased likelihood of the structure detaching. UTRCA staff has seen numerous docks (of all sizes) detach over the years and float downstream where they damage bridges or other private properties. Many become blockages which then further back up floodwaters onto the properties where they lodge at.

- This area is deemed high risk floodway and would be susceptible to high flood flow velocities and higher flood depths for not only the 1:250 year flood but other smaller seasonal events. Staff has documented many events within the past 20 years (as mentioned above) that would be cause for concern.
- Rather than a traditional riverbank dock, we recommend the Town consider a novel approach – the excavation of a small side channel, where access can be attained to an accessible dock structure. This would safely accommodate accessibility needs for kayaks/canoes to safely enter the water in the park and then exit via kayak/canoe to the connected river. Our staff would be more than happy to assist the Town with design options that would negate the need for an external “dock” structure;

Proposed Look-Out Points

- The Authority is highly supportive of strategic look-out points that would guide park visitors to select locations along the trail and limit foot traffic in other bank areas to be naturalized. However, we discourage the type of look-out structure proposed in the submitted photos for the same reasons as the dock structure noted above. UTRCA bio-engineer staff have designed other trail look-out points (for other municipalities along parts of large creeks or the river) that serve as erosion control, trail focal points and include improved aquatic or riparian habitat. Our staff would be more than happy to assist the Town with design options that would be more suitable for a flood susceptible river bank location;

Refrigerated Skating Loop

- The Authority is not supportive of a refrigerated skating loop for Milt Dunnell Field given it may be impossible to flood proof the refrigeration system at the current park elevations. We understand a refrigerated skating loop may be an exciting recreational amenity for the Town, but suggest another park in Town outside the floodplain would be a more suitable location. The Town is welcome to bring this location forward for approval from our Hearings Committee but we note that we would have to recommend refusal in our staff report;

Proposed Shoreline Restoration & Renaturalized Areas Along the River Bank

- The Authority is highly supportive of native plantings of trees, shrubs and grasses along the river bank outside of the look-out points. Given the flood susceptibility of the site, a naturalized park is more in keeping with what this park location is inherently suited for. Due to the flood susceptibility of the site, there will always be a risk of new plantings to be washed out in a flood. There may need to be multiple replanting attempts to allow for root establishment that will withstand a flood event. Our stewardship staff would love to assist the Town with a naturalized design and planting of the site with species that may be suitable for floodplain lands. It would be a prime location to have community (potentially school groups) involved with the planting, and, again, our staff would be able to assist with organizing community plantings;

Proposed Event Garden or Victorian Garden

- Gardens are perfectly suited for this location and we are supportive. Given the location immediately adjacent Trout Creek and the North Thames River, we recommend native plants and discourage invasive plants as the seeds may travel via air or the waterways to invade and spread on downstream properties;

Proposed Asphalt & Concrete Roads, Parking Lots, Pathways, Sidewalks, Walls and Plaza

- UTRCA staff would like to keep the addition of paved surfaces to a minimum as policies would require maintenance of the stage-storage-discharge relationship for a range of rainfall events;
- While we disagree with the calculations of the asphalt, concrete and hardened structures provided, the greater challenge is the increase in size and/or configuration of hardened areas in certain locations which will change the way floodwaters (and erosion forces) behave on the site.

In general, UTRCA policies would not support a new parking lot and increased parking areas of this size in an area as flood susceptible as the Flats. While we acknowledge the existing ring road may be narrowed along the river in the conversion to a trail, the new parking lot proposed for the south of the site may impact the stability of the Trout Creek retaining wall and increase localized flooding and/or erosion. As mentioned on site, we recognize the need to pave some parking and sidewalk areas in relation to replacement buildings to comply with accessibility standards.

Given the changes proposed with the incorporation of new and expanded parking lots, pathways, sidewalks, plaza area, concrete walls, armour stone areas, concrete pads for new park benches and picnic tables - grading and drainage plans of the entire site should be designed (by a qualified professional). The qualified professional would need to confirm all the new paved, asphalt, concrete areas – and all associated filling/grading and drainage – would not cause or exacerbate flooding and/or erosion on upstream/downstream/adjacent properties for all flood events up to and including the Regulatory Flood. Depending on details of what is proposed the submission of flood modeling may be required to confirm that and – depending on any subsequent loss of flood storage – a balanced cut-and-fill may be required.

Given the potential impact to the Trout Creek retaining wall, a qualified geotechnical professional should also provide input into the design;

- The proposed (south) parking lot and any expansion of the north parking lot may be subject to approval from the UTRCA Hearings Committee (a subsection of our Board) who determine whether or not the application could be approved or refused. Staff cannot presuppose the outcome of the hearing;
- We are of the understanding the north parking area is associated with an outdoor farmer's market. We are not supportive of increase in parking area through the construction of asphalt or additional impervious surface. If improvements to the site are being undertaken for the market we note that any new electrical or water hook-ups for the vendors would need to be flood proofed to the level of the Regulatory Flood Elevation;

Some Other Ideas From the Past

- The following is a list of other ideas for Milt Dunnell Park (and/or the “Flats” or “Island”) that UTRCA has been supportive of in past discussions with Town staff :
 - Improving the weir so the picnic area stays nicer;
 - Instream naturalization;
 - Improve/refurbish bridge to the Island;
 - A better barrier at the bridge entrance to the Island. This could potentially be both an artistic 'gateway' to the island during good weather and a functional/closable gate to prevent access in the event of a flood. (We

note previous flood event photos show this area was simply cordoned off with flagging tape.)

- A railing along the raceway. Could be both artistic and functional - beneficial for the public safety of visitors to the island. Would need to be designed by a qualified professional to ensure stability. (An engineer would have to look at the options regarding installation of the railings - i.e. drilling into the capstone, installation of individual sonotubes, etc.)
- Refurbish the raceway – to manage sediment – to ultimately improve the vista;
- Sediment management behind the weir in general – possibly would need to dredge first;
- Stone benches (would need to be anchored properly or could be sheared off the surface.);
- Dam safety review/inspection;
- Improve the mill race operating system;
- Some artistically designed shade sails;
- Steps for safer access down to the river (south of the weir). We are not suggesting materials be imported to create stairs, but rather the existing area be reshaped. (We note waterwatchers and fishermen in the area currently scale down the rocks to access the river during low flows. Stairs may provide a safer route.);
- Enhanced lighting either scenic or for safety (in the vicinity of the island);
- Signage – recreational, naturalist/ecological and/or river health and safety themed. (Our staff would gladly assist with content.);
- Vegetative plantings to enhance the vista for the Island. (Obviously in the least flood susceptible portion of the island.)

(We note that anything proposed for the Island or the Flats would need to be situated so as to accommodate maintenance access to the floodwall.)

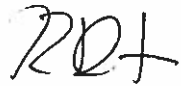
Summary

In summary there are some items proposed on the concept plan for Milt Dunnell Park that might be too ambitious for the flood prone nature of this park, the Island and the Flats. In those instances we recommend the Town reconsider them for a more suitable park within the town boundary where assets wouldn't become damaged or destroyed in a flood. There are many items on the concept plans for Milt Dunnell Park that our staff do support and there are a few that our stewardship staff may be able to assist the Town with. We appreciate the opportunity for collaboration and look forward to further discussion on proposals to improve the park. Recognizing that UTRCA staff want to work with you on this proposal, please reach out if there are any questions or concerns

your team would want to raise with our staff. We are happy to work with you to submit a proposal our staff can support in a board hearing.

Yours truly,

UPPER THAMES RIVER CONSERVATION AUTHORITY



Ben Dafoe

Land Use Regulations Officer

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