



Committee Matters: SCM 264/2024

Subject: Walker Homesite Park – Approval of the Masterplan – Ward 9

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Fabio Costante

Decision Number: **CSSC 254**

THAT the report of the Executive Initiatives Coordinator dated August 16, 2024 entitled “Walker Homesite Park – Approval of the Masterplan – Ward 9” **BE REFERRED** to the 2025 Budget Deliberation meeting.

Carried.

Report Number: S 109/2024
Clerk’s File: SR2024

Clerk’s Note:

1. The recommendation of the Community Services Standing Committee and Administration are **NOT** the same.
2. Please refer to Item 8.1 from the Community Services Standing Committee held on September 4, 2024.
3. To view the stream of this Standing Committee meeting, please refer to:
<https://csg001-harmony.sliq.net/00310/Harmony/en/PowerBrowser/PowerBrowserV2/20240904/-1/10502>

Subject: Walker Homesite Park – Approval of the Masterplan – Ward 9

Reference:

Date to Council: September 4, 2024

Author: Samantha Magalas

Executive Initiatives Coordinator

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519-253-2300x2730

Parks

Report Date: 8/16/2024

Clerk's File #: SR2024

To: Mayor and Members of City Council

Recommendation:

- I. THAT Council **ENDORSE** the Walker Homesite Park Master Plan as noted in *Appendix A* of this report which would require additional expenditures that are not currently included in the 10-year capital plan; and,
- II. THAT the City Treasurer **BE DIRECTED** to bring forward a capital budget issue in the amount estimated to be \$3,313,367 as part of the 2025 10-year capital plan for consideration.

Background:

On Monday May 9, 2022 through CR213/2022, Council approved Administration to undertake a feasibility and design study of parking lot and sports field improvements at Walker Homesite park.

Walker Homesite Park is owned by the City of Windsor and located at 1900 Seymour Blvd. in the Devonshire Heights neighbourhood of Windsor. The park is approximately 4.1 hectares and includes 2 parking lots (with 33 and 34 spaces), 3 baseball diamonds, multi-use trails, outdoor fitness equipment and a playground. The Park also serves as the home location for the Walker Homesite Athletic Club which runs a house league and travel baseball program for ages 5 to 23, out of the park.

In July of 2022, Landmark Engineers was retained by the City to develop a design plan for Walker Homesite Park. The updated plan for Walker Homesite Park looked at how it could:

- Improve site drainage;
- Upgrade the parking facilities;
- Upgrade the baseball facilities; and,
- Improve public safety and accessibility within the park.

During the review, Landmark reviewed various archived planning and design documents associated with the development of the existing park. Topographic surveys and condition assessments of the existing park features were also completed. After gathering that information, a preliminary design concept was developed which was shared for public feedback.

Discussion:

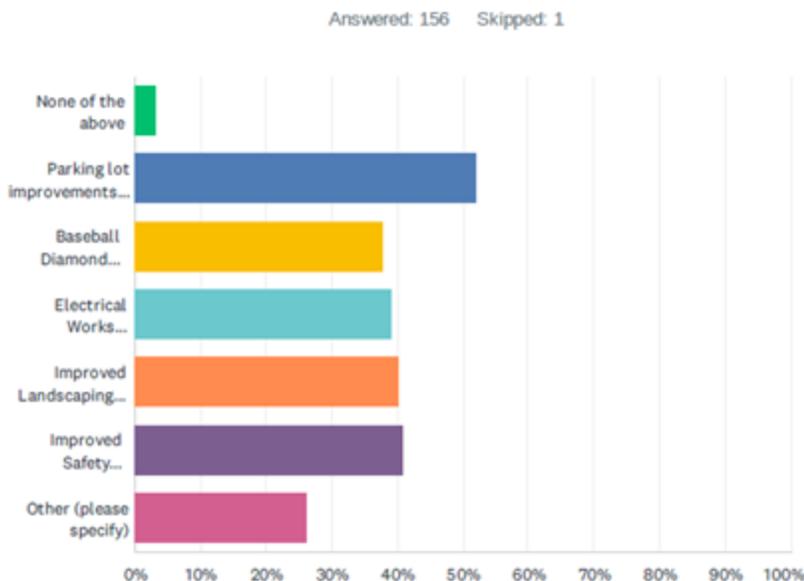
Landmark Engineers worked in partnership with the City of Windsor to develop a survey designed to gather public feedback regarding the park improvements. An information package was created which showed various photos, illustrations and explanatory text and highlighted the proposed features and the site improvements (**Appendix B**). City Administration created a webpage with a link to the information package and a questionnaire that was open to the public for viewing and feedback from December 2 to 17, 2022. Social media notifications were posted to advertise to the public that the survey was live and in addition, survey notification letters were mailed to the primary survey groups including:

1. Residents within an 800m radius from the park; and,
2. Members of the Walker Homesite Athletic Club.

The feedback received through the public survey process was generally positive. The comments received were given careful consideration during the development of the final functional design plan for Walker Homesite Park.

When reviewing the public input, over 150 people responded to the public survey. In the survey, question six (6) specifically asked respondents what amenities were most important to them.

**Q6 What aspects of the conceptual design is most important to you?
(Check all that apply)**



ANSWER CHOICES	RESPONSES	
None of the above	3.21%	5
Parking lot improvements (including: new paved surfaces, new trails and north parking lot entrance/exit expansion)	51.92%	81
Baseball Diamond improvements (including: re-graded playing surfaces, upgraded dugouts and bullpens)	37.82%	59
Electrical Works (including: overhead lighting and new scoreboard at Diamond #2)	39.10%	61
Improved Landscaping (including: new tree plantings)	40.38%	63
Improved Safety (including: New protective netting to mitigate the impact of foul balls)	41.03%	64
Other (please specify)	26.28%	41
Total Respondents: 156		

Administration reviewed what the “other” amenities where in the survey comments and these generally included items such as: a dog park, splash pad, outdoor skating rink, more/better lighting for safety, tennis/pickleball courts, improved spectator seating (benches, shade etc.). In addition, some comments requested additional improvements to playing surfaces and diamonds such as installing grass infields and more power outlets for pitching machines.

Following the public input, Landmark Engineers developed a final proposed plan. Components of the new functional design plan for Walker Homesite Park are presented in Appendix A of this report which includes the following new features:

- Site regrading and a network of new drainage swales aimed at more efficiently conveying runoff to the nearby stormwater management pond;
- Upgrades to both parking lots on the site – including new drainage features, new perimeter curbing, new asphalt surfacing, and adjustments to the North Parking lot entrance off of Sydney Avenue to more efficiently accommodate two-way traffic;
- Upgrades to all three baseball diamonds – including: regrading of the playing surfaces, upgraded dugout and bullpen facilities, and expansion of the outfield at Diamond #2 to include fencing adjustments and the installation of a new perimeter warning track;
- Installation of new 20-metre high protective netting screens along the sideline fences at Diamond #2 and Diamond #3 to provide improved protection from foul balls for neighbouring properties;
- New electrical services – including: new overhead lighting at Diamond #2, a new electronic LED scoreboard at Diamond #2, and new electrical pedestal outlets at all 3 baseball diamonds;
- An upgraded landscaping plan for the entire park – including: an irrigation system for the outfield at Diamond #2 and a total of 80 new trees; and,
- Upgrades to the existing trail network – including new sidewalks and accessible ramps around each parking lot, with connections to the trail network.

It should be noted that since Landmark finalized their report, Administration has installed new solar lights around the multi-use trails within the park. Improvements have also been made to dugouts at Diamond #2 which included making them larger and installing a concrete base.

It is estimated that construction of the new functional design plan for Walker Homesite Park will cost approximately \$3.7 Million (excluding applicable HST) in 2023 dollars. Administration is suggesting that, if the project is approved by Council, the project be broken down into three (3) phases as noted in the Financial Matters section of this report.

Risk Analysis:

There is a significant financial risk associated with this project. The funding currently available for use is not enough to cover the proposed improvement plan. If directed to move forward with the project, alternative funding would need to be pre-committed. The proposed phased approach helps to mitigate this risk.

There is also a significant risk in doing any of the proposed work on Diamond #1. While the City currently permits that diamond to user groups, as noted in the report, that diamond is owned by the Greater Essex County District School Board (GECDSB). As a result, no work would take place on that diamond until such time as an agreement could be worked out with the school board. Should no agreement be reached, none of the proposed work to Diamond 1 would occur. Administration is hopeful an agreement can be reached but all proposed work on Diamond #1 has been moved to either phase two (2) or phase three (3) of the project. This will provide Administration ample time to work out an agreement with the school board thereby mitigating that risk.

As with any park re-development, Walker Homesite Park would be partially under construction for the duration of each construction phase. As Administration would look to complete the project in phases, this would allow sections of the park to be closed during construction with the remainder of the park remaining open to users. Any impact in future years will be communicated and coordinated with the public, stakeholders, user groups and event planners. This project will have some impact on user groups that currently use the existing the diamonds on a regular basis, but Administration is confident they can be accommodated at nearby diamonds during construction. In addition, Administration would plan to complete most of the work outside of the baseball season thereby limiting the overall impact to user groups.

Climate Change Risks

Climate Change Mitigation:

As with all construction, greenhouse gas emissions (ghg) will result from the construction of the park and will temporarily but negligibly be accounted for in the community GHG inventory.

Climate Change Adaptation:

Walker Homesites has been noted to have surface drainage issues both observed and modelled under the Sewer and Coastal Flood Protection Plan. Windsor's climate projections predict an increase in annual rainfall as well as an increase in intensity of storms. The current design looks to alleviate some of the drainage concerns through improved site drainage with a network of new drainage swales to more efficiently convey runoff to the nearby stormwater management pond.

This park is also located in an area with high urban heat island effects. The Conceptual Design Plan details opportunities to increase tree coverage at the Site, particularly

along trails on surrounding the limits of the ball diamonds. The new trees will improve the thermal comfort of the site and provide natural shading options for all users of the site.

These park enhancements support the City’s Climate Change Adaptation Plan’s Objective #6, Reduce Community Service Disruptions, particularly by working towards Action 6.3 to Improve design standards for new recreational facilities to ensure they are more climate resilient.

Financial Matters:

The anticipated capital funding requirements for improvements to Walker Homesite Park as identified within the masterplan are listed below:

ESTIMATED PHASE EXPENSES	YEAR	
Diamond #2 – All proposed playing surface upgrades, new irrigation system, new water connection, new fencing & benches for dugout, upgraded bullpens, updated and expanded safety netting Diamond # 3 – All proposed playing surface upgrades, new chain linked fencing, new safety netting & dugout improvements Park site drainage improvements, upgraded electrical,	TBD	\$1,704,000
Diamond#1 – All proposed laying surface improvements, new benches for dugout, new fencing Diamond #2 – Install lighting for diamond & scoreboard Park – planting of deciduous and coniferous tree throughout	TBD	\$1,032,000
Parking Lots – upgrades to both parking lots including drainage and asphalt installation, regrading of surface area near Diamond 1 for improved drainage Trails – All proposed trail system improvements for increased accessibility	TBD	\$864,000
Non-Recoverable HST		\$63,367
TOTAL ESTIMATED PROJECT COSTS		\$3,663,367
FUNDING SOURCES	YEAR	
PFO-013-12 (Park-Related Parking Lots Capital Upgrades)	2025	\$350,000
TOTAL REVENUE		\$350,000
OUTSTANDING FUNDING		\$3,313,367

Pricing noted above is based on 2023 pricing, and includes anticipated engineering, project management, other administrative costs, and contingency.

Implementation of the new functional design plan is expected to result in additional operating maintenance costs. It is anticipated that these costs will be absorbed into the existing parks operating budget, however, any additional costs that cannot be absorbed within in the operating budget will be brought forward in future years once the project is completed in its entirety.

Currently, there is \$350,000 of approved in principle funding in the 2024 10-year Capital Budget (PFO-013-12 -Park-Related Parking Lots) for the 2025 funding year which can be used towards the parking lots upgrades.

There is no other available capital budget funding allocated to the proposed park improvements at Walker Homesite Park within the 2024 10-year Capital Plan. Should City Council wish to proceed with all phases for the project plan additional capital funding of approximately \$3,313,367 would need to be included as part of the 2025 10-year capital plan for consideration. It should be noted that accommodating this funding request would require further analysis by Administration and could involve the delaying, eliminating, or reducing scale / scope of other projects.

Consultations:

- Dave Nicholls – Manager, Parks Operations (A)
- Paul Mourad – Supervisor, Parks Projects
- Karina Richters – Supervisor, Environmental Sustainability & Climate Change
- Emilie Dunnigan – Manger, Financial Administration
- Michael Dennis - Manager, Strategic Capital Budget Development and Control

Conclusion:

The proposed Walker Homesite Park improvement as outlined herein will help revitalize this Community Park providing much-needed upgrades and amenities as requested by the community and will have a positive impact on the community at large.

Planning Act Matters:

N/A

Approvals:

Name	Title
Samantha Magalas	Executive Initiatives Coordinator
Erika Benson	Financial Planning Administrator - Parks
James Chacko	Executive Director, Parks and Facilities
Ray Mensour	Commissioner, Community & Corporate Services
Dan Seguin	On behalf of Commissioner, Finance & City Treasurer
Joe Mancina	Chief Administrative Officer

Notifications:

Name	Address	Email

Appendices:

- 1 Appendix A - Master Plan Report
- 2 Appendix B - Conceptual Map & Photos

WALKER HOMESITE PARK IMPROVEMENTS FUNCTIONAL DESIGN REPORT



Job Number: 22-024
Date: May 2023

EXECUTIVE SUMMARY

In July 2022, the City of Windsor retained Landmark Engineers to develop a new functional design plan for Walker Homesite Park – an approximately 4.1-hectare municipally-owned property located in the Devonshire Heights neighbourhood that serves as the home location for the Walker Homesites Athletic Club. The existing park features include: two gravel-surfaced parking lots, three baseball diamonds, a playground unit, an outdoor calisthenics workout area, and a loose network of multi-use pathways.

The purpose of this assignment was to create an updated plan for Walker Homesite Park that would:

- Improve site drainage;
- Upgrade the parking facilities;
- Upgrade the baseball facilities; and,
- Improve public safety and accessibility within the park.

Over the course of the functional re-design process, Landmark reviewed various archived planning and design documents associated with the development of the existing park. Landmark also carried out topographic surveys and condition assessments of the existing park features. The information thus compiled was used to develop a preliminary design concept for the updated park, which was subsequently presented to the public for feedback via the City’s website with an accompanying survey. The public feedback received via the survey was generally positive, and was used to help refine and develop the preliminary design into the functional design plan presented in this report.

The new functional design plan for Walker Homesite Park is presented in the appendices of this report, generally depicting the following new features:

- Site regrading and a network of new drainage swales aimed at more efficiently conveying runoff to the nearby stormwater management pond;
- Upgrades to both parking lots on the site – including: new drainage features, new perimeter curbing, new asphalt surfacing, and adjustments to the North Parking lot entrance off of Sydney Avenue to more efficiently accommodate two-way traffic;
- Upgrades to all three baseball diamonds – including: regrading of the playing surfaces, upgraded dugout and bullpen facilities, and expansion of the outfield at Diamond #2 to include fencing adjustments and the installation of a new perimeter warning track;
- Installation of new 20-metre high protective netting screens along the sideline fences at Diamond #2 and Diamond #3 to provide improved protection from foul balls for neighbouring properties;
- New electrical services – including: new overhead lighting at Diamond #2, a new electronic LED scoreboard at Diamond #2, and new electrical pedestal outlets at all 3 baseball diamonds;
- An upgraded landscaping plan for the entire park – including: an irrigation system for the outfield at Diamond #2 and a total of 80 new trees; and,
- Upgrades to the existing trail network – including new sidewalks and accessible ramps around each parking lot, with connections to the trail network.

1.0 INTRODUCTION

1.1 BACKGROUND

Walker Homesite Park is a municipally-owned park located at 1900 Seymour Boulevard in the Devonshire Heights neighbourhood of Windsor. The park facilities include 2 parking lots, 3 baseball diamonds, and various other public amenities. The park also serves as the home location for the Walker Homesites Athletic Club.

Landmark Engineers was retained by the City of Windsor in July 2022 to develop a new functional design plan for Walker Homesite Park. This report, read in conjunction with the functional design drawings that are included in the appendices, summarizes our final design recommendations and the parameters that were considered in their development.

1.2 PURPOSE AND SCOPE

The primary purpose of the functional re-design for Walker Homesite Park is to create an updated plan that achieves the following objectives:

- Improved Site Drainage – Focused primarily on re-grading the existing parklands to improve the overall site drainage.
- Improved Parking Facilities – Upgrading each parking lot from a gravel surface to a paved asphalt surface - including upgrades to the layout of the existing parking lots and their surrounding areas.
- Improved Baseball Facilities – Aimed at increasing the level of service for each baseball diamond while improving the overall player and spectator experience. Includes upgrades to the existing facilities and the addition of new baseball-centered amenities.
- Identifying and Implementing Measures to Improve Public Safety – Includes measures to limit the occurrence of stray baseballs leaving the boundaries of the park, providing safe access to and from the parking lots, and improved site grading for on-field player safety.
- Improving Park Accessibility – Includes an expansion of the North Parking Lot entrance/exit, the installation of dropped curbs with sidewalk ramps, and the connection of a continuous network of trails within the park.

In order to fulfil the above, the Project Team has executed a scope of work that included the following:

- The compilation of general site inventory; including topographic land surveys, review of existing drainage features and drainage documents, and an assessment of existing site features.
- The compilation of an environmental inventory for the site and its immediate surroundings, including: property and utility information, a review of site access, and a review of adjacent stormwater management facilities.

- Engineering analysis and preparation of various design concepts for improvements to site drainage, site facilities, safety, and accessibility.
- The issuance of a public survey to solicit feedback from both local residents and the Walker Homesites Athletic Club. The feedback received through this process was considered for incorporation in the final detailed design.
- The preparation of this report, including: functional design drawings, preliminary cost estimates (for both capital improvements and ongoing maintenance), and a final list of recommended park improvements aimed at achieving the objectives outlined above.

2.0 ENVIRONMENTAL INVENTORY / SITE CONDITIONS

2.1 SITE LAYOUT

Walker Homesite Park is situated on approximately 4.1-hectares of generally flat parkland. Representatives of Landmark Engineers have visited the site on multiple occasions over the course of this assignment for reconnaissance purposes, and a topographic survey of the site was completed by Landmark staff on 15 July 2022.

Walker Homesite Park is currently serviced by two distinct parking lots: a north lot and a south lot. The North Parking Lot can be accessed from Sydney Avenue, while the south lot can be accessed from Seymour Avenue. The park contains three baseball diamonds, which are primarily used by the Walker Homesites Athletic Club. Other park features include a children’s play set, outdoor calisthenics gym, and batting cages. The park features a network of asphalt trails that allow park-goers access to the on-site amenities. The site is serviced by two facilities buildings that are located adjacent to the North Parking Lot. These buildings provide power and water to the site, while also housing public washrooms, storage areas, and concession stands.

2.2 EXISTING CONDITIONS

The following sections generally describe the existing site conditions at Walker Homesite Park. An inventory of existing site photos taken by Landmark Engineers is also attached as Appendix B.

2.2.1 SITE DRAINAGE

Grade elevations across the site generally range between 187.90m and 188.50m GSC. Upon inspection, several low-lying areas were noted that showed evidence of standing water - along the east edge of the site and in the right field area of Diamond #1, in particular. We also noted that the existing asphalt trails are slightly elevated and are acting as ‘berms’ that are restricting the natural flow of runoff within the site. The entirety of the site outlets to the existing stormwater retention pond located immediately west of the park’s property limits.

2.2.2 NORTH PARKING LOT

The entrance to the North Parking Lot is located at the west terminus of Sydney Avenue. The roadway approaching the entrance can accommodate 2 lanes of traffic – it was noted, however, that it currently narrows to a single lane at the entrance to the park. Thus, traffic flow in and out of the park is currently restricted to one lane.

The surface of the North Parking Lot consists primarily of compacted gravel-like materials. Typical surface slopes are in the range of 0.5% to 1.5%. Several small depressions and potholes were noted throughout the lot, creating an uneven surface that is prone to accumulating water. There is no perimeter curbing around the lot, with each parking space delineated by pre-cast concrete barrier curbs. There are 2 catch basins that service the lot, which outlet to the stormwater retention pond located just west of the park.

The North Parking Lot currently has a maximum capacity of 33 vehicles.

2.2.3 SOUTH PARKING LOT

The entrance to the South Parking Lot is located on Seymour Avenue. The lot has a compacted gravel surface with typical surface slopes in the range of 0.5% to 1.5%. There are two catch basins servicing the lot, with each catch basin outletting to the open drain that exists along the west edge of the site. The existing lot surface appears quite uneven, with many small potholes and depressions showing evidence of water accumulation.

The South Parking Lot currently has a maximum capacity of 34 vehicles.

2.2.4 BASEBALL DIAMONDS AND FACILITIES

Walker Homesite Park currently houses three baseball diamonds. The diamonds are primarily used by the Walker Homesites Athletic Club. For the purpose of this functional re-design, each diamond has been numbered from 1-3. Diamond #1 is located furthest north, and Diamond #3 is located furthest south.

- Diamond #1:
 - Located on Greater Essex County District School Board (GECDSB) property.
 - Sized for players in the Ontario Baseball Association's (OBA's) 'Mosquito', 'Rookie-Ball', and 'T-Ball' age divisions (i.e., 11-and-under).
 - The infield surface is graded with a white limestone screening. The screenings appear to be in generally good condition - however, instances of localized drainage issues have been noted.
 - The existing outfield surface is not smooth and has many significant irregularities. There is evidence of tire tracks and ruts in the outfield that have created an uneven playing surface, which has the potential to result in uneven bounces and/or player injury.
 - The existing outfield is not enclosed with any perimeter fencing. The backstop area consists of chain link fencing that appears to be in good condition.
 - The existing dugouts have a white limestone screening floor. The benches have a wood sitting surface that is supported by steel posts. The benches show signs of wear, but generally appear to be in serviceable condition.

- Diamond #2:
 - This is a 'Regulation' sized baseball diamond according to the OBA. This diamond is sized for players aged 16-and-older.
 - The infield surface is graded with a red dirt infield mix, most likely a 'Washington Ball Mix' from Mar-Co Clay products.
 - The outfield surface is relatively flat, with an average slope of approximately 0.5%. Localized ponding has been observed in the outfield area.
 - The diamond is fully enclosed with perimeter chain link fencing. A large gate exists to allow entry for maintenance vehicles. The fencing appears to be in good condition.

- The existing bullpens are in generally poor condition.
 - The existing pitching mound appears to be in fair-to-serviceable condition, requiring frequent repairs as by City maintenance staff.
 - The existing dugouts have a red-dirt screening floor. The benches have a wood sitting surface that is supported by steel posts.
 - An electrical connection is currently in place immediately behind the home plate area.
 - A 12-metre-high, 45-metre-long protective netting screen has been constructed in the left field foul ball area. The netting is supported by wood utility poles. Both the poles and the netting appear to be in fair condition.
- Diamond #3:
 - Sized for players in OBA's 'PeeWee' age division (i.e., 13-and-under)
 - The infield surface is graded with white limestone screenings. The screenings appear to be in generally good condition.
 - The outfield surface is relatively flat, with an average slope of approximately 0.5%
 - The perimeter of the Diamond is fully enclosed with chain link fencing. The fencing appears to be in good condition.
 - The existing bullpens are in generally poor condition.
 - The existing dugouts have a white limestone screening floor. The benches have a wood sitting surface that is supported by steel posts.
 - A 12-metre-high, 45-metre-long protective netting screen exists in foul territory down the right field line. The netting is supported by wood utility poles. The netting has begun to sag under its own weight between the pole supports, thus reducing its effectiveness.

2.2.5 SITE AMENITIES / MISCELLANEOUS FEATURES

Other site features include:

- 2 facilities buildings with concession stands and public washrooms;
- A full-sized batting cage (owned and operated by the Walker Homesites Athletic Club and located on GECDSB property);
- A children's play-set;
- An outdoor calisthenics workout area;
- A network of existing multi-use pathways; and,
- Garbage receptacles, benches, park signage, etc.

2.3 REFERENCE MATERIALS

The following resources were used to aid in the preparation of this report and the functional design drawings:

- *'Stormwater Management Report for the Devonshire Heights Subdivision and Seymour Avenue Drainage Basins'* prepared by Lafontaine, Cowie, Burrato and Associates (9 February 1994).
- *'Protective Screens for Baseball Diamonds at Forest Glade Optimist and Walker Homesite Parks'* prepared by Landmark Engineers (15 October 2015).
- *'Walker Homesite Park Masterplan Concept'* drawing provided by the City of Windsor.

- *‘Walker Homesite Park – South Parking Lot’* as-built drawings of the South Parking Lot provided by City of Windsor.
- *‘Walker Homesite Bike Trail and Park Trail Improvements’* design drawings, outlining the proposed improvements to the bike and park trail network, provided by the City of Windsor (June 2022).
- Essex Region Conservation Authority Interactive Mapping Website.
- City of Windsor ‘Sewer Atlas’.

3.0 PROPOSED PARK IMPROVEMENTS

The following section will outline the planned scope of improvements for Walker Homesite Park. The improvements are aimed at mitigating/solving the existing problems, as outlined in the section above.

In reviewing the proposed park improvements, it should be noted that in the City of Windsor’s Request for Proposals for this assignment, the following items were designated as not to be included in the scope of work:

- The existing park trails;
- The existing playground and outdoor gym facilities; and,
- The existing maintenance buildings and facilities buildings.

3.1 SITE DRAINAGE

Landmark has proposed the construction of several strategically-placed drainage swales, aimed at collecting and conveying surface runoff away from trafficked areas and into the existing retention pond to the west of the park. The swales have been designed to be approximately 300mm deep, with side slopes in the range of 3H:1V (Horizontal:Vertical). Each swale also includes a 100mm-diameter PVC perforated tile drain placed below the invert of the swale to help convey stormwater off-site.

We anticipate that the existing drainage issues along the east edge of the site and in the right field area of Diamond #1 to be alleviated by the addition of these swales. Additionally, the scope of proposed improvements will include the re-grading of each baseball diamond (and the areas surrounding each diamond), ensuring positive drainage away from the playing surfaces.

Consideration was given to enclosing the existing open drain along the west side of the park. Although enclosing this drain would increase the usable park space considerably, there is no necessity to carry out this work from a stormwater management perspective. It was also noted that enclosing the drain would necessitate the removal of many large, mature trees, at considerable expense. After careful consideration and consultation with City staff, it was decided to leave the drain as-is.

3.2 NORTH PARKING LOT

A summary of the improvements is listed below:

- Expansion of the entrance/exit laneway to accommodate 2-lanes of traffic.
- Expansion of the parking lot along its west edge, increasing the maximum lot capacity from 33 vehicles to 39.
- Upgrading from a granular surface to a paved asphalt surface, thus improving the functionality, drainage, and aesthetics of the lot.
- The placement of 2 additional catch basins, improving drainage and limiting on-site ponding.

- The construction of a new proposed storm sewer. The sewer will run from the proposed manhole/catch basin westward to the existing stormwater retention pond. A more detailed stormwater management design will be required to confirm the final sizing of the pipe.
- Full perimeter concrete curbing, with a 3m-wide asphalt pathway being added along the south side of the lot, as depicted in the above-noted drawing. The new asphalt trail (in conjunction with the proposed trail along the South Parking Lot – see below) will create a continuous network of trails that are located entirely within the park boundaries.
- New line painting, including the addition of 2 accessible parking spaces with a dropped curb and sidewalk ramp, enhancing site accessibility. The proposed design meets all standards set forth by the A.O.D.A.

Landmark has designed the proposed improvements in general accordance with the Stormwater Management requirements set forth by the City’s Development Manual. The design has also been prepared in general conformance with the regulatory review requirements of the Essex Region Conservation Authority (ERCA). A memorandum, describing the stormwater management analyses that were carried out by Landmark for this project has been attached as Appendix C for reference purposes.

3.3 SOUTH PARKING LOT

A summary of the improvements has been listed below:

- Upgrade from a granular surface to a paved asphalt surface. Improving the functionality, drainage, and aesthetics of the lot. The existing drainage features (i.e., catch basins) will remain in place.
- Full perimeter concrete curb as per OPSD standards, with a 3m wide asphalt pathway being added to the north side of the lot, as depicted. The new asphalt trail, in conjunction with the proposed trail in the North Parking Lot, will create a continuous network of trails that are located entirely within park boundaries.
- New line painting; including the addition of 2 accessible parking spaces with a dropped curb and sidewalk ramp enhancing site accessibility. When complete, the South Parking Lot will have 37 standard parking spaces and 2 accessible parking spaces. The design meets all standards set forth by the AODA.

Landmark has designed the proposed improvements in general accordance with the Stormwater Management requirements set forth by the City’s Development Manual. The design has also been prepared in general conformance with the regulatory review requirements of the Essex Region Conservation Authority (ERCA). A memorandum, describing the stormwater management analyses that were carried out by Landmark for this project has been attached as Appendix C for reference purposes.

3.4 DIAMOND #1

As noted in Section 2 of this report, Diamond #1 is located on GECDSB property. All proposed improvements have been designed in accordance with the guidelines set forth by the Ontario Baseball Association (OBA).

A summary of the improvements is listed below:

- Re-grading of the Infield Surface:
 - We recommend upgrading the existing white stone dust infield screening to a ‘*Washington Ball Mix*’ supplied by Mar-Co Clay Products (or an approved equivalent). The target slope for grading purposes across the infield area should be approximately 1%.
 - The City may also consider leaving Diamond #1 as a white stone dust screening diamond. If this option is considered, we recommend placing a similarly-graded white screening infield mix to match the existing materials.
 - Includes a new pitching rubber and a new home plate area. We recommend the use of the clay bricks (available from Mar-Co Clay Products) to rebuild the flat pitching area. The clay bricks provide a more stable pitching area when compared to sand/granular products. The clay is also more firm than granular material – thus reducing the potential for large potholes to form in the pitching area.

- Re-grading of the Outfield Surface:
 - Excavated materials from the North Parking Lot may be used to help re-grade the outfield area.
 - A smoothed outfield surface reduces the potential for player injury.

- New Dugouts:
 - New dugouts are proposed to be built on suitable concrete base pads. It is recommended that the City place new spike-resistant dugout flooring on top of the concrete. The rubberized surface increases the service life of both the concrete and the players’ shoes.
 - New chain-link fencing is proposed around the perimeter of each dugout. The height of the dugout should be approximately equal to the height of the existing structures. The dugout roofs should be gently sloped away from the playing surface, with run-off being directed away from the playing surface and player gathering areas.
 - New Outdoor Players Benches from *Barco Products Canada* (Thermoplastic-coated 8ft-long benches) or an approved equivalent are recommended for Diamond #1.

- New Electrical Connection in 3rd Base Dugout:
 - The new pedestal connection will supply power to Diamond #1 (for pitching machines, etc.)
 - The type of pedestal used will be similar to the connection used at Realtor Park in the City of Windsor. Refer to Photo #14, attached in Appendix B, for a visual representation of the proposed connection.
 - Refer to Section 3.8 of this report for more details regarding the proposed electrical works.

3.5 DIAMOND #2

Diamond #2 is a regulation-sized baseball diamond that suits gameplay for players aged 14 and older. All proposed improvements have been designed in accordance with the guidelines set forth by the

Ontario Baseball Association (OBA). This will allow games and tournaments sanctioned by the OBA to be hosted at Walker Homesite Park.

A summary of the improvements is listed below:

- Improvements to the Infield Surface:
 - We recommended the use of the ‘*Infield Clay 15 Standard*’ infield screening, supplied by Mar-Co Products. This product is an upgrade over the existing infield screening materials. The target slope for grading purposes across the infield area should be approximately 1%.
 - Includes a new pitching rubber and a new home plate area. We recommend the use of ‘*RediMound*’ and ‘*RediKit*’ from Mar-Co Clay Products, or an approved equivalent. The mound shall be constructed to the specifications set forth by the OBA.
 - Careful consideration was given for installing a grass infield on Diamond #2. Upon review of the anticipated maintenance costs and potential issues regarding diamond flexibility with City staff, however, it was decided that the Diamond #2 infield should remain as red clay.

- Improvements to the Outfield Playing Surface:
 - Full re-grading and re-seeding of the existing outfield area. This improvement is aimed at mitigating current drainage issues, improving player safety, and improving overall gameplay.
 - We also proposed the addition of an irrigation system in the outfield of Diamond #2. See Section 3.9 of this report for more details.

- Improvements to the Existing Bullpen Areas:
 - Upgraded bullpen areas using the Mar-Co Clay ‘*RediMound*’ and ‘*RediKit*’ products, or an approved equivalent. Install new pitching rubbers and new home plates.
 - The bullpens will not have perimeter chain-link fencing. Thus, maintenance vehicles will continue to have access to the bullpen areas.

- New Dugouts:
 - New dugouts are proposed to be built on suitable concrete base pads. It is recommended that the City place new spike resistant dugout flooring on top of the concrete. The rubberized surface increases the service life of both the concrete and the players’ shoes.
 - New chain-link fencing is proposed around the perimeter of each dugout. The height of the dugout should be approximately equal to the height of the existing structures. The dugout roofs should be gently sloped away from the playing surface, with run-off being directed away from the playing surface and player gathering areas.
 - New Outdoor Players Benches from *Barco Products Canada* (Thermoplastic-coated 8ft-long benches) or an approved equivalent are recommended for Diamond #2.

- New Perimeter Warning Track:
 - New 13’-wide perimeter warning track is recommended for Diamond #2, extending along the entire perimeter of the fence line. By providing a change of terrain near the fence line, defensive players will be more aware of their location relative to the fence. This can substantially reduce the potential for player injury, while improving gameplay and field aesthetics.
 - The warning track will extend 3’ beyond the fence line for ease of maintenance.
 - The warning track shall be constructed using a 300mm-thick drainage base, topped with 150mm of ‘*NT Clay Track Surfacers*’ from Mar-Co Clay Products (or an approved equivalent).
 - The excavated white stone dust screenings from Diamond #3 may be suitable for re-use as a drainage base for the new warning track at Diamond #2. The viability of this option may be determined during the construction phase.

- Outfield Expansion:
 - Expansion of the existing outfield dimensioning is recommended for Diamond #2. See Table 1 (below) for a comparison of the existing dimensions vs. the new proposed dimensions.

Table 1: Outfield Dimensions at Diamond #2

	Existing Outfield Fence Dimensions	Proposed Outfield Fence Dimensions	Recommended Dimensions as per OBA Guidelines
Left Field	300’	300’ (actual) / 315’ (simulated)	325’
Centre Field	300’	315’	400’
Right Field	300’	320’	325’

- Expanding the outfield fencing will allow Diamond #2 to be used for hosting games of any caliber of baseball, while maintaining a competitive balance between hitter and pitcher.
- Due to the geometric constraints of the park, the left field fence cannot be relocated without adversely impacting other park features. As such, we recommend increasing the height of the outfield fence from 6-feet to 15-feet. This would allow a 300-foot fence to simulate an approximate distance of 315-feet.
- If possible, the City may choose to re-use and re-locate the existing chain link fence to its new proposed location. The existing chain link fencing appears to be in good condition.

- Other Improvements:
 - New protective netting screens are recommended down the first and third base lines. See Section 3.7 of this report for further details.

- New overhead lighting and a new electronic scoreboard are recommended for Diamond #2. See Section 3.8 of this report for further details.

3.6 DIAMOND #3

Diamond #3 is a Pee-Wee sized baseball diamond that suits gameplay for players aged 13-and-under. It is the southernmost diamond in the park, located closest to the South Parking Lot. All proposed improvements have been designed in accordance with the guidelines set forth by the Ontario Baseball Association (OBA).

Proposed improvements to Diamond #3 include:

- Improvements to the Infield Surface:
 - We recommend upgrading the existing white stone dust infield to a ‘*Washington Ball Mix*’, as supplied by Mar-Co Clay Products, or an approved equivalent. The target slope for grading purposes across the infield area should be approximately 1%.
 - Construction of a new on-field pitching area. It is important to note that the pitching mound for Diamond #3 will be flat, as Pee-Wee aged players do not use an elevated pitching mound.
 - We recommend the use of clay bricks from Mar-Co Clay products (or an approved equivalent) to build the pitching the area and the home plate area. This includes the supply and placement of a new pitching rubber and a new home plate.
- Improvements to the Outfield Playing Surface:
 - Full re-grading and re-seeding of the existing outfield area. This improvement is aimed at mitigating current drainage issues, improving player safety, and improving overall gameplay.
- Improvements to the Existing Bullpen Areas:
 - New pitching areas at the locations noted in Drawing 22-024-05. The pitching areas in the bullpens at Diamond #3 will not have an elevated pitching rubber.
- New Dugouts:
 - New dugouts are proposed to be built on suitable concrete base pads. It is recommended that the City place new spike-resistant dugout flooring on top of the concrete. The rubberized surface increases the service life of both the concrete and the players’ shoes.
 - New chain-link fencing is proposed around the perimeter of each dugout. The height of the dugout should be approximately equal to the height of the existing structures. The dugout roofs should be gently sloped away from the playing surface, with run-off being directed away from the playing surface and player gathering areas.
 - New Outdoor Players Benches from *Barco Products Canada* (Thermoplastic-coated 8ft-long benches) or an approved equivalent are recommended for Diamond #3.

- We recommend the deconstruction and replacement of the existing chain link backstop at Diamond #3 with a new chain link backstop. We recommend that the new backstop be constructed to at least the same size and scope as the original.
- Other Improvements:
 - A new protective netting screen is recommended down the first base line of Diamond #3. See Section 3.7 of this report for further details.
 - A new pedestal electrical connection is recommended to be installed in the 3rd base dugout at Diamond #3 (for pitching machines, etc.).
 - The type of pedestal used will be similar to the connection used at Realtor Park in the City of Windsor.
 - Refer to Section 3.8 of this report for more details regarding the proposed electrical works.

3.7 PROTECTIVE NETTING ANALYSIS AT DIAMOND #2 & DIAMOND #3

Diamond #2 is located in close proximity to:

- Homes in the 3200 block of Bliss Road (down the left field line), and;
- The North Parking Lot (down the right field line).

Diamond #3 is located in close proximity to:

- Homes in the 1600 block of Blairwood Crescent (down the right field line), and;
- The existing asphalt pathway located at the west limit of the site.

These locations are currently at a heightened risk of being struck by batted balls that leave the field of play. We understand that there have been numerous complaints from neighbours regarding baseballs being hit into their yards. To address these concerns, the City has installed protective netting screens down the first base line of Diamond #3, and down the third base line of Diamond #2. Each existing screen is approximately 12-metres-high and 45-metres-long.

Landmark was retained by the City of Windsor in 2015 to evaluate the effectiveness of the protective screens. A report was issued, titled “*Protective Screens for Baseball Diamonds at Forest Glade Optimist Park and Walker Homesite Park (2015)*”. A copy of this report is attached in Appendix D for reference purposes. The report outlines the design rationale and analysis used for determining the effectiveness of the screens. As noted, it was determined that the existing screens have not been effective. We understand that the City continues to receive complaints from neighbours regarding baseballs being fouled off into their yards.

As part of the scope of this project, we have looked at various ways to increase the level of protection for these at-risk properties. The two primary methods we considered were:

1. Re-aligning the diamonds so that the foul ball target area is skewed away from affected properties; and,

2. Design new protective netting screens to improve upon the existing level of protection.

Upon review of these issues with City staff, Option 1 was determined to be impractical. Skewing the diamonds would result in excessive sun glare in hitters/fielders’ eyes. This creates an extremely unsafe environment for players of any caliber. Re-orienting the diamonds would also significantly reduce the usable park space on-site. In consultation with the City, it was determined that the preferred solution was to design new protective netting screens.

3.7.1 DESIGN OF NEW PROTECTIVE NETTING SCREENS

Using the same rationale and analyses that were used in the 2015 Landmark report, we were able to determine what screen height and distance from home plate is needed to provide a serviceable level of protection to the at-risk properties. It should be understood that providing 100% protection to the neighbouring properties is not a practical solution. In order to completely contain all baseballs hit at every possible speed and trajectory, a dome would have to be erected over the field.

Each option outlined was reviewed in consultation with City of Windsor staff. The preferred solutions for each diamond have been summarized in the following table:

Table 2: Summary of protective netting solutions

Diamond	Preferred Protection Option	Summary of Preferred option
Diamond #2	Option A	<ul style="list-style-type: none"> • 2 new screens to be constructed down each foul line • 20m high poles spaced @ 15m O.C with baseball grade netting from 3m to 20m above ground level. Total length of the screen is 45m
Diamond #3	Option C	<ul style="list-style-type: none"> • 1 new screen to be constructed down the first base line • 20m high poles spaced @ 15m O.C with baseball grade netting from 3m to 20m above ground level. Total length of the screen is 45m.

3.7.2 INSTALLATION AND MAINTENANCE

- The proposed nets would require 75-foot-high poles (approx. 23m), including embedment. For ease-of-installation, life-cycle costing, and durability reasons, we recommend the use of composite poles over wood or steel poles. Landmark has reached out to *RS Poles* in Tilbury for preliminary design assistance and costing information.

- For the netting, we recommend the use of ‘50mm Twisted Knotted HTPE Bird Net’ netting from *Turf Net Sports Supply*. This netting is coloured black and gold, which blends into the existing background, creating a comfortable viewing experience.
- The netting supply company strongly recommends that the screening be taken down each winter. This will increase the service life, reduce loading on the composite support poles, and minimize safety risks (climbing, etc.) during the winter months.
- A summary of the pricing information for the proposed screens can be found in Section 5.0 of this report. A more detailed breakdown of the costs for the new screens can be found in Appendix G.

3.8 ELECTRICAL WORKS

Landmark has consulted with *Poirier Electric* for assistance in generating an electrical servicing plan for Walker Homesite Park.

3.8.1 EXISTING ELECTRICAL CONDITIONS

Enwin Utilities has confirmed that Walker Homesite Park is currently serviced by a single phase 75kVA 120/240V transformer. The transformer supplies power to the existing facilities buildings located near the North Parking Lot.

3.8.2 PROPOSED ELECTRICAL IMPROVEMENTS

In consultation with City staff, we propose the following new additions to the electrical services at Walker Homesite Park:

- New overhead baseball lighting at Diamond #2;
- New electronic LED scoreboard at Diamond #2; and,
- New electrical pedestal connections in the third base dugout of each diamond.

To accommodate these features, the site servicing would have to be increased to 400A/240V, since there does not appear to be any three-phase power in the local neighbourhood. Correspondence with Enwin will be required during the detailed design phase to accommodate this change. Upon discussion with *Control Link – Musco Sports Lighting* we understand that the maximum voltage required to suit the over-head baseball lights would be 82kW. The plan includes information on conduit layout, conduit sizing, power sources, and overhead light placement.

3.8.2.1 SCOREBOARD

We recommend placing the new scoreboard immediately beyond the right field fence. This is the most visible and accessible location at Diamond #2. Landmark has reached out to *OES-Scoreboards* for specifications on various scoreboard models. The *7121A model* has been recommended for this project. The scoreboard features an upper truss, cut out letters, and a logo plate. The LED scoreboard has shatter-proof panels specifically designed for baseball and softball. It has customizable digit colours and enclosure colours.

3.8.2.2 OVERHEAD LIGHTING

We have reached out to *Control Link – Musco Sports Lighting* for information regarding overhead baseball lighting at Diamond #2. The objective was to create a lighting environment that is similar to Windsor’s Mic-Mac Park. The spacing between lights has remained consistent, and the type of light used is similar to baseball diamonds of equal size located in other residential neighbourhoods. *Control Link* provides three levels of overhead sports lighting:

- 30/20 – suitable for low level softball
- 50/30 – suitable for recreational level hardball
- 70/50 – upper levels of competitive hardball (Mic-Mac Park)

For the purpose of this functional design, the 70/50 overhead lighting option has been presented. Each overhead light features a ‘ball tracker’ light that signs upward from approximately halfway up the pole. These lights have been shown to improve the overall safety and gameplay. Adding overhead lights to Diamond #3 is not included in the current scope of work. In the future, if the City did wish to add lights to Diamond #3, it will require a separate electrical service connection, most likely stemming from Seymour Avenue.

3.9 LANDSCAPING AND IRRIGATION

Landmark has consulted with *Bezaire Landscape Architects* to create a functional-level landscaping plan for Walker Homesite Park.

3.9.1 IRRIGATION PLAN

It is our understanding that the City wishes to add an irrigation system to the outfield area of Diamond #2. In consultation with *Bezaire Landscape Architects* and City maintenance staff, we determined that the outfield grass should receive approximately 1”-2” of water per week.

Prior to implementation, a water scheduling plan should be developed to ensure that the outfield grass is receiving an adequate water supply (from both rain and the proposed irrigation system).

3.9.2 TREE PLANTING AND EXCESS SOILS PLAN

Bezaire Landscape Architects has created a functional-level landscaping plan for Walker Homesite Pak. It includes the planting of approximately 65 coniferous trees and 15 deciduous trees. The trees have strategically placed to provide:

- More shade for players, spectators, and park-users.
- Better hitting conditions at Diamond #2. The new row of trees beyond the right field fence will reduce the amount of sunlight and glare in a batter’s peripheral vision. This will improve the overall game experience, especially during twilight hours.

The landscape plan shows many low-profile earth berms on the site. These berms were added as a contingency in the case that the proposed works generate excess soils. For both cost and regulatory reasons, it would be the intention is to keep all excavated materials on-site.

4.0 PUBLIC CONSULTATION

4.1 PUBLIC FEEDBACK SUMMARY

Landmark Engineers worked in partnership with the City of Windsor to create a public survey designed to solicit public feedback regarding the park improvements. Landmark created presentation-quality illustrations with explanatory text (suitable for public review), which highlighted the proposed features and the site improvements associated with the new functional design plan. The primary target groups for the public survey were:

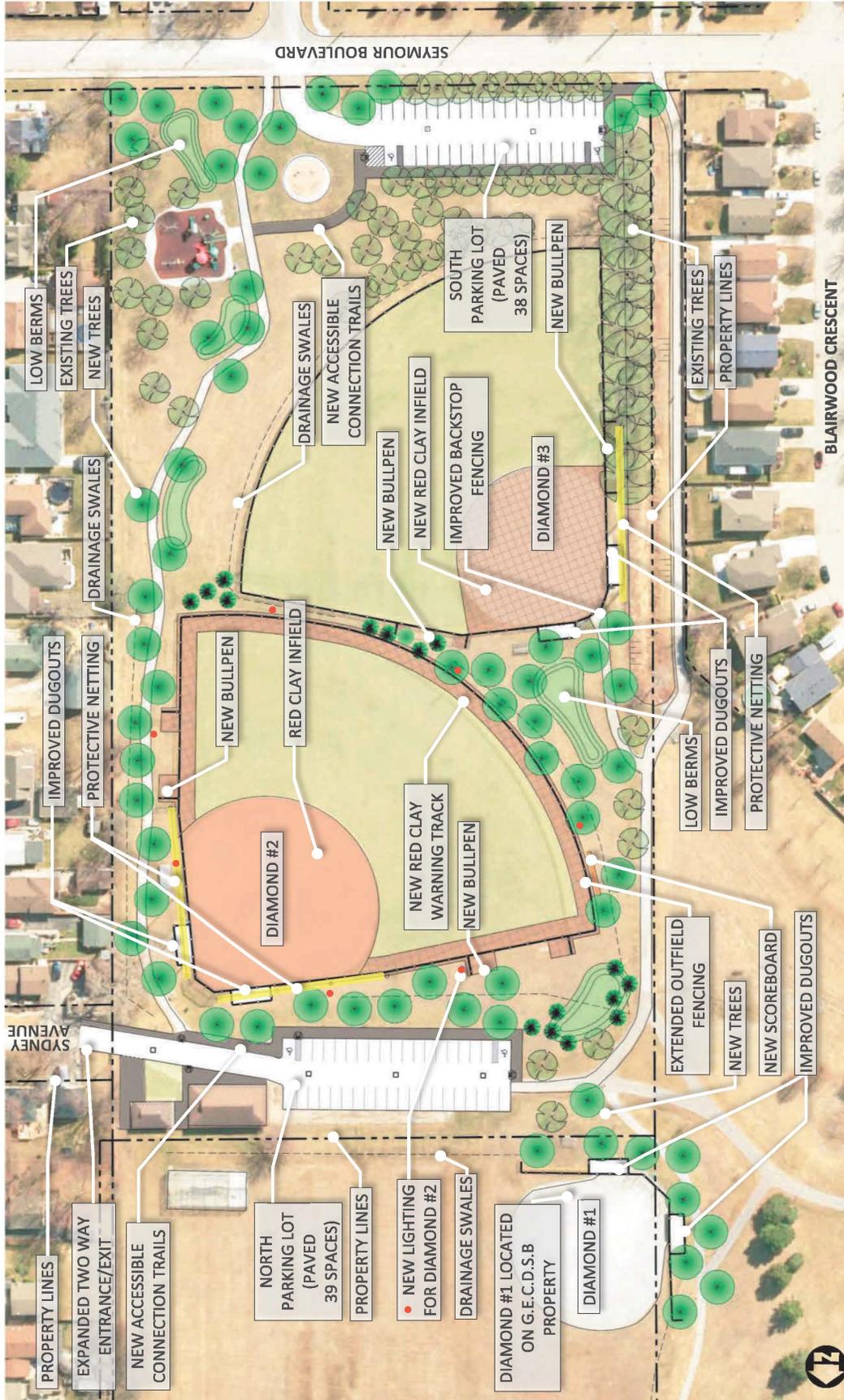
1. Residents within an 800m radius from the park; and,
2. Members of the Walker Homesite Athletic Club.

The survey materials were created by Landmark and submitted to the City of Windsor on 25 November 2022. The City’s Communications staff created a new webpage which featured a link to the information package and a questionnaire that was open to the general public for viewing from 2 December through 17 December 2022. Survey notification letters were also mailed to the primary targets while social media notifications were posted for the general public.

The feedback received through the public survey process was generally positive. The comments received were given careful consideration during the development of the final functional design plan for Walker Homesite Park.

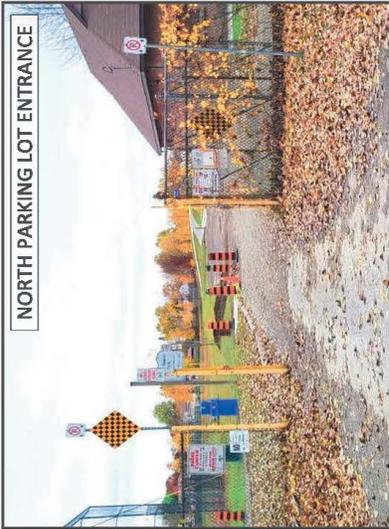
CONCEPTUAL DESIGN PLAN

WALKER HOMESITE PARK IMPROVEMENTS
NOVEMBER 2022



WALKER HOMESITE PARK IMPROVEMENTS

EXISTING CONDITIONS



PHOTOS BY LANDMARK ENGINEERS INC., OCTOBER 2022