



The Corporation of the Town of Midland  
**Splash Pad Feasibility Study**

***Final Report***  
*25 February 2025*

**pl.ural**

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## The Corporation of the Town of Midland Splash Pad Feasibility Study

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# 01

## SECTION ONE Introduction

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## PROJECT OVERVIEW

### PROJECT OVERVIEW

The Town of Midland is considering construction of a public splash pad in the community.

A splash pad is an immersive zero depth aquatic play area enjoyed by many on those hot summer days. Many fixtures are available providing a range of fun filled splashing. A water park splash pad makes it easy for everyone to participate, from toddlers to grandparents. A full spectrum of safe play experiences makes the splash pad accessible for children of all abilities and parents can enjoy peace of mind while having fun. It is understood that splash pads provide an opportunity for community engagement, social interaction and inclusive recreation.

This study is aimed at ensuring that the splash pad and it's associated environment, both built and natural, meets the needs and aspirations of the Midland community and its guests, and enables the Towns goals and decisions to be realized. This report acts as the vehicle for implementing new development and for the maintaining and preserving existing facilities and infrastructure. It will also provide a means for articulating a common approach, and for communicating this to the Town, the community, and ideally their guests and visitors.

This report has been composed to assist in examining current conditions of each proposed location, identifying opportunities and constraints, proposing options for the establishment and feasibility of a potential splash pad in the Town of Midland.



*Downtown Midland*

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## COMMUNITY SPLASH PADS

### AN OVERVIEW

With the many pressures placed on a Town to provide current recreational facilities with state-of-the-art servicing, all under the overriding concepts of sustainability and green initiatives, it's often a challenge to ensure that all the right information is being collected, assembled, and presented to enable the best decision is made to satisfy all.

Every case, park, or condition is unique and will have its own challenges. The decision-making process for choosing the appropriate water management system in public park splash pads is also governed by similar pressures

There are essentially two water systems that can be used for today's splash pad designs. Capital costs, energy and water consumption, infrastructure capacity, maintenance expertise and staff time, ongoing use of chemicals and public opinion dominate the argument for the adoption of each system.

Ultimately, the system that maintains the smallest 'carbon footprint' might be considered as the right choice for development. With limited 'carbon footprint' documentation available for consideration, one must weigh out the pros and cons of using the different options in water management carefully to ensure that everyone's needs are being met.



*Little Lake Park Playground*

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## GUIDING PRINCIPLES

The Town of Midland Splash Pad Feasibility Study is the vehicle for assessing the implementation of a potential splash pad development and for considering, maintaining and preserving existing facilities, infrastructure and environments. It also provides a means for articulating a common purpose within the Town addressing the possibility of a splash pad, and for communicating this to its stakeholders, regulatory agencies and the community at large. The Town of Midland Splash Pad Feasibility Study is informed by:



### **Working within fiscal realities**

For the splash pad to be successfully implemented, the design concepts need to consider current and fiscal realities. The concepts will be a vision but not a fantasy; they set realistic recommendations that can be achieved through creative implementation practices and sound planning.



### **Two principal audiences.**

The first audience is the Midland community, represented by its residents, their guests, Town of Midland Council, and staff. The community is meant to use the concept plans as a blueprint for the splash pad's physical development. Included in the first audience is the Town's Community Services department, and the many Town boards and committees, not limited to, economic development, tourism, strategic initiatives, accessibility advisory, environment committee, trails association, emergency systems, etc., and any others who participate in initiating and guiding park projects would be relevant. This audience is meant to use the concept plans as a starting point and guide for their specific projects.

The second audience is comprised of the various partners that help fund and support or cooperate with the Town including provincial and federal governments, corporations and friends. The concepts will demonstrate the intentions for the splash pad developments and provides guidance for regulation and funding actions – a sort of communications, solicitation and funding poster – it's a “game plan”.



### **Responding to site capacities.**

The “game plan” will highlight the best each site has to offer and take into consideration their respective limitations to optimize the collective recreational needs and requirements of the community and Town staff. Balancing site opportunities and constraints with projected wants, needs, and budgets will lead to fiscally responsible splash pad development.



### **Directing communal action**

The study directs action so that the physical environment suits the Town's community's present and future needs, meets municipal goals (economic development, recreation, civic, etc), and is a joy to be part of. The notion of its potential and content is a clear message that the splash pad's future direction matters.

### Responding to Trends

The Feasibility Study responds to trends in aquatic recreation, as well as economic development, leisure and demographics. Such trends across the province and North America include a desire for home-based activities, casual participation, self-directed learning, recreation & leisure moving outdoors, environmental concerns, and an aging society. The Study seeks to reduce barriers and challenges arising from these trends and embrace opportunities for a splash pad for all ages and abilities.



### Interacting with other Town initiatives

The Splash Pad Feasibility Study can be a significant piece of a planning process. Any planning for splash pad development should have three primary components – marketing and related needs planning, financial planning, and physical or development planning – which should be founded on the broad goals and objectives of the Town’s mission; specifying the means whereby these identified goals and objectives are to be realized.



While each component focuses on a different field, they are highly interdependent: the decisions of one exercise influence and/or respond to the conclusions of another as they are developed and implemented.

This study also considers the best of what the Town has done in the past. It responds to previous economic development plans, current permitting and approvals, recent resident and visitor surveys, and completed projects.

### Driving Economic Benefits through Splash Pad Development

As Splash Pads grow in popularity, communities realize the economic potentials splash pad can bring to an area since they can act, when positioned well, as tourist attractions/destinations.



Splash Pads provide opportunities for all businesses, from commercial recreation and restaurants, to shops and places of lodging, all of which contributes to the local economy. The economic benefits can continue to increase when splash pads are properly designed and managed as infrastructure or to form a network of connections between communities and a variety of attractions. When analyzing the positive impacts splash pads can bring to a community, they begin to be recognized as drivers of economic development.

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# 02

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## CONTEXT

Located at the crossroads of County Road 93 and Provincial Highway 12, Midland is a dynamic community situated on beautiful Georgian Bay in the heart of North Simcoe, one of Ontario's most visited recreational areas. It is the main town of the southern Georgian Bay area. In the summer months, the area's population grows to over 100,000 with seasonal visitors to more than 8,000 cottages, resort hotels, provincial and national parks in the surrounding municipalities of Penetanguishene, Tiny, Tay, and Beausoleil First Nation.

While it is known for its natural and picturesque Georgian Bay landscape, Midland is dedicated to enhancing arts and culture as an important part of its community. The Town recognizes that Public Art enhances the places where we live, work, and play. Public Art can transform areas into vibrant, inviting and meaningful public spaces. Midland is home to one of Ontario's largest outdoor 'art galleries' with over 30 murals and sculptures throughout the Town.

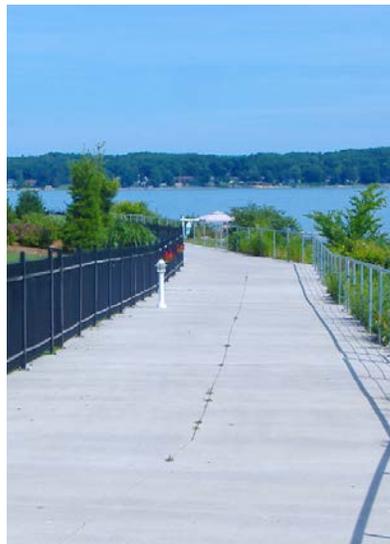
The Town of Midland boasts a diverse collection of facilities and amenities. Catering to the local population, visitors from the neighbouring communities and the greater region, the area features more than 80 facilities. Here visitors can take advantage of 27 parks, 15 playgrounds, multiple arenas, beaches, community centres, a dog park, fitness centres, gardens, marinas, pools, and sports fields, courts, and running tracks, to name a few. Desire for a splash pad in Midland was raised in the Midland Parks and Trails Master Plan (2019) as it was identified as one of the missing amenities in the Town. The closest Splash Pad is in the Town of Penetanguishene.



*Gawley Park Beach*



*Midland Murals*



*Great Lakes Waterfront Trail*



*Little Lake Park Trails*



*Downtown Midland*



*Midland Harbour*

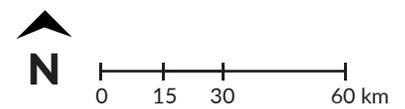


*Little Lake Park Playground*



- Midland
- Water
- Land
- Provincial Park

- Primary Highway
- Secondary Highway
- Tertiary Highway



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## DOCUMENT REVIEW

### MIDLAND PARKS AND TRAILS MASTER PLAN (NOVEMBER 2019)

The Midland Parks and Trails Master Plan was finalized and accepted by Council in November 2019, The Purpose of this plan is to provide a Parks and Trails Master Plan describing future parks needs, goals and programming requirements for individual existing parks, and recommended improvements for currently undeveloped park lands.

To align with this document and the goals and objectives defined within, the feasibility study is to take into consideration a multitude of topics, including programming, recreation, natural spaces, culture, heritage, and undeveloped lands. The following highlights may help to guide this Feasibility Study:

- Key facility interests noted by residents were Splash Pads (at the top of the list)
- Splash Pad was identified as a missing amenity
- Desire for a splash pad in Midland was raised during the consultation activities for the Parks and Trails Master Plan
- The plan mentioned that larger community destination parks in Midland, such as Little Lake, may also be suitable for a splash pad in the long term.
- In conjunction with the proposed development of the Unimin site/Midland Bay Landing, there is the potential to incorporate a splash pad as part of the skating facility proposed in the new community's park design. Dual purpose facilities with skating in the winter with a splash pad option in the summer are not uncommon and provide the opportunity to animate a space throughout the year. Splash pads which also serve as a public art element/ water feature is also an approach used in some urban spaces, however this can be challenging from a design perspective and may limit the play value depending on the location and desired aesthetic.

### TOWN OF MIDLAND AGE-FRIENDLY COMMUNITY PLAN (DECEMBER 2020)

To align with this document and the goals and objectives defined within, the feasibility study is to take into consideration a multitude of topics, including age and demographics. The following highlights may help to guide this Feasibility Study:

- Between 2001 and 2016, the Town of Midland's population grew by 650 persons, from 16,214 to 16,864
- Its growth has been slower than other municipalities in the County of Simcoe, which saw an overall population growth of 27.2%. Midland's growth has also been slower than the province of Ontario as a whole, which saw a 17.9% growth over the period.
- Enhance promotion of current events, programs, services, and activities in Midland Today, Town of Midland website and social media accounts, and community boards and newsletters
- Consider development of a Recreation Plan:
  - Identify recreation needs, and evaluate opportunities for enhanced programming, where appropriate, in existing Town facilities (indoor and outdoor)
  - Identify opportunities to engage partners in wider range of programming

## THE UNIMIN WATERFRONT LANDS MASTER PLAN (JUNE 2013)

On April 14, 2012 Unimin Canada Inc. (Unimin) announced the closing and proposed sale of its Midland, Ontario facility and lands, which consist of three assessed parcels of land with direct frontage on Midland Bay. The Town of Midland recognized the unique value of this waterfront site to the community, and in August 2012 the Town issued a Request for Proposals to conduct the Unimin Waterfront Lands Master Plan Study.

This Master Plan has resulted in a design and land use concept that provides a functional and achievable vision for a redeveloped and revitalized waterfront, with strategies for implementing this vision.

To align with this document and the goals and objectives defined within, the feasibility study is to take into consideration a multitude of topics, including programming, recreation, natural spaces, culture, heritage, and undeveloped lands. The following highlights may help to guide this Feasibility Study:

- Ideas for parks and open spaces included a splash pad and converting the pond to a splash pad during the summer and a skating rink in the winter – “Families can bring their children to play in the shallow pond and splash pad during the summer, and return in the winter to skate on the same water feature as they overlook the frozen waters of Lake Huron”
- In order to ensure the waterfront is lively and healthy, there must exist a critical mass of people and activity. This can be achieved by introducing a mix of uses and providing amenities for visitors of diverse ages and interests, such as a splash pad or play structure for children.

## TOWN OF MIDLAND DOWNTOWN MASTER PLAN AND COMMUNITY IMPROVEMENT PLAN (JUNE 2015)

The role of this strategic master plan is to build on downtown’s many assets and identify the improvements needed to maximize downtown’s potential as a place to live, enjoy and prosper. It sets out a broad set of goals for downtown and guidelines for both private development and public investment.

To align with this document and the goals and objectives defined within, the feasibility study is to take into consideration a multitude of topics, including programming, recreation, natural spaces, culture, heritage, and undeveloped lands. The following highlights may help to guide this Feasibility Study:

- Not enough recreation and activity along the waterfront
- New Waterfront Park should include the addition of green space and a programmable event space where the parking and associated driveway is removed. The event space should be large enough to accommodate outdoor concerts or movies and a natural skating rink in the winter and a splash pad in the summer



*Pete Petterson Park Trail*

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## DEVELOPMENT CONSIDERATIONS

### WATER MANAGEMENT SYSTEM TYPES

#### RECIRCULATION SYSTEM

This closed-circuit system filters and reuses the very same water flowing from your play area. Simplifying installation and keeping quality top of mind, recirculation systems are engineered to your project requirements and factory built and tested.

- \$80K-\$100K extra up-front cost
- 100 amps of hydro required
- Requires holding tank (2000-3500 gal) and overflow connected to storm or sanitary
- Requires 10-15% refresh rate of water per day in the tank due to bather load and evaporation
- Daily maintenance by Town staff with pool experience required (2-3 hrs) daily to check the pumps, filters, chemicals, UV etc.
- Increased down time / splash pad closure required when the system requires maintenance
- Yearly chemical costs
- Requires a building large enough to house the manifold, controller, pumps, filters, UV, chemicals etc. (at least 10'x16')

#### Opportunities

- Perceived as a 'safe' water system due to the water treatment required.
- Provides 100% filtration and disinfection.
- Perceived as an environmentally friendly system that limits water loss as a 'closed system'

#### Challenges

- Expensive installation costs.
- Additional building space required for mechanics.
- Additional trained, on-site staff is required to maintain filtration equipment and monitor chemicals.
- Additional chemicals required.
- Pump runs continuously: high energy consumption.
- Additional costs are not tangible assets as seen by the public.
- Ongoing maintenance costs for filtration equipment, pumps, and chemical controllers.

## FLOW-THROUGH SYSTEM

A Flow Through system uses water from the municipal system for the splash pad, and it is then released either back through the sanitary system, to a drain, or it can be captured as 'grey' water for other uses such as irrigation, summer flower watering, vehicle cleaning and so on.

- 15 amps of hydro required
- 6" drain connected to sanitary or storm sewer
- Uses 75-100 cubic meters of water per day depending on size, usage, weather etc. (typical season runs from June-September)
- Little to no maintenance required other than daily inspection of splash pad deck for broken glass etc.
- Manifold and controller can be housed in an existing building or above grade cabinet

### Opportunities

- Smaller space is required for the mechanical system.
- Overall lower maintenance/staffing requirements.
- No chemicals (possible municipal requirements for surface irrigation)
- Low energy consumption.
- Overall smaller carbon footprint compared to a Re-circulation system
- Option to re-use water for other uses.

### Challenges

- Additional cost for water holding tank (if re-using water for other purposes)
- Maintain an efficient balance between available water and water requirements.

## OPERATING COSTS

The cost to operate a flow through splash pad can be between \$1,500 (if testing system is automated) to \$30,000 per year in water costs, depending on the flow rate and overall size of the pad.

A re-circulating splash pad has a range of \$5,000 to \$10,000 for water costs and has a much lower yearly cost to operate as it reuses the water. However, there are higher staffing costs as well as treatment costs for a re-circulating system. This must be factored into the considerations. There is a fair commitment for Town staff to operate this facility (estimated to be 900 hours). Outsourcing to a local operator is an option that could be considered.

## Foundations

### POWER

A Splash Pad needs one single phase 30-50A 220-240V circuit. The exact requirements can change once the design and basic system requirements are established. It can be designed to use single or three phase. Once the design is established, the equipment should be selected to match the availability of the power and water onsite. The existing power available at the site is to be confirmed (assumed to be a 100A service at the washroom building). There will be a cost associated with any power upgrade requirements.

### STAFF REQUIREMENTS

For a flow through splash pad, staff should stop by once or twice a week to check to make sure everything is operating properly and there hasn't been any vandalism. For a re-circulating splash pad, staff will need to check every day to ensure that it is operating and complete a few tasks like take water samples, record operating parameters, and check that the automated system is doing its job. Most splash pads operated by other municipalities employ a discharge direct to drain. This eliminates much of the treatment and associated staff time but increase the water supply costs. Testing is required every two hours for a re-circulating system.

### PARKING

Wherever the splash pad ends up being established, it is assumed that the existing parking lot(s) would continue to serve the park/location and the new splash pad. Consideration to upgrade and possibly expand should be anticipated. The splash pad may attract considerable public use, including an increased use of the park and its amenities

### COSTING

There are many factors that need to be considered in the overall capital cost of this project. Final costing can be completed once the design and location has been determined. Some of the factors to be considered include:

- Capital cost of splash pad and features,
- Pump/equipment building,
- Re-circulation system including pumps filters and tanks,
- Possible drilling of new water well(s) for water supply,
- Associated plant to process raw or well water,
- Cost to upgrade power to the site to suit modeling,
- Connection to sanitary sewer and/or a de-chlorination system to return waste water
- Construction cost for pathway and parking improvements.

Funding sources can vary, but could include the following:

- Municipal funding (requires Council approval)
- Community generated funds
- Grants
- Partnership with local businesses.

## OPERATING TIMES

The splash pad can be equipped with a timer that allows it to operate only during set hours. These hours are chosen by the Town for the splash pad and prevent it from being activated outside of these hours (for example late at night). Depending on which controller is selected the operator can choose different hours for different days (say week days and weekends) and change them over the season. Splash pad pads typically run from mid-June to September (Labour Day), approximately 12 to 14 weeks.

## SPRING START-UP

Commissioning a flow through splash pad in spring requires removing the winterizing nozzle covers on the splash pad features that are flush with the concrete and installing the splash nozzles. Then the water system will need to be turned on, this usually requires reinstalling the water meter that was removed for winter, closing the drain valves located on each of the feature water supply lines and checking to make sure each feature solenoid valve operates properly. This typically takes an experienced person a half of a day.

Commissioning a re-circulating system is a bit more involved and requires everything that is done for a flow through splash pad plus starting up the water treatment equipment. An experienced person typically completes this in 1 day. The fixtures will also have to be reinstalled where they were removed for winter storage.

## WINTERIZATION

To winterize a flow through splash pad, the water supply is shut off and drained back to a self draining shut off valve that is below the frost line and the water meter is removed. Then the drains on each of the feature lines are opened to drain any water out of the feature lines. The splash nozzles (flush with the concrete) are then removed and antifreeze is poured into each until it runs out at the drain port. This ensures that no lines will have ice forming in them. The supplied winter caps are installed on these nozzles. Above ground features are not typically removed.

Winterizing a re-circulating splash pad requires the same items as a flow through splash pad but also requires the water treatment system equipment to be fully drained of water, some probes removed and a few other small items completed. Fixtures can be removed and stored to prevent winter damage or vandalism.

## PATHWAYS

Subject to the final splash pad location, pathways will need to be constructed, connecting the various features within the park including washrooms, parking, lake, playground, etc.

## OTHER AMENITY IMPROVEMENTS

Should the decision be made to proceed with the splash pad, consideration to improving other amenities in the area might be considered. These could include:

- Parking lot
- Beach/river access
- Pathways
- Playgrounds

## LOCATION

The location of the splash pad requires careful consideration including existing park amenities, facilities, water lines and sources, grading, floodplains and more. For the purpose of this study, we have analyzed eight (8) potential parks to determine the best location for a Splash Pad in Midland. Refer to the next section for a detailed breakdown of each site.

## THE POTENTIAL LOCATIONS



**Little Lake Park**  
Waterfront Park  
606 Little Lake Park Road  
167 ha



**Galloway Park**  
Community Park  
860 Brandon Street  
4.59 ha



**Tiffin Park**  
Community Park  
539 William Street  
18.9 ha



**Midland Bay Landing Park**  
Waterfront Park  
225 Bayshore Drive  
0.75 ha



**Mac McAllen Park**  
Neighbourhood Park  
135 Woodland Drive  
2.1 ha



**Gawley Park**  
Waterfront Park  
820 Gawley Drive  
1.53 ha



**Bayview Park**  
Neighbourhood Park  
87 Sixth Street  
0.5 ha



**Pete Pettersen Park**  
Waterfront Park  
159 Marina Park Avenue  
13.0 ha



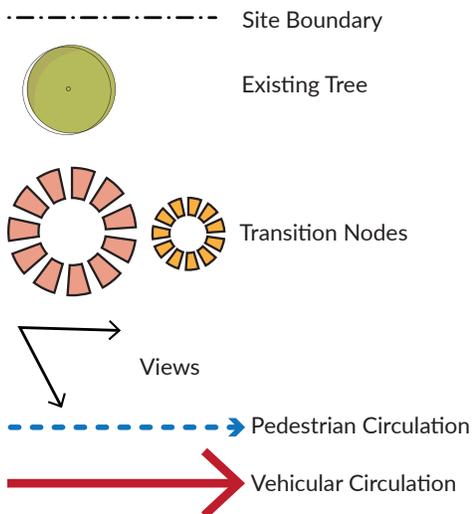
- Potential Locations**
- |                             |                        |   |
|-----------------------------|------------------------|---|
| 1. Little Lake Park         | 5. Mac McAllen Park    | ..... 450 m comfortable walking radius from potential locations |
| 2. Galloway Park            | 6. Gawley Park         |   |
| 3. Tiffin Park              | 7. Bayview Park        |   |
| 4. Midland Bay Landing Park | 8. Pete Pettersen Park |   |

# LITTLE LAKE PARK

## EXISTING INVENTORY

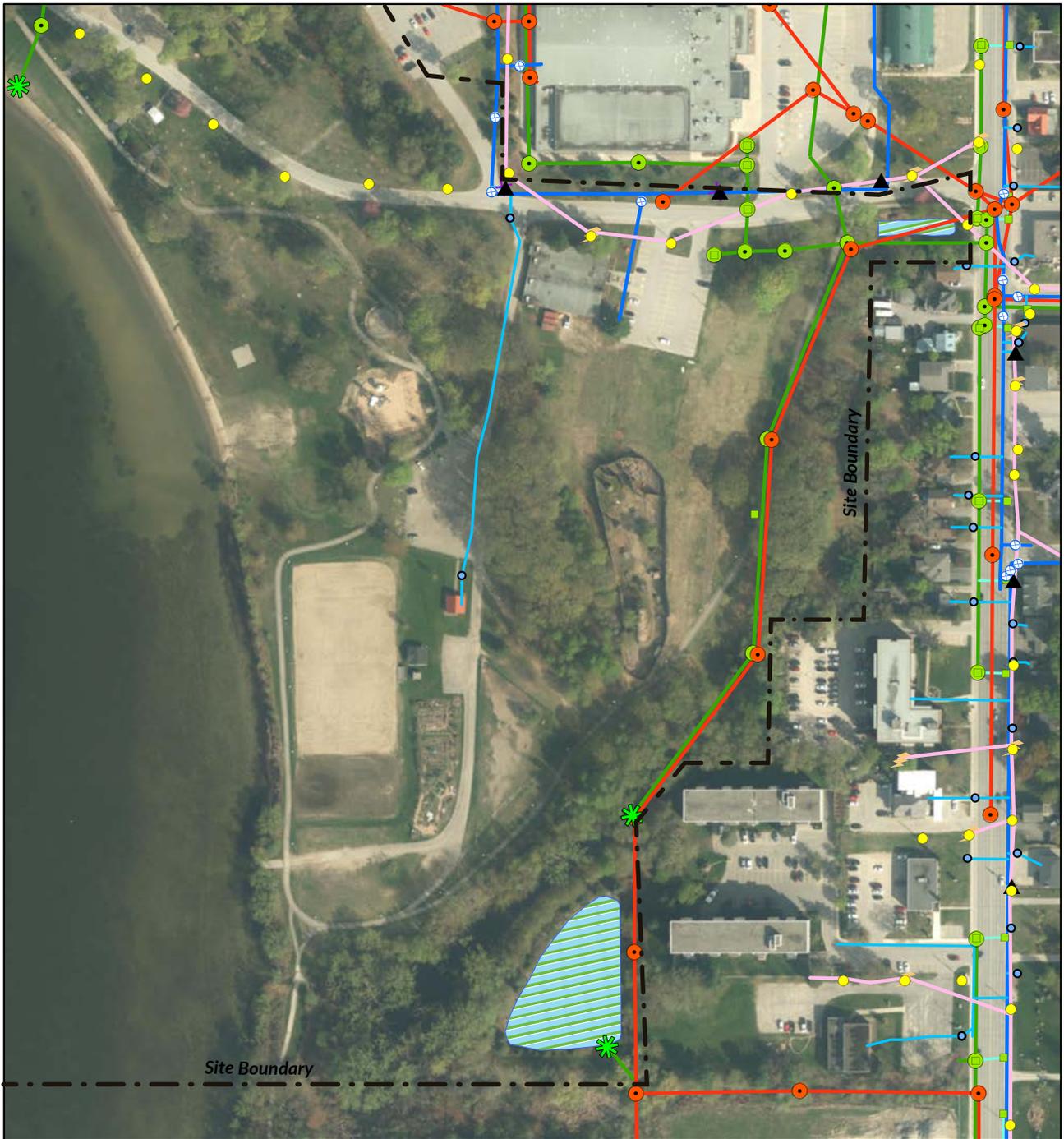
Little Lake Park was the first official parkland of Midland and was developed in the 1920s. The picturesque park has both natural and active areas. It is home to the YMCA, Georgian Bay Rowing Club, North Simcoe Sports and Recreation Centre, Huronia Museum and Huron Ouendat Indian Village, Huron Ouendat Ossuary, Midland Curling Club, and the Midland Lawn Bowling Club. Facilities and amenities include a skateboard park, ball diamond, sand beach volleyball, basketball, and tennis courts, off-leash dog park, disc golf course, play equipment, naturalized areas, community garden, picnic shelters, washroom facilities, and a snack bar.

- 1 Parking
- 2 Baseball Diamond
- 3 Skate Park
- 4 Resturant
- 5 Community Garden
- 6 Playground
- 7 Beach Volleyball
- 8 Washrooms
- 9 Dog Park
- 10 Boat Launch
- 11 Beach
- 12 Amphitheatre
- 13 Tennis Courts





**UTILITY MAP**



- |                    |                   |                            |                  |
|--------------------|-------------------|----------------------------|------------------|
| Utility Poles      | Valve             | Sanitary Manhole           | Storm Manhole    |
| Transformers       | Fire Hydrant      | Sanitary Sewer Line        | Storm Outfall    |
| Overhead Conductor | Water Service     | Storm Lead                 | Storm Sewer Line |
| Water Service Line | Active Water Main | Stormwater Management Pond |                  |

*Utility Mapping provided by the Town of Midland*

## ANALYSIS

### + Opportunities

- Park has lots of existing facilities and amenities including a restaurant, trails, a beach, playgrounds, washrooms, dog park, baseball diamond, pickleball courts, beach volleyball, a boat launch and community garden
- The park is also home to the North Simcoe Recreation Sports & Recreation Centre, Midland YMCA and the Huronia Museum
- Central location to other Midland amenities and activities including the downtown
- Opportunity to integrate heritage and cultural assets with a recreational activity.
- Lots of existing public parking on site
- Open views as well as scenic views of the park and Little Lake
- Splash pad would complement an already thriving park
- Opportunity to accommodate a variety of splash pad sizes and age zones.
- Well used by the local community

### ! Challenges

- Active during scheduled events
- Grade change challenges accessibility
- Site subject to seasonal flooding
- May incur relocation or removal of existing park features
- Incremental Park development and existing facilities may challenge integration of new facilities
- Park is bisected by lane way (Little Lake Park Rd.) causing safety issues



*Little Lake Park Washroom*



*Playground at Little Lake Park*



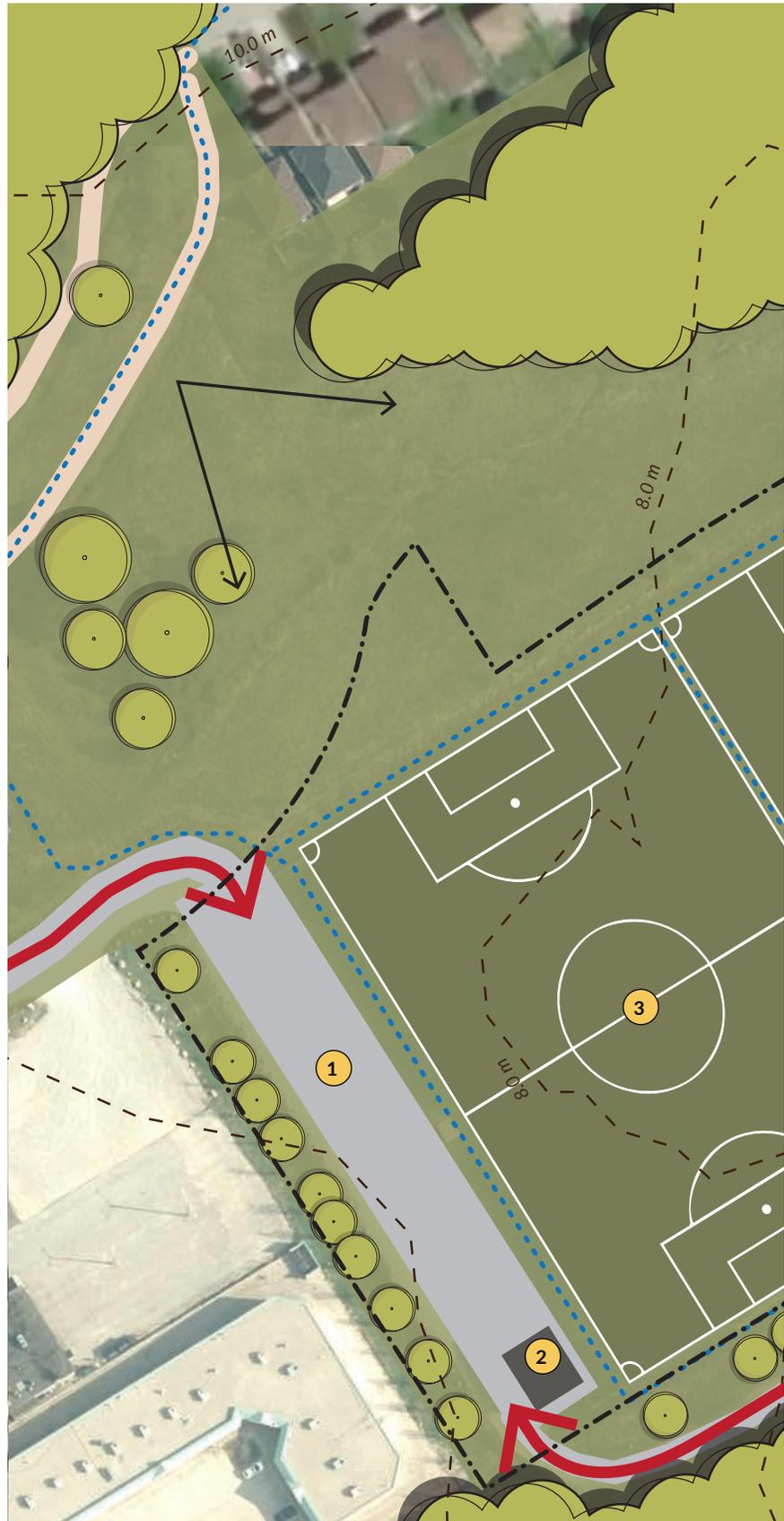
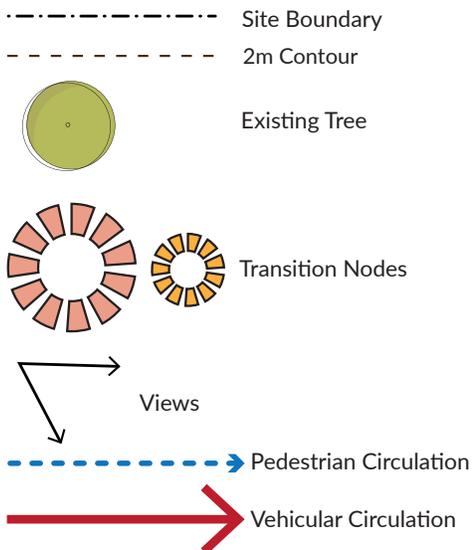
*View of Little Lake*

# GALLOWAY PARK

## EXISTING INVENTORY

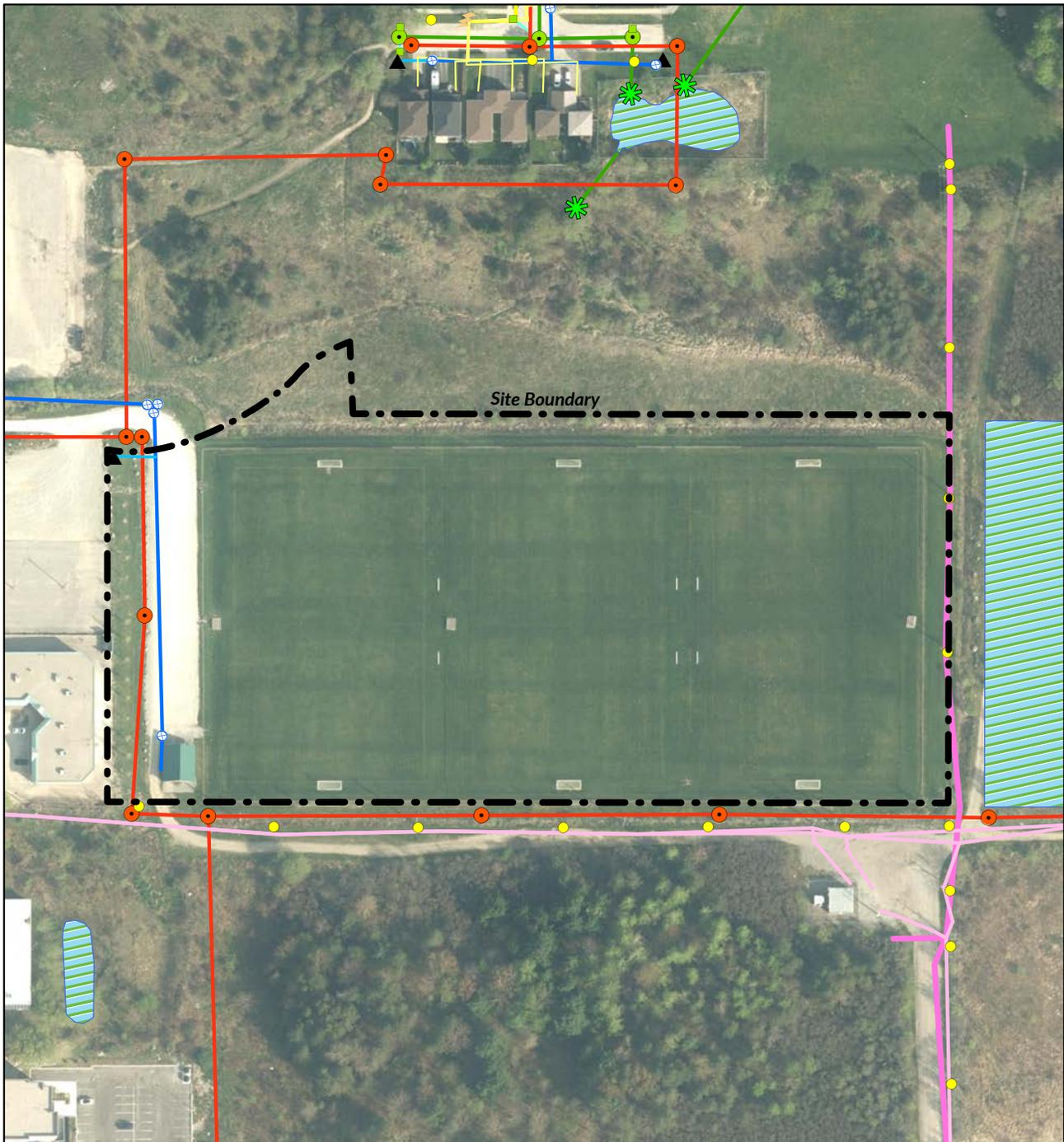
A large, three soccer field park located to the East of King St. This park includes a large gravel parking lot, change room/washroom facilities, and spectator seating.

- 1 Parking
- 2 Washrooms
- 3 Soccer field
- 4 Trail





**UTILITY MAP**



- |                                 |                      |                              |                    |
|---------------------------------|----------------------|------------------------------|--------------------|
| ● Utility Poles                 | ⊗ Valve              | ● Sanitary Manhole           | ● Storm Manhole    |
| ⚡ Transformers                  | ▲ Fire Hydrant       | — Sanitary Sewer Line        | ✱ Storm Outfall    |
| — Transmission                  | — Water Service Line | — Storm Lead                 | — Storm Sewer Line |
| — Overhead Conductor            | — Active Water Main  | — Stormwater Management Pond |                    |
| — Buried Electrical (Primary)   |                      |                              |                    |
| — Buried Electrical (Secondary) |                      |                              |                    |

*Utility Mapping  
 provided by the Town of  
 Midland*

## ANALYSIS

### Opportunities

- Residential neighbourhood
- Existing recreational park with complementary activities and facilities (washrooms)
- Community ties
- Large parking lot
- Accessible to community

### Challenges

- Active Sports Park
- Very limited non-programmed space available
- May incur relocation or removal of existing park features
- Park is bisected by lane ways causing safety issues with vehicular traffic
- Active during scheduled events
- Noise from splash pad combined with soccer games could become a nuisance for neighbours
- Available space limits multiple zones to accommodate different age groups.



Washrooms at Galloway Park



Soccer Fields at Galloway Park



Gravel Parkinglot at Galloway Park

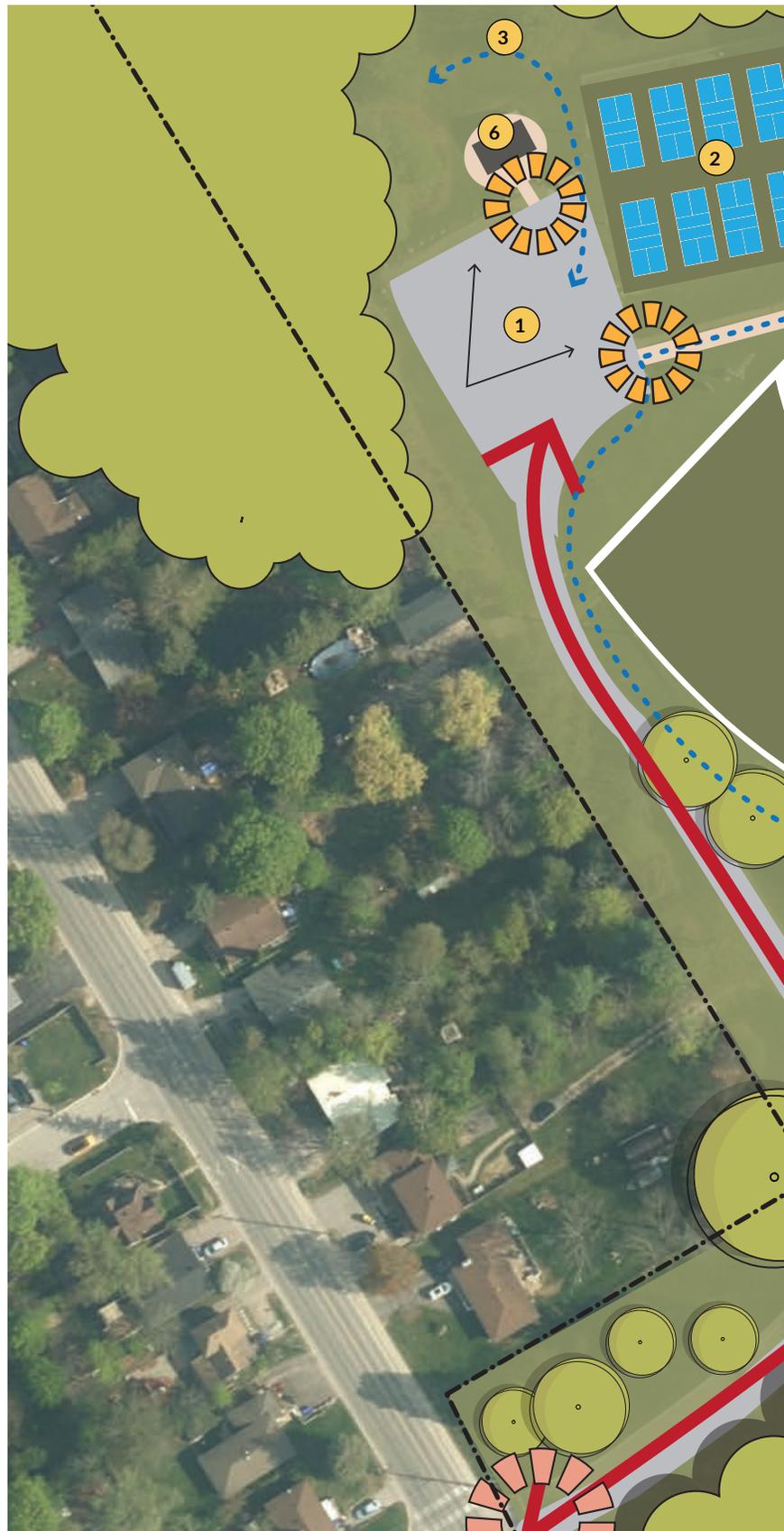
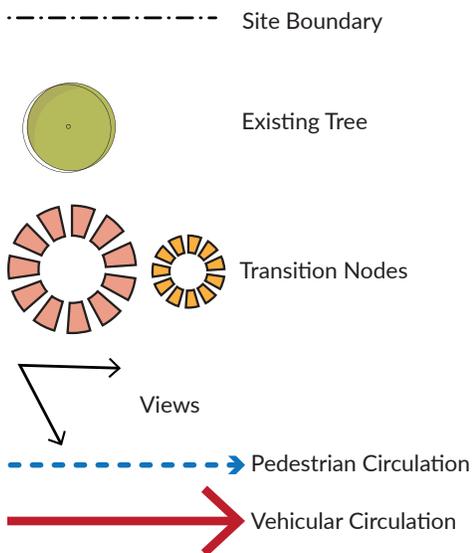
# TIFFIN PARK

## EXISTING INVENTORY

Formerly the Town’s waste disposal site, major upgrades to the baseball and tennis facilities were made in 1995. The ball diamond honours Gord Dyment former professional baseball pitcher and star for the Midland Indians Team.

In addition to the baseball diamond, this park features tennis and pickleball courts, washroom facilities, play equipment, scenic nature trails, and a natural woodlot with an offleash dog area.

- 1 Parkinglot
- 2 Pickleball Courts
- 3 Swing set
- 4 Playground
- 5 Baseball Diamond
- 6 Washrooms





**UTILITY MAP**



*Utility Mapping  
 provided by the Town of  
 Midland*

## ANALYSIS

### Opportunities

- Residential neighbourhood
- Existing recreational park with complementary activities and facilities (Baseball Diamonds, Pickleball Courts, Playground and washrooms)
- Community ties
- Large parking lots
- Accessible to community
- Well used by the local community

### Challenges

- Active Sports Park
- Very limited non-programmed space available
- May incur relocation or removal of existing park features
- The two parking lots are far from each other causing safety issues with vehicular traffic
- Active during scheduled events
- Noise from splash pad combined with baseball games could become a nuisance for neighbours
- Available space limits multiple zones to accommodate different age groups.



Washroom at Tiffin Park



Pickleball Courts at Tiffin Park



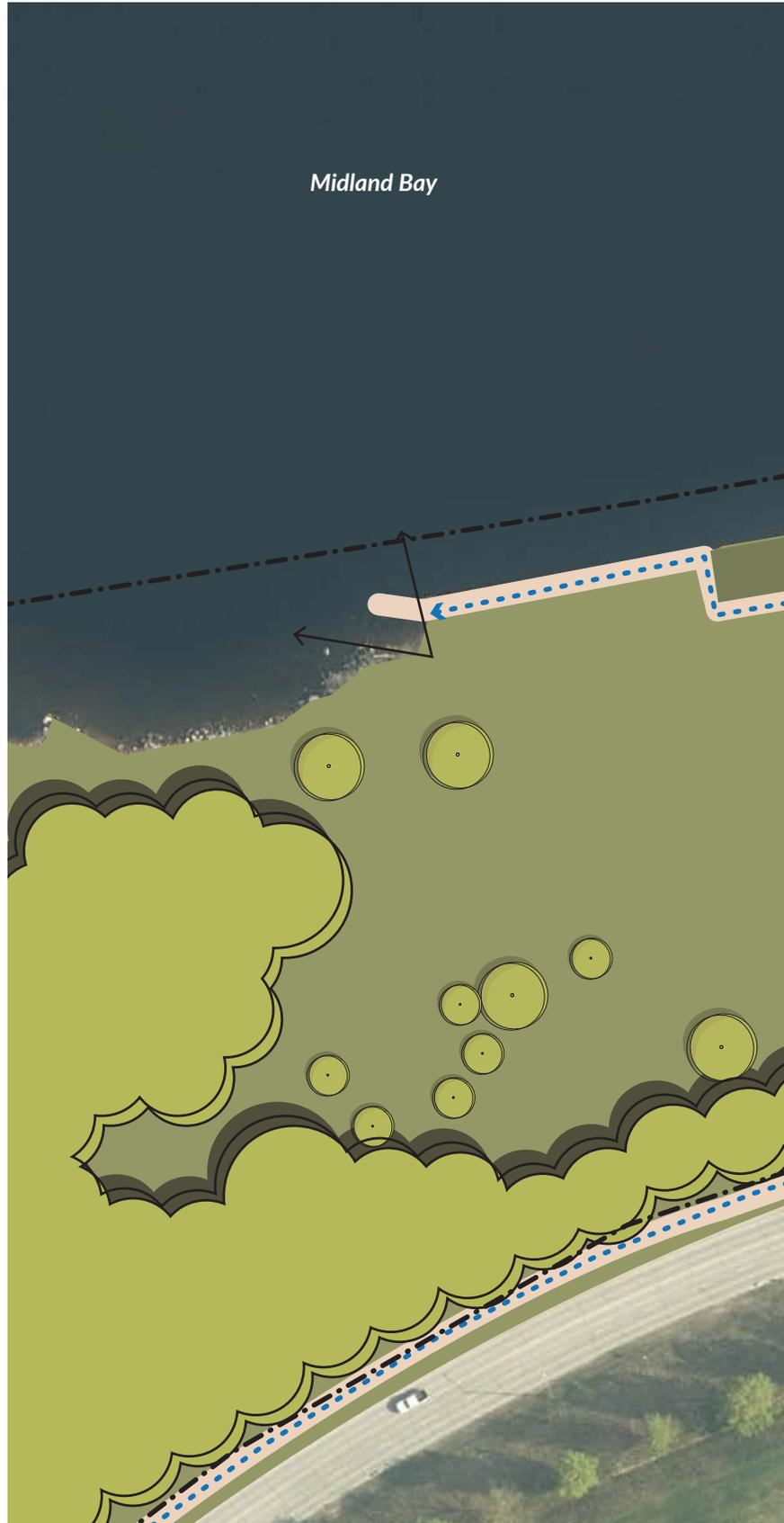
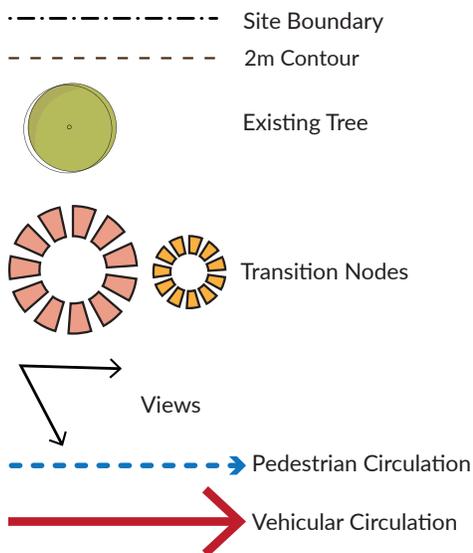
Tiffin Park Baseball Diamond

# MIDLAND BAY LANDING PARK

## EXISTING INVENTORY

The former site of the Midland coal dock, this land was donated to the parks system by Unimin Ltd. The park features a scenic lookout, fishing, and ample seating areas.

- 1 Parking
- 2 Lookout
- 3 Boat Launch





**UTILITY MAP**



## ANALYSIS

### Opportunities

- Park has sufficient existing facilities and amenities including trails, a beach, and a boat launch
- Central location to other Midland amenities and activities including the downtown
- Lots of existing public parking on site
- Open views as well as scenic views of the parkette and Midland Bay
- Splash pad would complement an already thriving park
- Opportunity to accommodate a variety of splash pad sizes and age zones.

### Challenges

- Land is currently subject to development
- Incremental development may challenge integration of new facilities
- Grade change challenges accessibility
- Site subject to seasonal flooding
- No washroom on site
- Lack of water utilities (sewer and sanitary line) to support a splash pad



*Midland Bay Landing Boat Launch*



*Midland Bay Park Parkinglot*



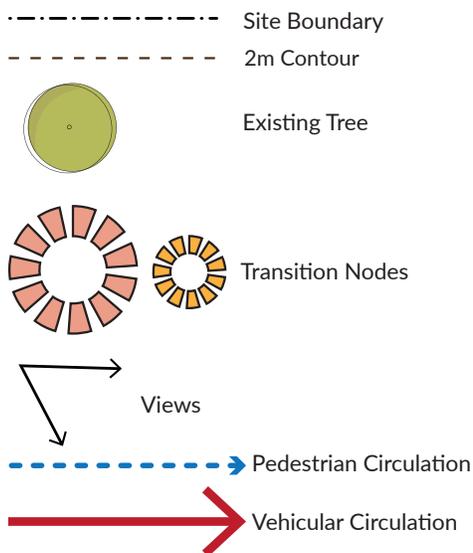
*Scenic view of Midland Bay*

# MAC MCALLEN PARK

## EXISTING INVENTORY

This neighbourhood park features play equipment, a ball diamond, basketball court, parking lot, seating area and a recently completed natural playground area.

- 1 Parking
- 2 Baseball Diamond
- 3 Small Playground
- 4 Large Playground
- 5 Basketball Court





**UTILITY MAP**



- |                                 |                      |                       |                    |
|---------------------------------|----------------------|-----------------------|--------------------|
| ● Utility Poles                 | ⊗ Valve              | ● Sanitary Manhole    | ● Storm Manhole    |
| ⚡ Transformers                  | ▲ Fire Hydrant       | — Sanitary Sewer Line | — Storm Lead       |
| — Buried Electrical (Primary)   | ● Water Service      | — Sanitary Lateral    | — Storm Sewer Line |
| — Buried Electrical (Secondary) | — Water Service Line | — Active Water Main   |                    |

*Utility Mapping provided by  
 the Town of Midland*

## ANALYSIS

### Opportunities

- Residential neighbourhood
- Existing recreational park with complementary activities and facilities (Baseball Diamond, Basketball Court, and Playground)
- Community ties
- Large parking lot
- Accessible to community
- Well used by the local community

### Challenges

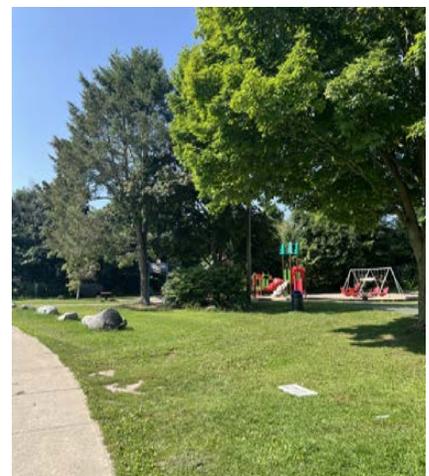
- Active Sports Park
- Very limited non-programmed space available
- May incur relocation or removal of existing park features
- Active during scheduled events
- Noise from splash pad combined with baseball games could become a nuisance for neighbours
- Available space limits multiple zones to accommodate different age groups.
- Lack of water utilities (sewer and sanitary line) to support a splash pad
- No washroom on site



*Pedestrian Path to Mac McAllen Park*



*Mac McAllen Park Parkinglot*



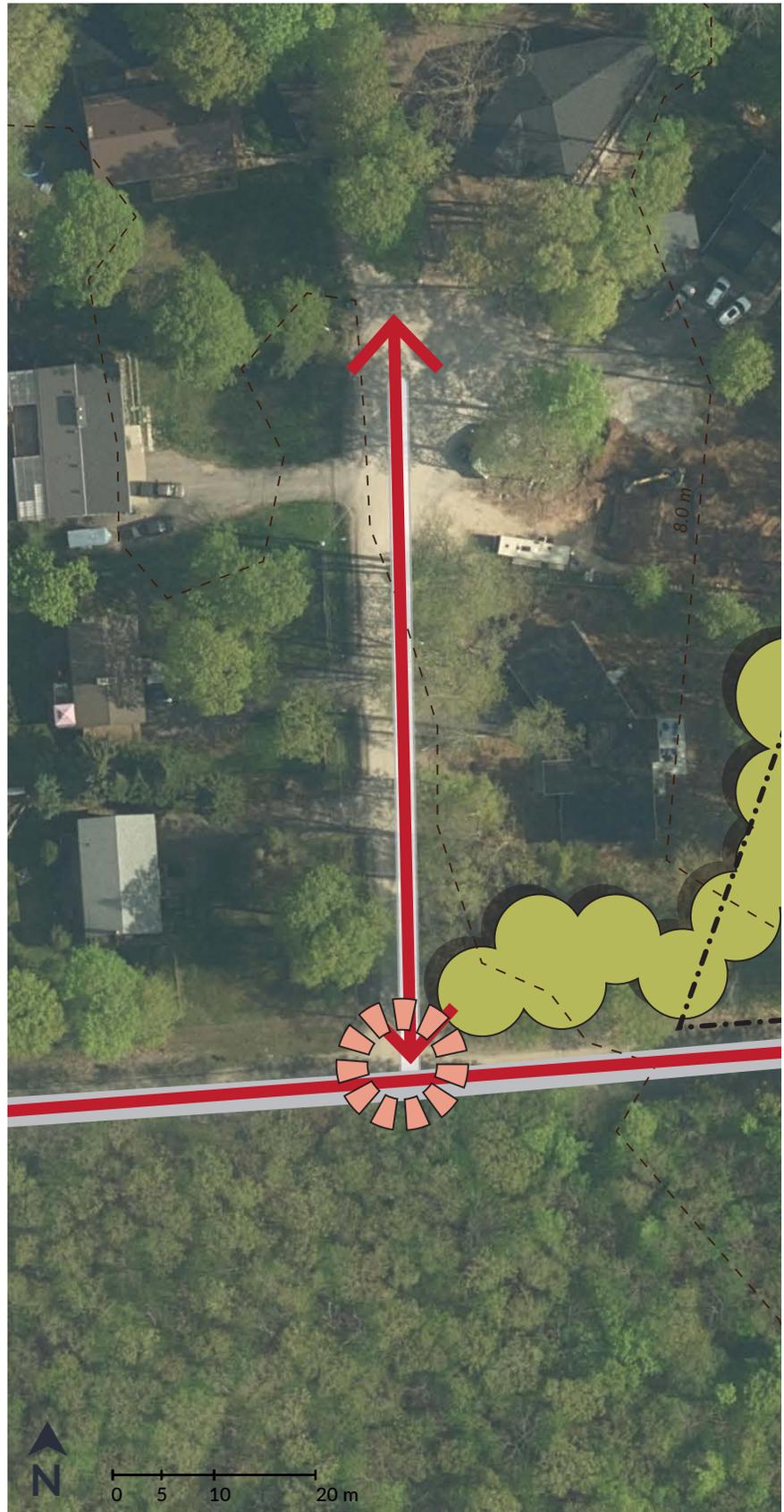
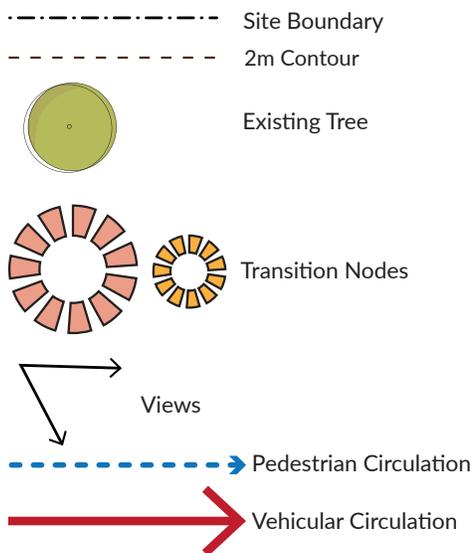
*Mac McAllen Park Playground*

# GAWLEY PARK

## EXISTING INVENTORY

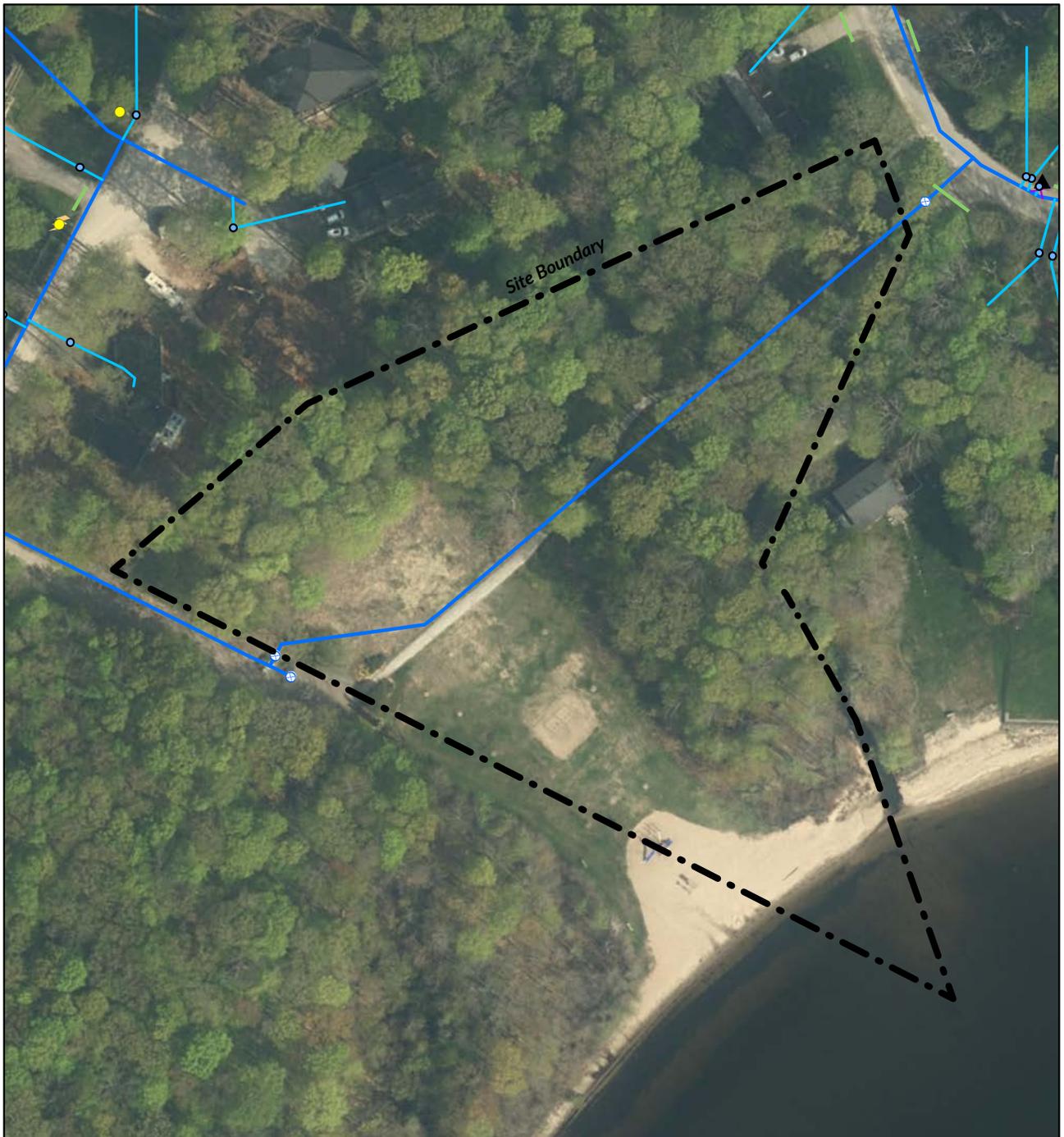
Features a sandy beach, playground equipment with swing set, nature trails, natural woodlot, scenic lookout, and horticultural displays at the park entrance sign.

- 1 Parking
- 2 Trail
- 3 Playground
- 4 Beach





UTILITY MAP



0 25 50 100 m

- Utility Poles
- Transformers
- Valve
- Fire Hydrant
- Water Service
- Water Service Line
- Active Water Main
- Culvert

Utility Mapping provided  
by the Town of Midland

## ANALYSIS

### Opportunities

- Neighbourhood Park and Waterfront Park
- Park has sufficient existing facilities and amenities including trails, a beach, a playground, and a boat launch
- Existing public parking on site
- Accessible to community
- Well used by the local community
- Open views as well as scenic views of the Beach and Midland Bay
- Opportunity to accommodate a variety of splash pad sizes and age zones.

### Challenges

- May incur relocation or removal of existing park features
- Far from central Midland/Downtown Area
- Noise from splash pad combined with beach could become a nuisance for neighbours
- Incremental development may challenge integration of new facilities
- Site subject to seasonal flooding
- No washroom on site



*Trails adjacent to Gawley Park*



*Gawley Park Parkinglot*



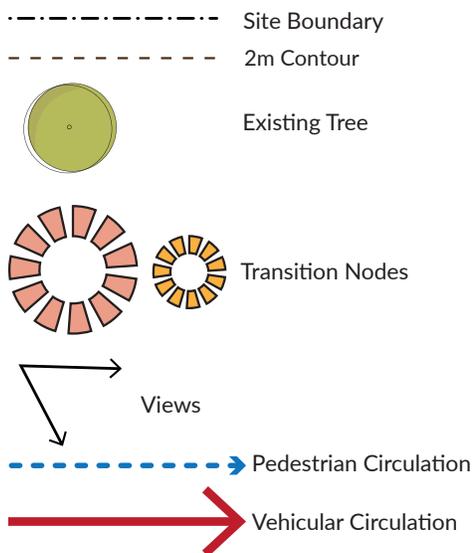
*Gawley Park Beach and Playground*

# BAYVIEW PARK

## EXISTING INVENTORY

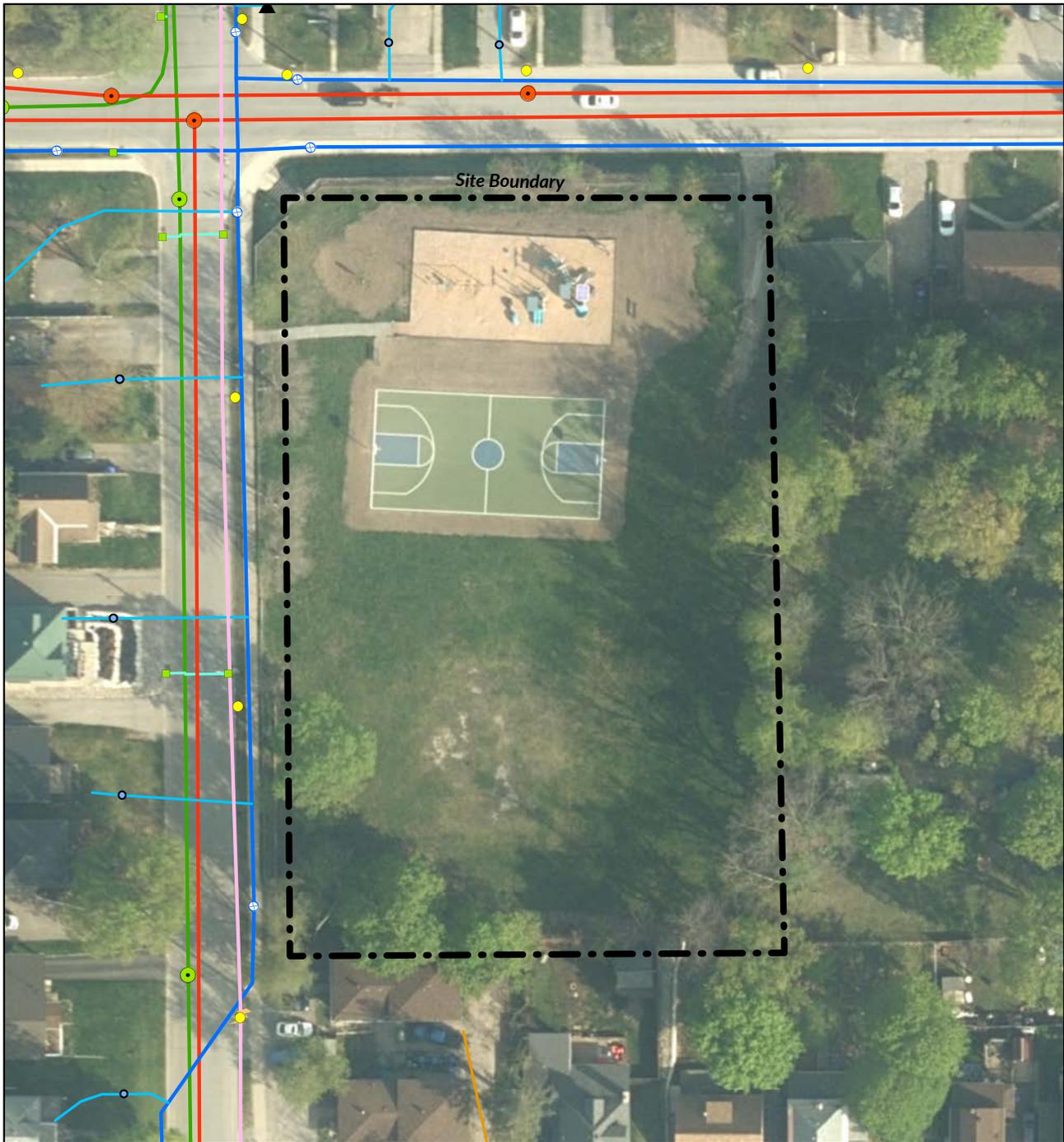
This neighbourhood park features play equipment and basketball court. This park is also the former site of Bayview Public School, designated in 1960.

- 1 Playground
- 2 Basketball Court
- 3 Path
- 4 Stairs





**UTILITY MAP**



- |                    |                    |                     |                  |
|--------------------|--------------------|---------------------|------------------|
| Utility Poles      | Valve              | Sanitary Manhole    | Storm Manhole    |
| Transformers       | Fire Hydrant       | Sanitary Sewer Line | Storm Lead       |
| Overhead Conductor | Water Service      | Sanitary Lateral    | Storm Sewer Line |
|                    | Water Service Line |                     |                  |
|                    | Active Water Main  |                     |                  |

*Utility Mapping provided by the  
 Town of Midland*

## ANALYSIS

### Opportunities

- Residential neighbourhood
- Existing recreational park with complementary activities and facilities (Basketball Court and Playground)
- Community ties
- Accessible to community
- Well used by the local community

### Challenges

- Very limited non-programmed space available
- May incur relocation or removal of existing park features
- Noise from splash pad combined with baseball games could become a nuisance for neighbours
- Available space limits multiple zones to accommodate different age groups.
- Lack of water utilities (sewer and sanitary line) to support a splash pad
- No washroom on site
- No parking on site; street parking only



*Stair access to Bayview Park*



*Playground at Bayview Park*



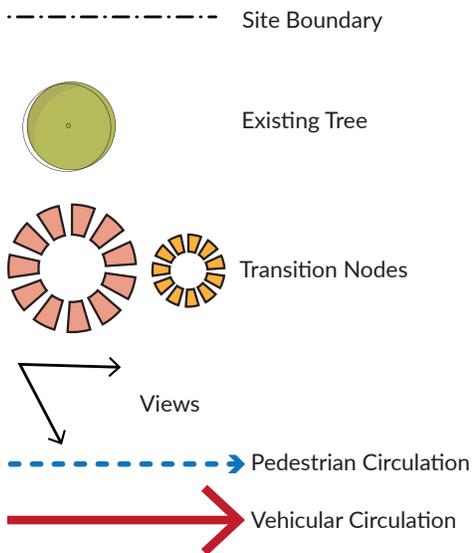
*Access path from sidewalk to Bayview Park*

# PETE PETERSEN PARK

## EXISTING INVENTORY

Features of this park include one public boat launch (for boats over 10hp) in Midland, as well as a sandy beach/swim area, washroom facilities, lighted ball diamond, and playground equipment. This park is part of the Trans Canada Trail System.

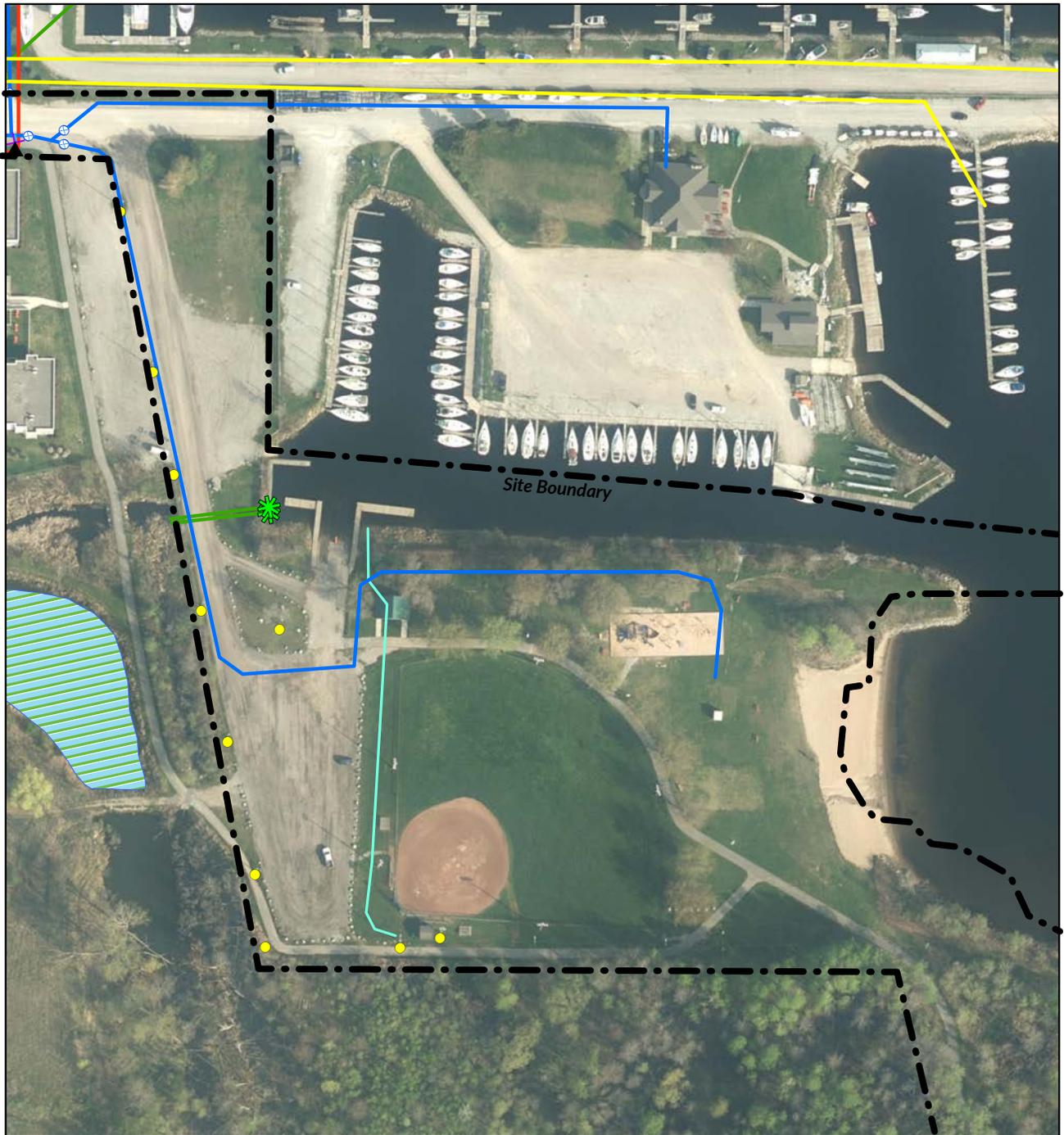
- 1 Parking
- 2 Baseball Diamond
- 3 Washrooms
- 4 Boat Launch
- 5 Trail
- 6 Beach
- 7 Playground
- 8 Marina





SECTION TWO  
**Foundations**

**UTILITY MAP**



- |                               |                     |                       |                              |
|-------------------------------|---------------------|-----------------------|------------------------------|
| ● Utility Poles               | ⊗ Valve             | — Sanitary Sewer Line | ★ Storm Outfall              |
| — Buried Electrical (Primary) | ▲ Fire Hydrant      | — Water Service Line  | — Storm Lead                 |
|                               | — Active Water Main | — Storm Sewer Line    | ▨ Stormwater Management Pond |

*Utility Mapping provided  
 by the Town of Midland*

## ANALYSIS

### Opportunities

- Park has lots of existing facilities and amenities including trails, a beach, a marina, playground, washrooms, baseball diamond, and boat launch
- Central location to other Midland amenities and activities including the downtown
- Lots of existing public parking on site
- Open views as well as scenic views of the park and Midland Bay
- Splash pad would complement an already thriving park
- Opportunity to accommodate a variety of splash pad sizes and age zones.
- Well used by the local community

### Challenges

- Incremental Park development and existing facilities may challenge integration of new facilities
- Busy Marina and Access Road to Park
- Active sports park
- Limited non-programmed space available
- Safety – street traffic and active baseball games



*Pete Pettersen Park Baseball Diamond*



*Trails at Pete Pettersen Park*



*Pete Pettersen Greenspace and Beach*

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SECTION THREE

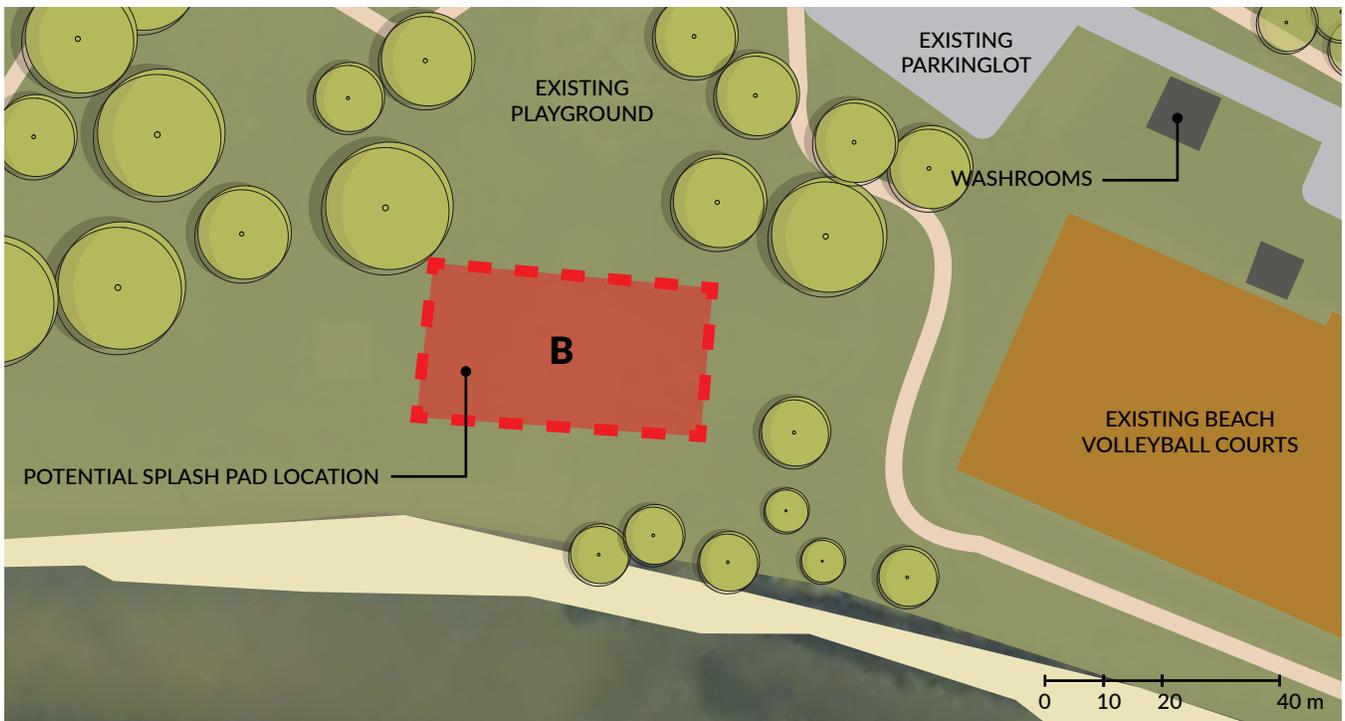
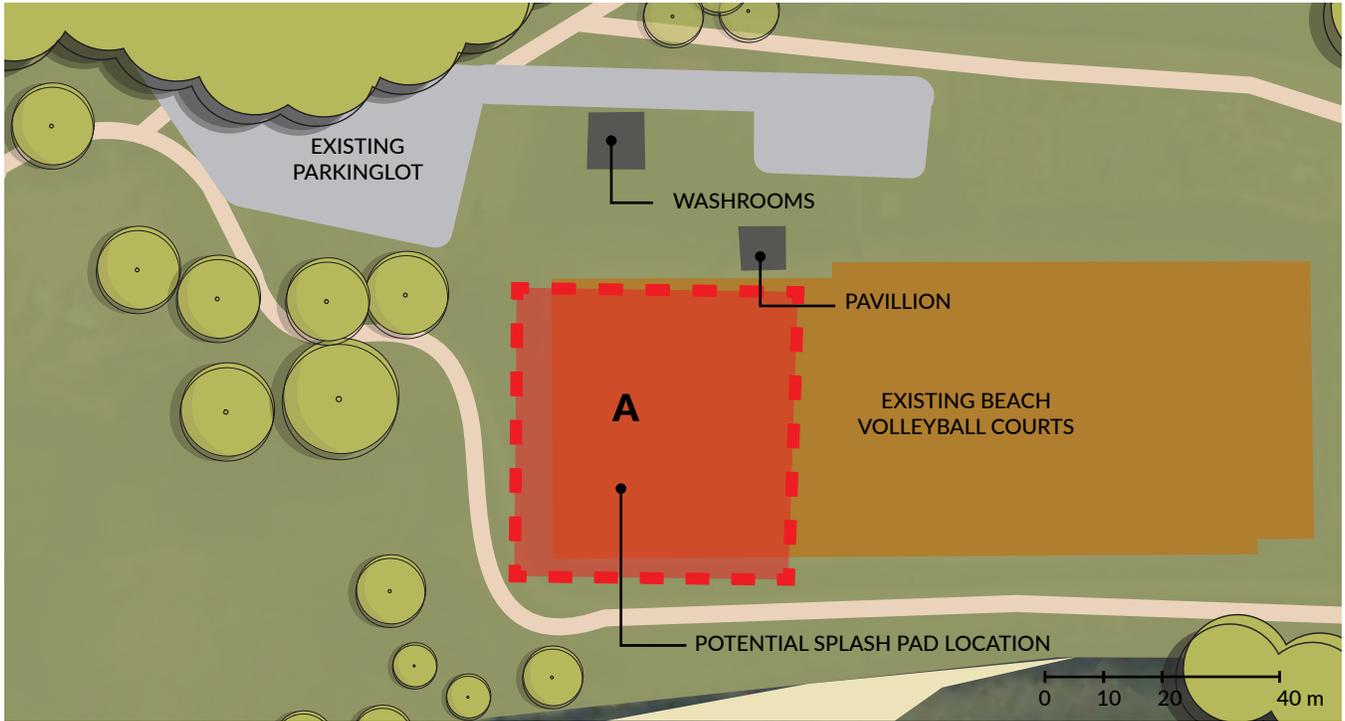
# First Thoughts Opportunities and Challenges

# 03

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# LITTLE LAKE PARK



## POTENTIAL SPLASH PAD FACILITY LOCATION(S)

Based on the existing conditions of the site and the analysis conducted, the following locations would be suitable areas to implement a splash pad at Little Lake Park

### Location A - Existing Beach Volleyball Court

<b>Approx. Area</b>	up to 500 sq.m +
<b># of features</b>	10-12 above ground features and 10-12 ground sprays
<b>User Group</b>	Size suits a variety of age groups
<b>Other</b>	
<b>Displacement</b>	Beach Volleyball Courts (Total Area = 4350 sq. m)
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Space is currently underutilized (according to Town Staff)</li> <li>• Close to other amenities and facilities including the Playground, Beach, and Washrooms</li> <li>• Lots of available parking</li> <li>• Has good site lines towards other amenities</li> <li>• Depending on splash pad size, opportunity to make a smaller beach volley ball court as opposed to complete removal/displacement</li> <li>• Existing washrooms could house mechanical equipment for splash pad</li> <li>• Generous space for a large splash pad</li> </ul>
<b>Challenges</b>	<ul style="list-style-type: none"> <li>• If a very large splash pad is desired it would require a complete removal and displacement of the Beach Volleyball Court</li> <li>• Seasonal flooding concerns</li> <li>• May require additional space for mechanical operations (shed/ vault)</li> <li>• Would need to implement additional water line to connect to existing water utilities</li> </ul>
<b>Est. Budget</b>	\$200,000 - \$350,000 plus servicing (depending on desired size of splash pad)

### Location B - Open Greenspace in front of Playground

<b>Approx. Area</b>	up to 500 sq.m +
<b># of features</b>	10-12 above ground features and 10-12 ground sprays
<b>User Group</b>	Size suits a variety of age groups
<b>Other</b>	
<b>Displacement</b>	None
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Space is currently underutilized - Open Green Space</li> <li>• Close to other amenities and facilities including the Playground, Beach, and Washrooms</li> <li>• Lots of available parking</li> <li>• Has good site lines towards other amenities</li> <li>• Generous space for a large splash pad</li> <li>• Existing washrooms could house mechanical equipment for splash pad</li> </ul>
<b>Challenges</b>	<ul style="list-style-type: none"> <li>• A little bit further from the existing washrooms</li> <li>• Seasonal flooding concerns</li> <li>• Would need to implement additional water line to connect to existing water utilities</li> </ul>
<b>Est. Budget</b>	\$200,000 - \$350,000 plus servicing (depending on desired size of splash pad)

# GALLOWAY PARK



## POTENTIAL SPLASH PAD FACILITY LOCATION(S)

Based on the existing conditions of the site and the analysis conducted, the following locations would be suitable areas to implement a splash pad at Galloway Park

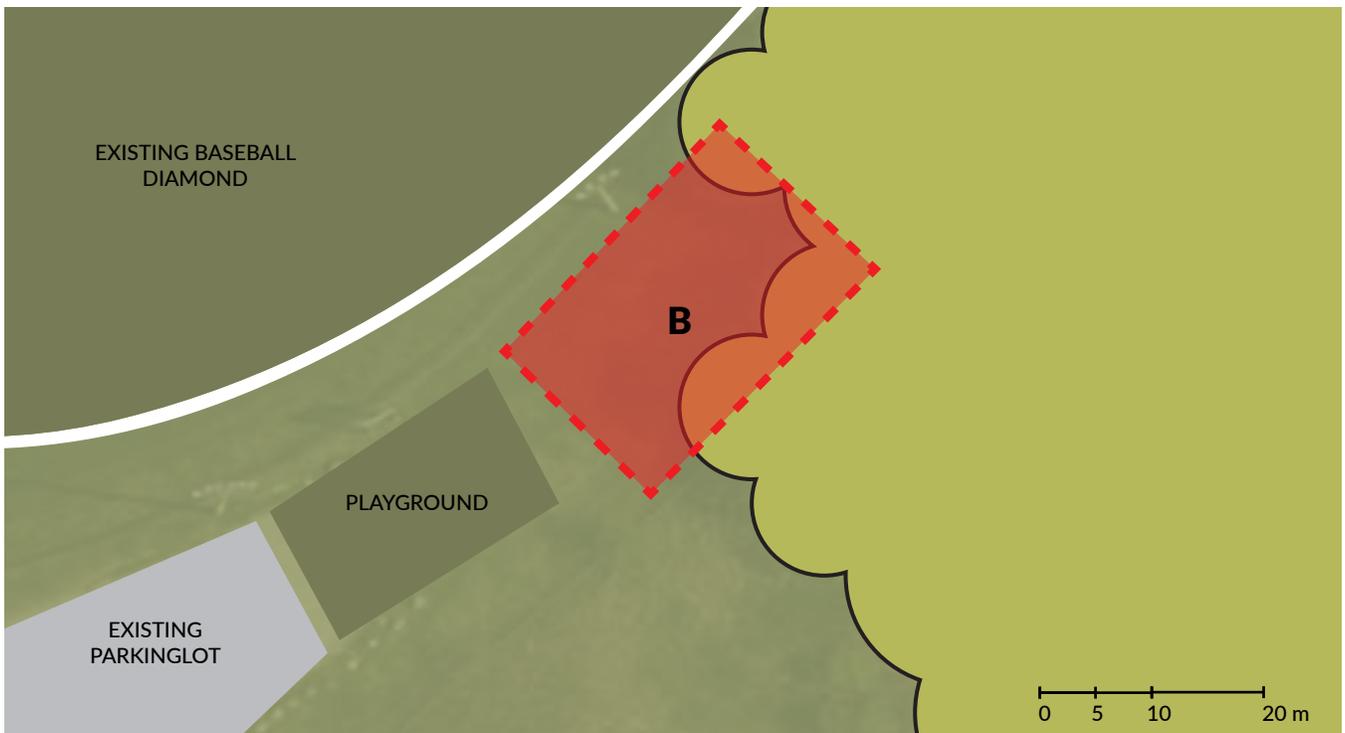
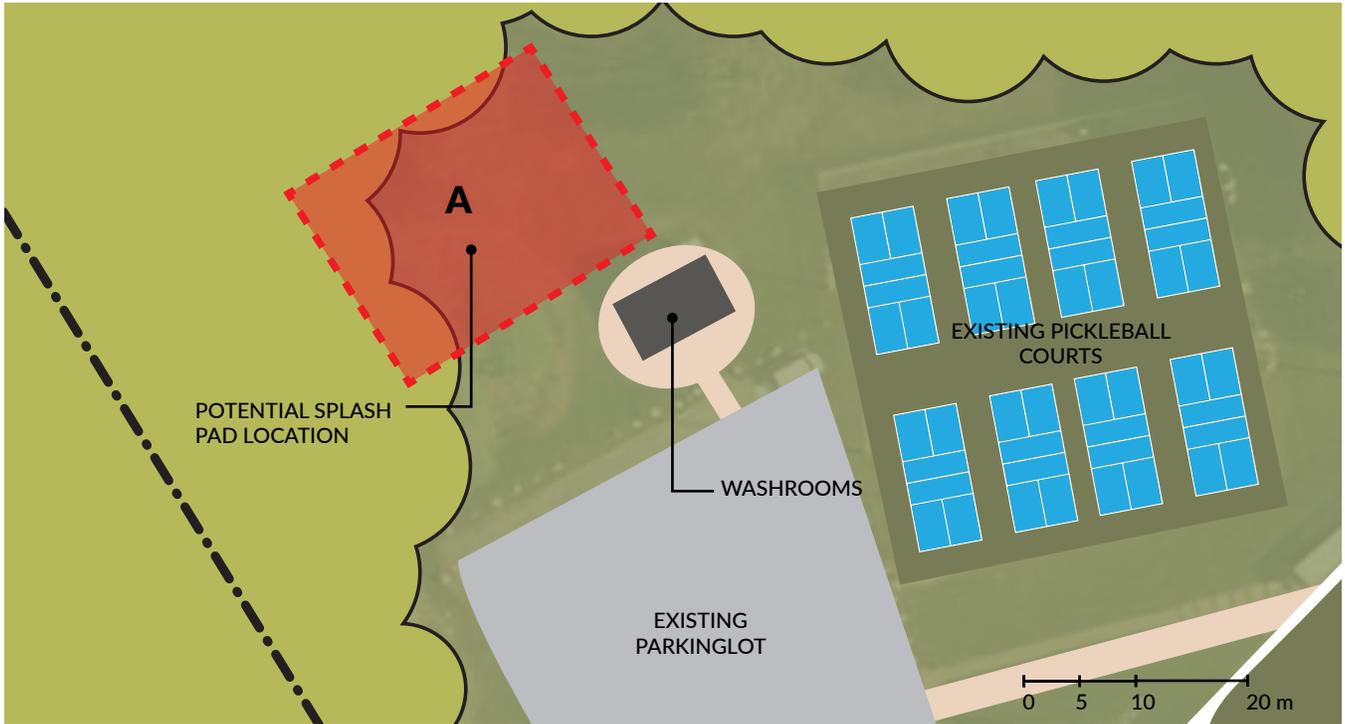
### Location A - Behind the Existing Soccer Fields

<b>Approx. Area</b>	up to 300 sq.m
<b># of features</b>	9-11 above ground features and 10-12 ground sprays
<b>User Group</b>	Size suits a variety of age groups
<b>Other</b>	
<b>Displacement</b>	Trees and other vegetation
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Large enough area for a generous-sized splash pad as well as a mechanical building/vault for equipment</li> <li>• Soccerfields are fenced off preventing rogue soccer balls from entering splash pad</li> <li>• Lots of available parking</li> </ul>
<b>Challenges</b>	<ul style="list-style-type: none"> <li>• Proposed location is very far from washrooms and to access the washrooms you would need to walk through parkinglot which can be extremely busy during games</li> <li>• Grade change</li> <li>• Would require additional space for mechanical operations (shed/ vault) and possibly an additional washroom</li> <li>• At the edge of backyards (noise nuisance)</li> <li>• Would need to implement additional water line to connect to existing water utilities</li> </ul>
<b>Est. Budget</b>	\$120,000 - \$360,000 plus servicing (depending on desired size of splash pad)

### Location B - Adjacent to the Existing Washrooms

<b>Approx. Area</b>	up to 250 sq.m
<b># of features</b>	9-11 above ground features and 10-12 ground sprays
<b>User Group</b>	Size suits a variety of age groups
<b>Other</b>	
<b>Displacement</b>	Portion of the main parkinglot
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Large enough area for a generous-sized splash pad</li> <li>• Soccerfields are fenced off preventing rogue soccer balls from entering splash pad</li> <li>• Lots of available parking despite displacement</li> </ul>
<b>Challenges</b>	<ul style="list-style-type: none"> <li>• Parkinglot may become extremely busy during games</li> <li>• Grade change</li> <li>• Would require closure of the south access/entrance from Heritage Drive to ensure safety and less vehicular traffic</li> <li>• At the edge of backyards (noise nuisance)</li> </ul>
<b>Est. Budget</b>	\$120,000 - \$360,000 plus servicing (depending on desired size of splash pad)

# TIFFIN PARK



## POTENTIAL SPLASH PAD FACILITY LOCATION(S)

Based on the existing conditions of the site and the analysis conducted, the following locations would be suitable areas to implement a splash pad at Tiffin Park

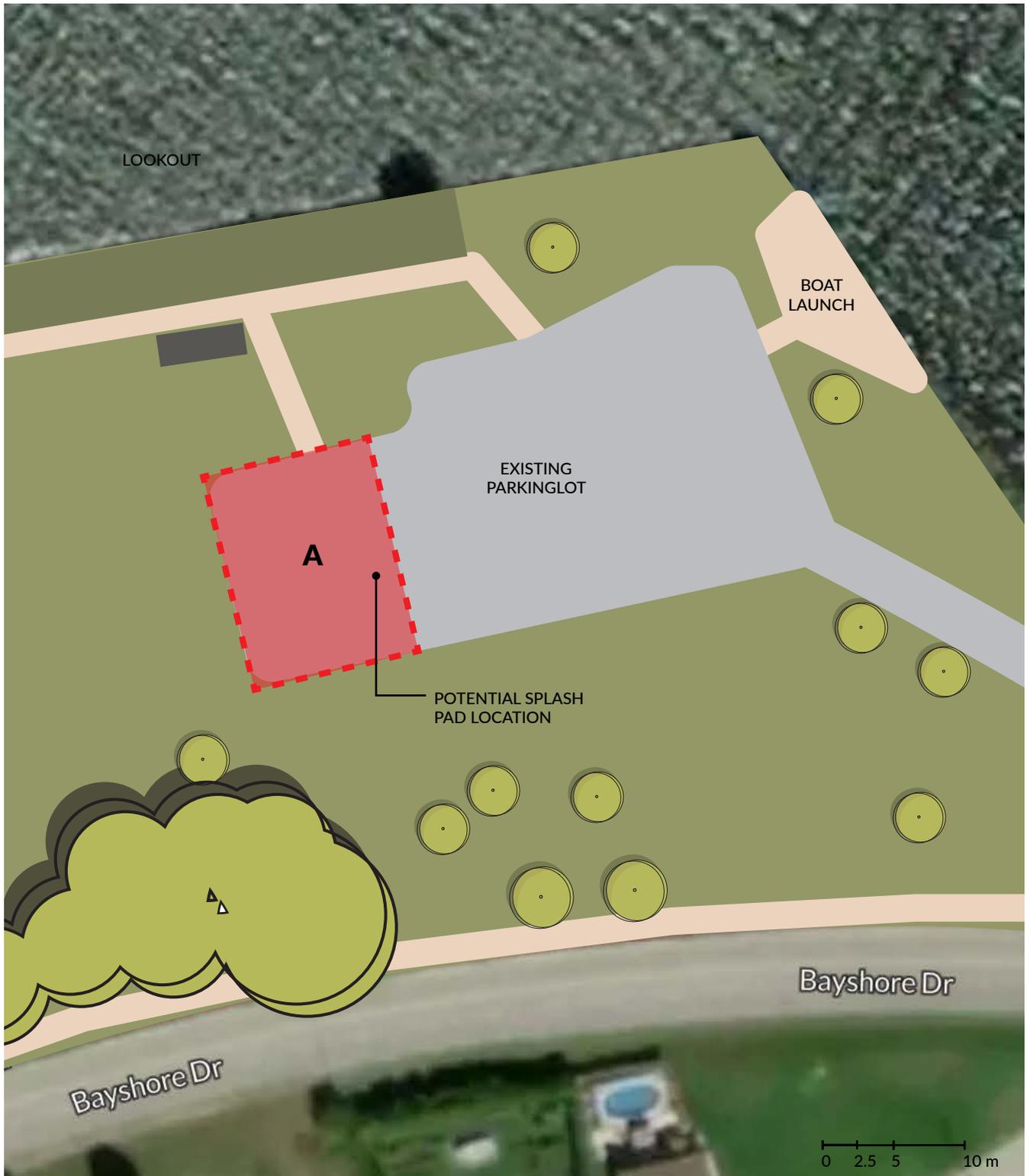
### Location A - Behind the Existing Washrooms

Approx. Area	up to 300 sq.m
# of features	9-11 above ground features and 10-12 ground sprays
User Group	Size suits a variety of age groups
Other	
Displacement	None
Opportunities	<ul style="list-style-type: none"> <li>• Close to other amenities and facilities including the Pickleball Courts, Baseball Diamond, and Washrooms</li> <li>• Lots of available parking</li> <li>• Existing washrooms could house mechanical equipment for splash pad</li> </ul>
Challenges	<ul style="list-style-type: none"> <li>• Site lines</li> <li>• For some, proximity to playground can be a child surveillance challenge (temptation)</li> <li>• Requires additional space for mechanical operations (shed/ vault)</li> </ul>
Est. Budget	\$120,000 - \$360,000 plus servicing (depending on desired size of splash pad)

### Location B - Adjacent to the Existing Playground

Approx. Area	up to 300 sq.m
# of features	9-11 above ground features and 10-12 ground sprays
User Group	Size suits a variety of age groups
Other	
Displacement	Some trees and other vegetation
Opportunities	<ul style="list-style-type: none"> <li>• Close to other amenities and facilities including the Playground, Beach, and Washrooms</li> <li>• Lots of available parking</li> <li>• Has good site lines towards other amenities</li> <li>• Generous space for a large splash pad</li> </ul>
Challenges	<ul style="list-style-type: none"> <li>• Far from the existing washrooms/changerooms</li> <li>• Closer to ball diamonds - higher chance of a rogue baseball entering splash pad</li> <li>• For some, proximity to playground can be a child surveillance challenge (temptation)</li> <li>• Tree and vegetation removal may be required</li> <li>• Space located directly under hydro corridor</li> <li>• Grade change and slope</li> <li>• Additional water line to connect to existing water utilities</li> </ul>
Est. Budget	\$120,000 - \$360,000 plus servicing (depending on desired size of splash pad)

## MIDLAND BAY LANDING PARK



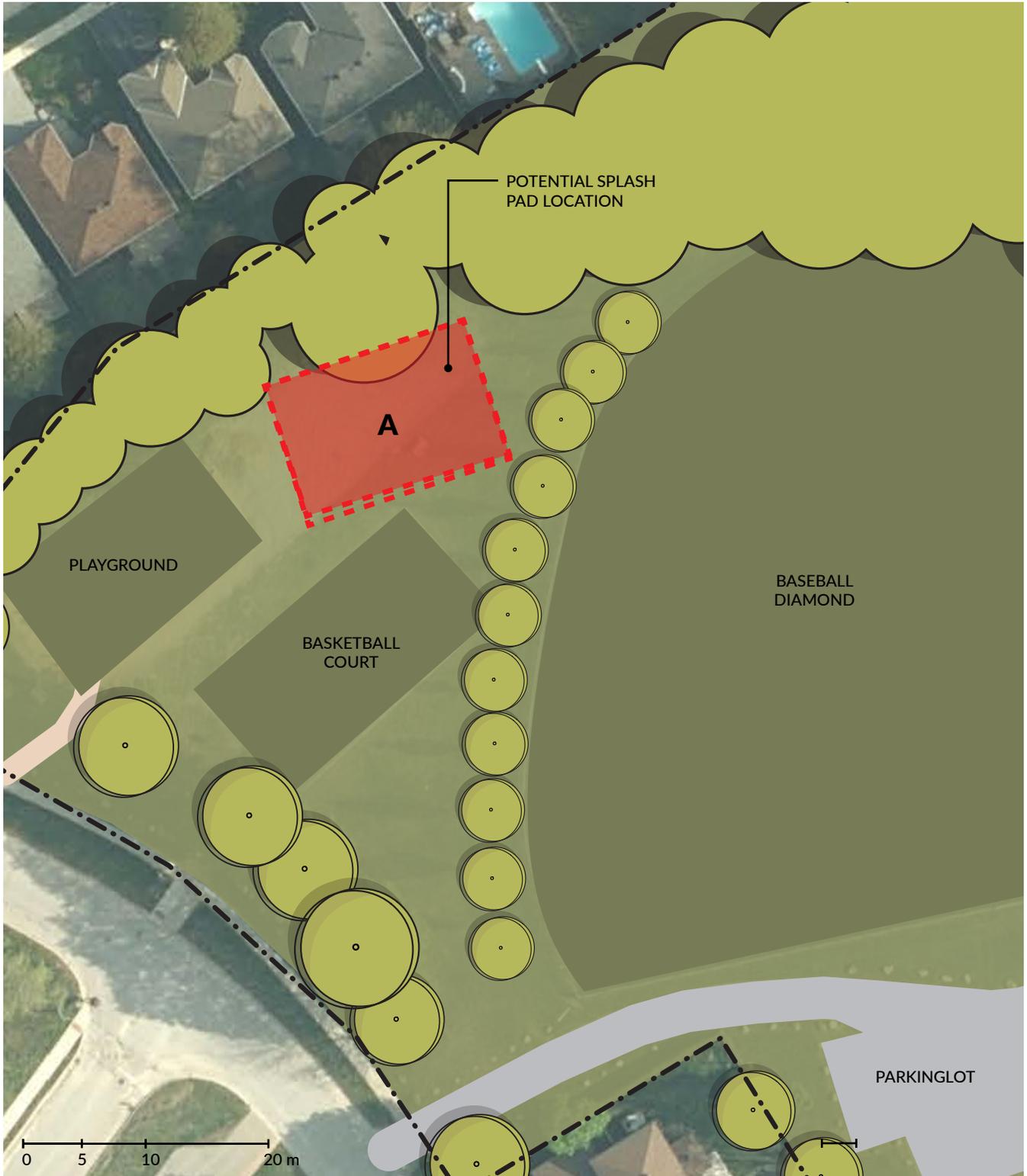
## POTENTIAL SPLASH PAD FACILITY LOCATION(S)

Based on the existing conditions of the site and the analysis conducted, the following locations would be suitable areas to implement a splash pad at Midland Bay Landing Park

### Location A - Part of the Existing Parkinglot

<b>Approx. Area</b>	up to 500 sq.m
<b># of features</b>	10-12 above ground features and 10-12 ground sprays
<b>User Group</b>	Size suits a variety of age groups
<b>Other</b>	May require a barrier, buffer, or fencing between facility and existing parkinglot
<b>Displacement</b>	<ul style="list-style-type: none"> <li>• Some trees and other vegetation</li> <li>• Portion of the existing parkinglot</li> </ul>
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Opportunity for another aquatic water activity along the waterfront</li> <li>• Lots of available parking</li> <li>• Site lines</li> </ul>
<b>Challenges</b>	<ul style="list-style-type: none"> <li>• No washrooms or buildings</li> <li>• Displaces portion of main parking lot</li> <li>• For some, proximity to waterfront/park can be a child surveillance challenge (temptation)</li> <li>• Tree and vegetation removal may be required</li> <li>• Additional water line to connect to existing water utilities</li> <li>• Park land is slated for development and may cause changes to splash pad in the future</li> <li>• Requires additional space for mechanical operations (shed/ vault)</li> </ul>
<b>Est. Budget</b>	\$200,000 - \$350,000 plus servicing (depending on desired size of splash pad)

# MAC MCALLEN PARK



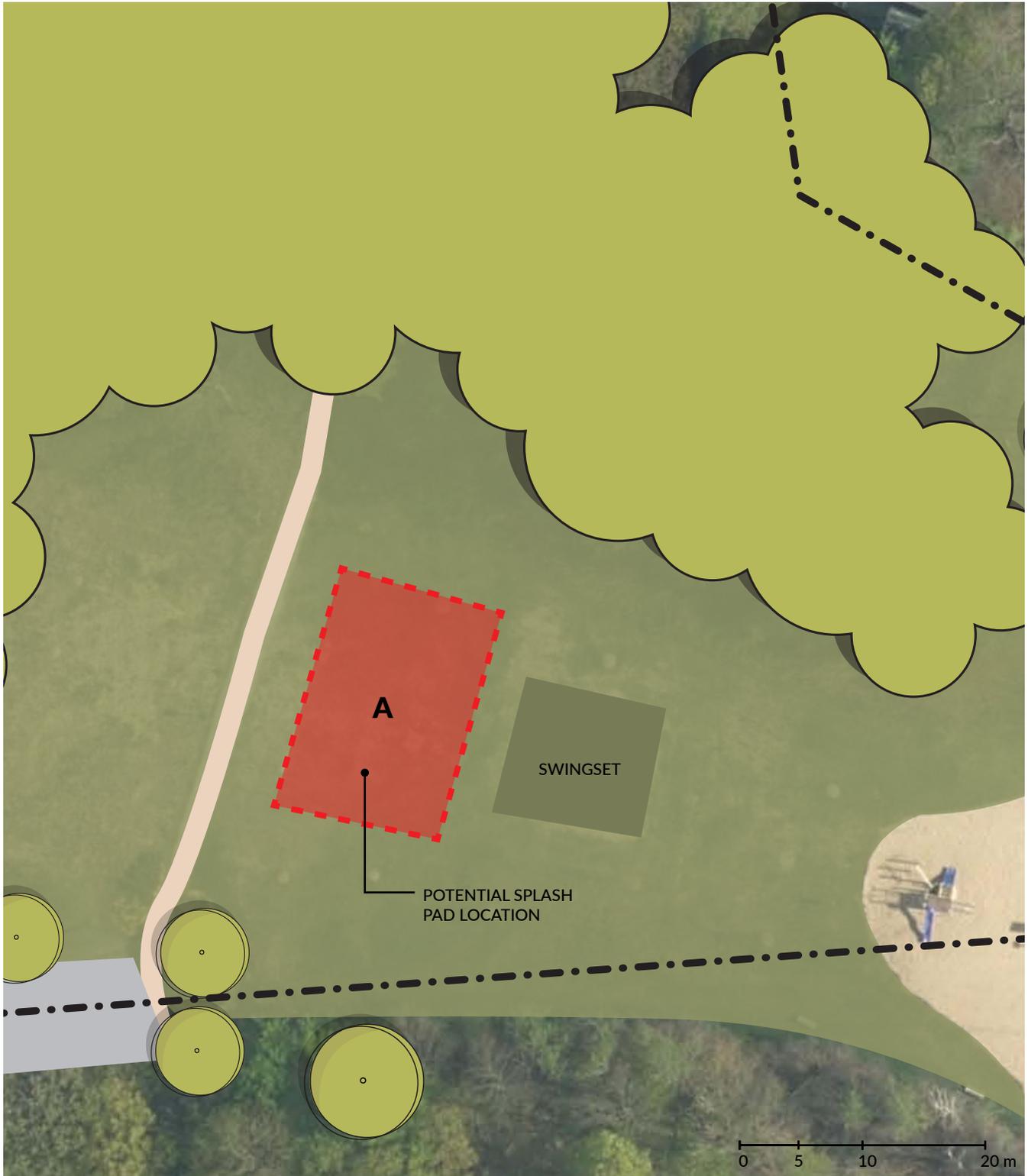
## POTENTIAL SPLASH PAD FACILITY LOCATION(S)

Based on the existing conditions of the site and the analysis conducted, the following locations would be suitable areas to implement a splash pad at Mac McAllen Park

### Location A - Adjacent to the Existing Playground

<b>Approx. Area</b>	up to 400 sq.m
<b># of features</b>	9-11 above ground features and 10-12 ground sprays
<b>User Group</b>	Size suits a variety of age groups
<b>Other</b>	Consideration to implement a washroom on site
<b>Displacement</b>	None
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Close to other amenities and facilities including the Basketball Court, Baseball Diamond, and Playground</li> <li>• Lots of available parking and far from proposed facility location</li> <li>• Has good site lines towards other amenities</li> </ul>
<b>Challenges</b>	<ul style="list-style-type: none"> <li>• No washrooms or buildings on site</li> <li>• Close to ball diamond - Rogue baseballs</li> <li>• At the edge of backyards (noise nuisance)</li> <li>• For some, proximity to playground can be a child surveillance challenge (temptation)</li> <li>• Requires additional space for mechanical operations (shed/ vault)</li> <li>• Additional water line to connect to existing water utilities</li> </ul>
<b>Est. Budget</b>	\$120,000 - \$360,000 plus servicing (depending on desired size of splash pad)

# GAWLEY PARK



## POTENTIAL SPLASH PAD FACILITY LOCATION(S)

Based on the existing conditions of the site and the analysis conducted, the following locations would be suitable areas to implement a splash pad at Gawley Park

### Location A - Adjacent to the Existing Playground

<b>Approx. Area</b>	up to 450 sq.m
<b># of features</b>	10-12 above ground features and 10-12 ground sprays
<b>User Group</b>	Size suits a variety of age groups
<b>Other</b>	Conideration to implement a washroom on site
<b>Displacement</b>	None
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Opportunity for another aquatic water activity at the park</li> <li>• Lots of available parking</li> <li>• Generous space for a large splash pad</li> <li>• Good site lines to other amenities</li> </ul>
<b>Challenges</b>	<ul style="list-style-type: none"> <li>• No washrooms or buildings</li> <li>• For some, proximity to playground can be a child surveillance challenge (temptation)</li> <li>• Seasonal flooding concerns</li> <li>• Requires additional space for mechanical operations (shed/ vault)</li> </ul>
<b>Est. Budget</b>	\$200,000 - \$350,000 plus servicing (depending on desired size of splash pad)

# BAYVIEW PARK



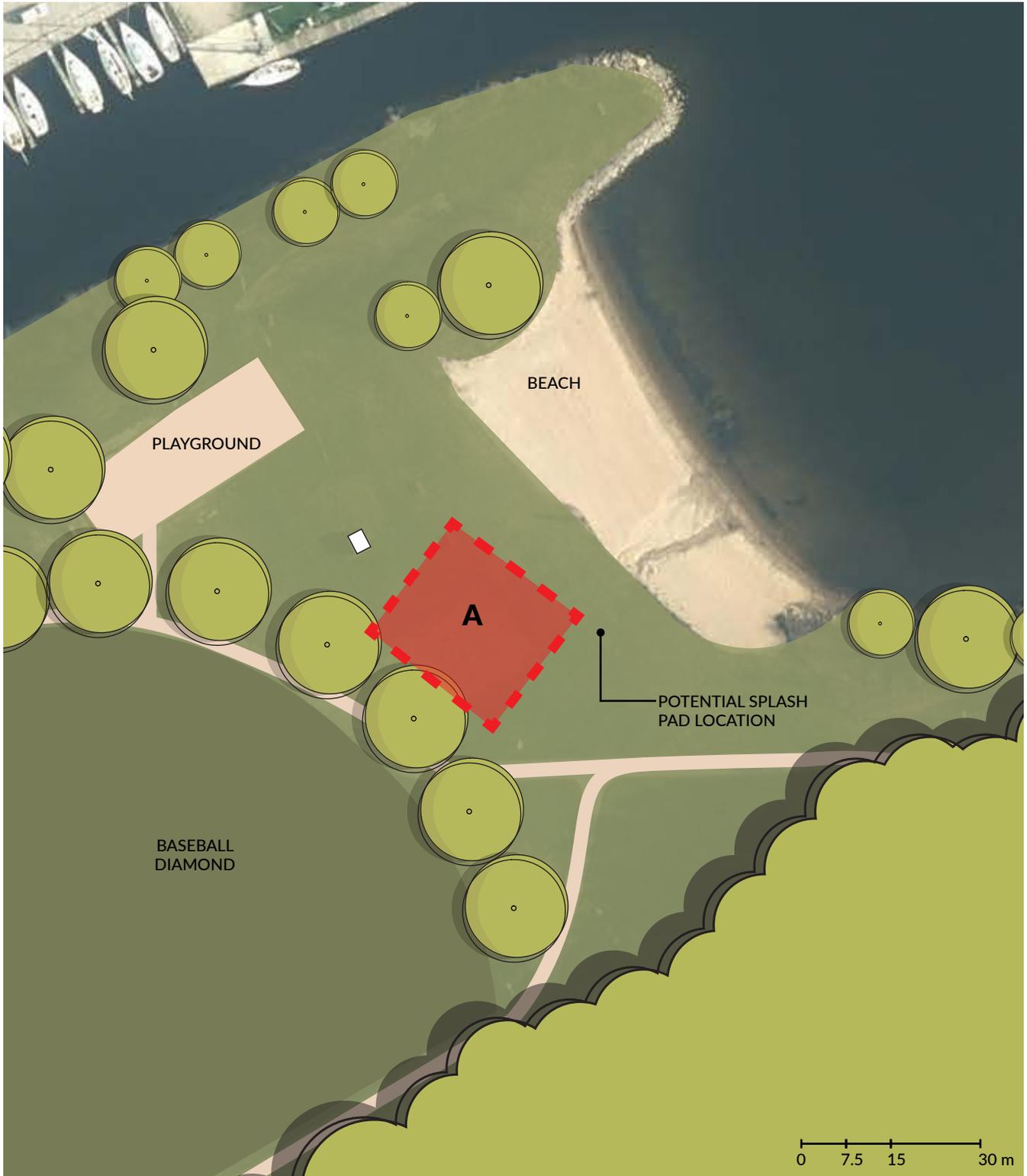
## POTENTIAL SPLASH PAD FACILITY LOCATION(S)

Based on the existing conditions of the site and the analysis conducted, the following locations would be suitable areas to implement a splash pad at Bayview Park

### Location A - Adjacent to the Basketball Court

<b>Approx. Area</b>	up to 450 sq.m
<b># of features</b>	10-12 above ground features and 10-12 ground sprays
<b>User Group</b>	Size suits a variety of age groups
<b>Other</b>	Conideration to implement a washroom on site
<b>Displacement</b>	None
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Close to other amenities and facilities including the Basketball Court and Playground</li> <li>• Has good site lines towards other amenities</li> </ul>
<b>Challenges</b>	<ul style="list-style-type: none"> <li>• No washrooms or buidlings on site</li> <li>• No parking on site</li> <li>• At the edge of backyards (noise nuisance)</li> <li>• For some, proximity to playground can be a child surveillance challenge (temptation)</li> <li>• Requires additional space for mechanical operations (shed/ vault)</li> <li>• Additional water line to connect to existing water utilities</li> </ul>
<b>Est. Budget</b>	\$200,000 - \$350,000 plus servicing (depending on desired size of splash pad)

# PETE PETERSEN PARK



## POTENTIAL SPLASH PAD FACILITY LOCATION(S)

Based on the existing conditions of the site and the analysis conducted, the following locations would be suitable areas to implement a splash pad at Pete Pettersen Park

### Location A - By the Existing Beach

<b>Approx. Area</b>	up to 500 sq.m
<b># of features</b>	10-12 above ground features and 10-12 ground sprays
<b>User Group</b>	Size suits a variety of age groups
<b>Other</b>	
<b>Displacement</b>	A few trees and other vegetation
<b>Opportunities</b>	<ul style="list-style-type: none"> <li>• Space is currently underutilized - Open Green Space</li> <li>• Close to other amenities and facilities including the Playground, Beach, and Washrooms</li> <li>• Lots of available parking</li> <li>• Has good site lines towards other amenities</li> <li>• There is already a small building/vault in the area that could be used for mechanical operations and storage</li> <li>• Generous space for a large splash pad</li> </ul>
<b>Challenges</b>	<ul style="list-style-type: none"> <li>• Vehicular circulation into parkinglot is extremely busy re. adjacent Marina</li> <li>• Seasonal flooding concerns</li> <li>• Tree and vegetation removal may be required</li> <li>• For some, proximity to playground can be a child surveillance challenge (temptation)</li> <li>• Close to ball diamond - higher chance of a rogue baseball entering splash pad</li> <li>• May require additional space for mechanical operations (shed/ vault)</li> <li>• Would need to implement additional water line to connect to existing water utilities</li> </ul>
<b>Est. Budget</b>	\$200,000 - \$350,000 plus servicing (depending on desired size of splash pad)

## PROPOSED SPLASH PAD LOCATIONS COMPARISON

The chart below is a comparison of all of the proposed splash pad locations for each of the parks that were included in the study.

Park	Little Lake Park		Galloway Park		Tiffin Park	
	A	B	A	B	A	B
<b>Location Options</b>	Existing Beach Volleyball Court	Open Greenspace by the Playground	Behind the Existing Soccer Fields	Adjacent to the Existing Washrooms	Behind the Existing Washrooms	Adjacent to the Existing Playground
<b>Location</b>						
Neighbourhood Park; Walkable			✓	✓	✓	✓
Area Attraction	✓	✓			✓	✓
Large Existing Park/Amentity Space	✓	✓				
Limited Existing Park/Amentity Space			✓	✓	✓	✓
Adjacent to parking with limited safety concerns	✓	✓			✓	✓
Adjacent Washroom (existing) suitable for splash pad use (may require retrofit)	✓			✓	✓	
<b>Displacement</b>						
Features to be removed/relocated	Beach Volleyball Court	None	Some Vegetation	Portion of the Existing Parking Lot	None	None
<b>Site Capacity</b>						
Available Area	Up to 500 sq.m +	Up to 500 sq.m +	Up to 300 sq.m	Up to 250 sq.m	Up to 300 sq.m	Up to 300 sq.m
Splash Pad Size	Large - Very Large	Large - Very Large	Small	Small	Small	Small-Medium
<b>Required Programming/Amentities for Splash Pad Location</b>						
Washroom/ Changeroom	No	No	Maybe	No	No	No
Mechanical Room/Outdoor Vault	Could be in Existing Washroom or Install above grade cabinet	Could be in Existing Washroom or Install above grade cabinet	Above Grade Cabinet	Could be in Existing Washroom or Install above grade cabinet	Could be in Existing Washroom or Install above grade cabinet	Above Grade Cabinet
Landscaping: Trees, Shelter, Furnishings, etc.	TBD	TBD	TBD	TBD	TBD	TBD
<b>Other Requirements</b>						
Site Grading	✓		✓			✓
Site Servicing (Hydro, Sanitary, Water)	✓	✓	✓	✓	✓	✓
Removals	✓		✓	✓		

Park	Midland Bay Landing Park	Mac McAllen Park	Gawley Park	Bayview Park	Pete Pettersen Park
<b>Location Options</b>	A	A	A	A	A
	Part of the Existing Parkinglot	Adjacent to the Existing Playground	Adjacent to the Existing Playground	Adjacent to the Basketball Court	By the Existing Beach
<b>Location</b>					
Neighbourhood Park; Walkable		✓	✓	✓	
Area Attraction	✓				✓
Large Existing Park/Amentity Space	✓		✓	✓	✓
Limited Existing Park/Amentity Space		✓			
Adjacent to parking with limited safety concerns		✓	✓		✓
Adjacent Washroom (existing) suitable for splash pad use (may require retrofit)					
<b>Displacement</b>					
Features to be removed/relocated	Portion of the Existing Parking Lot	None	None	None	None
<b>Site Capacity</b>					
Available Area	Up to 500 sq.m	Up to 400 sq.m	Up to 450 sq.m	Up to 450 sq.m	Up to 500 sq.m
Splash Pad Size	Large-Very Large	Medium-Large	Medium-Large	Medium-Large	Large-Very large
<b>Required Programming/Amentiti</b>					
Washroom/ Changeroom	Yes	Yes	Yes	Yes	No
Mechanical Room/Outdoor Vault	Above Grade Cabinet	Above Grade Cabinet	Above Grade Cabinet	Above Grade Cabinet	Above Grade Cabinet
Landscaping: Trees, Shelter, Furnishings, etc.	TBD	TBD	TBD	TBD	TBD
<b>Other Requirements</b>					
Site Grading					
Site Servicing (Hydro, Sanitary, Water)	✓	✓	✓	✓	✓
Removals	✓				

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# 04

## SECTION FOUR Engagement

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## COMMUNITY ENGAGEMENT

### OVERVIEW

From project inception, it was acknowledged that community engagement would be an important component of the Midland Splash Pad Feasibility Study process. Working with the Town, an engagement plan composed of town staff interviews and an in-person community open house was devised.

The process began with a series of town staff interviews, based on a listing provided by the Town. From here, a 'drop-in' style open house event was hosted to inform the community of the ongoing project and offer an opportunity for public input. To accommodate those who could not be in attendance, as well as seasonal residents, materials were also posted to the municipal website, and an online comment opportunity was provided.

### TOWN STAFF INTERVIEWS

From October 2nd to the 9th 2024, a series of phone and online interviews were conducted, to gather input from Town Staff. Select Town Staff were invited and all four opted to participate in the one-on-one calls. Conversations were documented through detailed note taking, permitting review and identification of common themes.

Feedback generally aligned with that heard from other community engagement initiatives, with washroom proximity and accessibility at the forefront of conversation. Additional topics included consideration for community and stakeholder groups, and their past efforts of developing a Splash Pad.

### COMMUNITY OPEN HOUSE

On November 5th 2024, the Community Open House welcomed more than 30 members of the community, to the North Simcoe Sports and Recreation Centre (NSSRC). Primarily intended to introduce the project to the community, participants were invited to learn about the project process. The come-and-go session featured several informational panels, municipal project team staff, and members of the consulting team readily available to answer questions, as needed. Further, the session provided attendees the opportunity to complete a series of dotmocracy exercises and provide comments.



*Community Open House*

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## EMERGING THEMES

Throughout engagement, findings were reviewed and emerging themes identified. The following is a consolidated and categorized overview of what was heard.

### EXISTING SPLASH PADS LIKES AND DISLIKES

#### Likes

- Staff on property
- Gave opportunity for a water activity for those who were not close to the water or had easy access to the water
- Gained attraction for the area

#### Dislikes

- Far from central city/town. etc.
- Typically placed in areas of higher income demographics
- Added cost for additional staff, utilities, etc.

### IMPORTANT FEATURES FOR A NEW SPLASH PAD

- Accessibility
- Adequate Parking
- Multiple Splash Pad Play Zones
- Containment (partially or fully)

### OPPORTUNITIES

- Additional aquatic activity for the Town
- Midland is already a tourist town; this addition would elevate that
- Splash Pad could create a regional draw
- Splash Pads are big ticket item (Both Socially and Economically)

### CHALLENGES

- Utility connection
- Maintenance
- Cost and legal liability
- Water management systems; especially Recirculation Systems
- Additional staff, resources, and training
- Water quality and environmental impact

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## WHAT IT MEANS

Thus far we have outlined the inventory, analysis and an overview of community education and engagement, to establish a comprehensive understanding of potentially implementing a Splash Pad in the Town of Midland. From this information, a few key takeaways can be made:

### **Accessibility is a must**

The community has spoken, and many would like to see a splash pad that is accessible to all and possibly in an area where access to water may be a challenge. With new splash pad designs and amenities evolving daily, there is opportunity to greatly improve accessibility throughout.

### **The Community Cares to Collaborate**

The Town of Midland is home to passionate residents, volunteers, and community groups keen to give back to their local community. With municipal guidance and support, there are opportunities to establish collaborative partnerships, leveraging fiscal and operational resources — lending to improved municipal relations and a heightened sense of civic pride.

### **A Refresh is in Order**

Supporting infrastructure, amenities, furnishings and signage have accumulated through incremental development over the years. There is significant opportunity to improve overall quality of these spaces through informed and intentional decision-making, creating a positive image for Midland while better supporting users, now and into the future.

### **It is Difficult to Care For**

Splash Pads can become a budgetary and operational headache. Incremental splash pad development and responding to physical opportunities (e.g., re purposing unused facilities), and constituent interests, without a formal plan in place, a splash pad will lack consistency in terms of level of service, quality and maintenance. With a plan in place, design, development and maintenance can occur deliberately, in a consistent and purposeful fashion. Beyond a welcoming aesthetic, accessibility concerns could be addressed, and more durable and use-appropriate finishes selected.

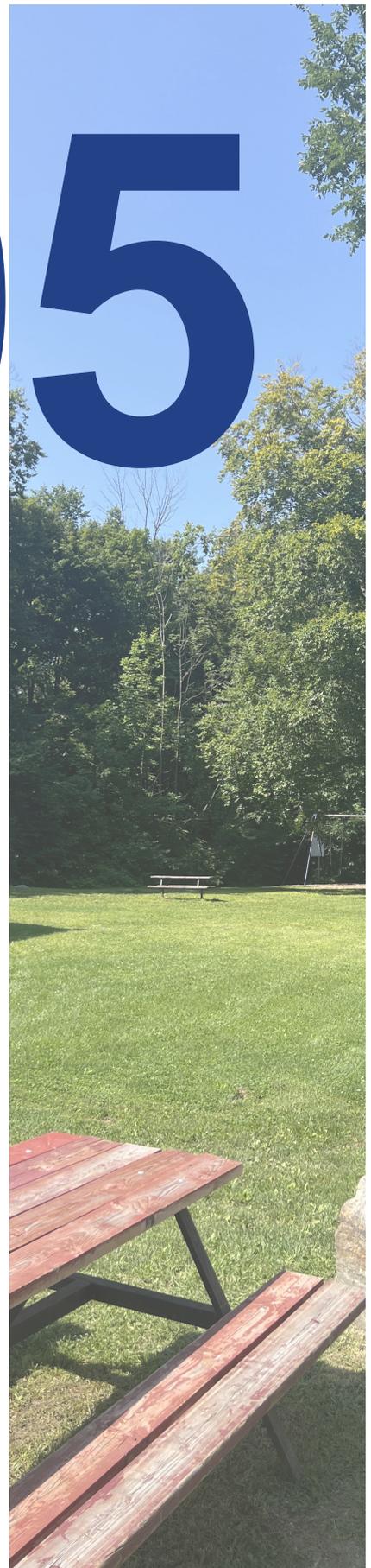
*Please Refer to Appendix A for the Town Staff Interview Questionnaire*

*Please Refer to Appendix B for Community Open House Panels*

# 05

## SECTION FIVE Recommendation

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## ASSESSMENT

The Town of Midland provided eight (8) possible park locations for consideration to locate a new community splash pad. While all the park locations have the physical capacity to incorporate a splash pad, and have their own unique characteristics, each present an array of opportunities and challenges. This feasibility study has outlined associated issues, concerns, opportunities, and public preference to guide and inform the Town in their search for the best location for Midland's first Splash Pad.

The following are primary considerations in regard to selecting a final site for the new Splash Pad, with notable influences why the new splash pad would and would not be suitable at each location.



### LITTLE LAKE PARK

- This typical lakeside park is a popular recreational destination with many existing activities currently available. The park has a playground, a skatepark, a basketball court, a baseball diamond, a beach, lake access, beach volleyball courts, a restaurant, trail connections, a picnic pavilion, washrooms, and lots of parking. The park is also home to the North Simcoe Sports and Recreation Centre (NSSRC) as well as the Huronia Museum. The addition of a splash pad would round out the recreational base, therefore adding to the multiple recreational opportunities while visiting the park. It was proximity to additional recreational activities that made Little Lake Park the most popular location for the splash pad as per public opinion.
- Little Lake Park provides an opportunity to build upon existing thematics already established in the park that could result in a truly unique splash pad design that complements existing site features.
- Little Lake Park is situated close to the downtown core of Midland and is surrounded by residential neighbourhoods making it a highly 'walkable' destination.
- The park has several sites available for consideration, with an opportunity for a larger splash pad that would appeal to multiple age groups.
- With existing washroom and shelter amenities on site, Little Lake Park provides supportive amenities required by splash pad users.
- A key challenge for developing a splash pad at this park is its location beside Little Lake. Subject to seasonal flooding, new facilities are subject to the permitting process governed by the Severn Sound Environmental Association. With a few potential sites at the lower grade on site, preliminary discussions with a representative from the SSEA were favourable for a new splash pad development, provided that the Town was able to ensure that appropriate floodproof and dechlorination measures were included in the development. All proposals would require approval to proceed.

## GALLOWAY PARK

- Galloway Park is located within a residential and commercial neighbourhood providing a walkable amenity for local families and guests.
- With minimal unused park area, the splash pad at Galloway Park would be limited in size based on available land. Instead of being a challenge, this is an opportunity for the Town to provide a more intimate neighbourhood recreation amenity suitable for a younger age group.
- Challenging this location are the relative walking distances to the existing washrooms, conflict with the parking lot and driveway (to get to the washroom), soccer fields, and appropriate buffer systems from soccer field activity. However, these challenges could be mitigated with creative design solutions.



## TIFFIN PARK

- Similarly, Tiffin Park is located within a residential neighbourhood providing a walkable amenity for local families and guests. Also supporting this location was the proximity to existing recreational activities, such as the playground, senior baseball diamond, and pickleball courts.
- With existing washroom and other amenities on site, Tiffin Park provides supportive amenities required by splash pad users.
- With minimal unused park area, the splash pad at Tiffin Park would be limited in size based on available land. Again, instead of being a challenge, this is an opportunity for the Town to provide a more intimate neighbourhood recreation amenity suitable for a younger age group.
- Challenging this location are the relative walking distances to the existing washrooms, conflict with the parking lots and driveway, baseball diamond and appropriate buffer systems from baseball outfield activity. However, these challenges could be mitigated with creative design solutions.



## MIDLAND BAY LANDING PARK

- As a prominent waterfront park, Midland Bay Landing provides a unique opportunity to expand its amenity base. With the recent lookout enhancements an additional recreational activity would round out the park's amenity base and provide a new energy to the waterfront through the summer months.
- As a waterfront park, Midland Bay Landing provides an opportunity to build upon existing thematics already established in the park that could result in a truly unique splash pad design that complements existing site features.
- Notwithstanding, the space is currently lacking a public washroom, which will be required for a new splash pad. Should the Town consider a new public washroom at Midland Bay Landing, it would compliment a new splash pad and provide a new facility to house the associated water management system.
- Challenging this location is development. The site currently is slated for development and incremental development may challenge integration of new facilities.



## Recommendation



### MAC MCALLEN PARK

- Mac McAllen Park is located within a residential neighbourhood providing a walkable amenity for local families and guests. Also supporting this location was the proximity to existing recreational activities, such as a playground, baseball diamond, and basketball court.
- The space is currently lacking a public washroom, which will be required for a new splash pad. Should the Town consider a new public washroom at Mac McAllen Park, it would compliment a new splash pad and provide a new facility to house the associated water management system.
- Challenging this location is no public washrooms, limited parking (especially during active baseball games), baseball diamond and appropriate buffer systems from baseball outfield activity. However, these challenges could be mitigated with creative design solutions.



### GAWLEY PARK

- Gawley Park is located within a residential neighbourhood along the Midland Bay waterfront providing a walkable amenity for local families and guests. Also supporting this location was the proximity to existing recreational activities, such as a playground, existing trails and a beach.
- The space is currently lacking a public washroom, which will be required for a new splash pad. Should the Town consider a new public washroom at Gawley Park, it would compliment a new splash pad and provide a new facility to house the associated water management system.
- Challenging this location is no public washrooms, limited parking, and the location of the park itself. The park is quite far from central Midland and the downtown core making it harder and not easily accessible for those who do not live close by.
- Similarly to Little Lake and Midland Bay Landing, a key challenge for developing a splash pad at this park is its location beside Midland Bay. Subject to seasonal flooding, new facilities are subject to the permitting process governed by the Severn Sound Environmental Association. The Town must be able to ensure that appropriate floodproof and dechlorination measures are included in the development. All proposals would require approval to proceed.



### BAYVIEW PARK

- Bayview Park is located within a residential neighbourhood providing a walkable amenity for local families and guests. Also supporting this location was the proximity to existing recreational activities, such as a playground and basketball court.
- The space is currently lacking a public washroom and on-site parking, which will be required for a new splash pad. Should the Town consider a new public washroom at Bayview Park, it would compliment a new splash pad and provide a new facility to house the associated water management system.
- Challenging this location is no public washrooms, no parking (limited street parking), and limited accessibility into the site. This park being the former site of Bayview Public School, designated in 1960, has remnants of the old foundations of the building including a retaining wall and stairs making accessibility an issue.



## PETE PETTERSEN PARK

- This typical waterfront park is a popular recreational destination with many existing activities currently available. The park has a playground, a baseball diamond, a beach, lake access, a marina, trail connections, washrooms, and lots of parking. The addition of a splash pad would round out the recreational base, therefore adding to the multiple recreational opportunities while visiting the park. It was proximity to additional recreational activities that made Pete Pettersen Park the second most popular location for the splash pad as per public opinion.
- The park has several sites available for consideration, with an opportunity for a larger splash pad that would appeal to multiple age groups.
- With existing washroom and other amenities on site, Pete Pettersen Park provides supportive amenities required by splash pad users.
- A key challenge, similar to some of the previous parks analyzed, for developing a splash pad at this park is its location beside Midland Bay. Subject to seasonal flooding, new facilities are subject to the permitting process governed by the Severn Sound Environmental Association. The Town must be able to ensure that appropriate floodproof and dechlorination measures are included in the development. All proposals would require approval to proceed.

Recommendation

# CAPITAL BUDGET COMPARISON

Park	Little Lake Park		Galloway Park		Tiffin Park	
	A	B	A	B	A	B
<b>Location Options</b>	Existing Beach Volleyball Court	Open Greenspace by the Playground	Behind the Existing Soccer Fields	Adjacent to the Existing Washrooms	Behind the Existing Washrooms	Adjacent to the Existing Playground
<b>Displacement</b>						
Features to be removed/relocated	Beach Volleyball Court	None	Some Vegetation	Portion of the Existing Parking Lot	None	None
<b>Site Capacity</b>						
Available Area	Up to 500 sq.m +	Up to 500 sq.m +	Up to 300 sq.m	Up to 250 sq.m	Up to 300 sq.m	Up to 300 sq.m
Splash Pad Size	Large - Very Large	Large - Very Large	Small	Small	Small	Small-Medium
Splash Pad Budget	\$475,000 - \$600,000	\$475,000 - \$600,000	\$250,000 - \$350,000	\$250,000 - \$350,000	\$250,000 - \$350,000	\$300,000 - \$400,000
<b>Required Programming/Amenities for Splash Pad Location</b>						
Washroom/ Changeroom	Existing Washroom Upgrade - \$50,000	Existing Washroom Upgrade - \$50,000	Existing Washroom Sufficient	Existing Washroom Upgrade - \$50,000	Existing Washroom Upgrade - \$50,000	Existing Washroom Upgrade - \$50,000
Mechanical Room/Outdoor Vault	N/A	N/A	Above Grade Cabinet \$10,000	N/A	N/A	N/A
Landscaping: Trees, Shelter, Furnishings, etc.	\$10,000 - \$50,000	\$10,000 - \$50,000	\$10,000 - \$50,000	\$10,000 - \$50,000	\$10,000 - \$50,000	\$10,000 - \$50,000
Baseball Netting (20 ft High) - To prevent Baseballs in Splash Pad	N/A	N/A	N/A	N/A	\$50,000	\$50,000
<b>Other Requirements</b>						
Site Grading	\$25,000 - \$50,000	N/A	\$25,000 - \$50,000	\$25,000 - \$50,000	N/A	N/A
Permitting - SSEA	\$1,000	\$1,000	N/A	N/A	N/A	N/A
Site Servicing (Hydro, Sanitary, Water)	\$250,000 - \$500,000	\$250,000 - \$500,000	\$250,000 - \$500,000	\$250,000 - \$500,000	\$250,000 - \$500,000	\$250,000 - \$500,000
Professional Fees	\$50,000 - \$100,000	\$50,000 - \$100,000	\$50,000 - \$100,000	\$50,000 - \$100,000	\$50,000 - \$100,000	\$50,000 - \$100,000
Removals	\$10,000	N/A	\$10,000	\$25,000	N/A	N/A
<b>Prime Considerations</b>						
	Spring Flooding and Lake Cleanliness	Spring Flooding and Lake Cleanliness	Utility Connection and Servicing	Utility Connection and Servicing	Utility Connection and Servicing	Utility Connection and Servicing
	Utility Connection and Servicing	Utility Connection and Servicing	Small Splash Pad	Small Splash Pad	Small Splash Pad	Poor Access to Washroom
			Poor Access to Washroom			
<b>Budget Considerations</b>						
Potential Additional Costs Total	\$570,000	\$570,000	\$380,000	\$400,000	\$450,000	\$425,000
Washroom (New or Upgraded) and/or Mechanical Vault	\$50,000	\$50,000	\$10,000	\$50,000	\$50,000	\$10,000
Placeholder Cost for Splash Pad to maintain consistency re. comparison	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Approx all in...	<b>\$820,000</b>	<b>\$820,000</b>	<b>\$590,000</b>	<b>\$610,000</b>	<b>\$700,000</b>	<b>\$635,000</b>

Park	Midland Bay Landing Park	Mac McAllen Park	Gawley Park	Bayview Park	Pete Pettersen Park
Location Options	A	A	A	A	A
	Part of the Existing Parkinglot	Adjacent to the Existing Playground	Adjacent to the Existing Playground	Adjacent to the Basketball Court	By the Existing Beach
<b>Displacement</b>					
Features to be removed/relocated	Portion of the Existing Parking Lot	None	None	None	None
<b>Site Capacity</b>					
Available Area	Up to 500 sq.m	Up to 400 sq.m	Up to 450 sq.m	Up to 450 sq.m	Up to 500 sq.m
Splash Pad Size	Large-Very Large	Medium-Large	Medium-Large	Medium-Large	Large-Very large
Splash Pad Budget	\$475,000 - \$600,000	\$350,000 - \$475,000	\$350,000 - \$475,000	\$350,000 - \$475,000	\$475,000 - \$600,000
<b>Required Programming/Amenities</b>					
Washroom/ Changeroom	New Washroom \$75,000 - \$300,000	Existing Washroom Sufficient			
Mechanical Room/Outdoor Vault	Above Grade Cabinet \$10,000				
Landscaping: Trees, Shelter, Furnishings, etc.	\$10,000 - \$50,000	\$10,000 - \$50,000	\$10,000 - \$50,000	\$10,000 - \$50,000	\$10,000 - \$50,000
Baseball Netting (20 ft High) - To prevent Baseballs in Splash Pad	N/A	\$50,000	N/A	N/A	\$50,000
<b>Other Requirements</b>					
Site Grading	\$25,000 - \$50,000	N/A	N/A	N/A	N/A
Permitting - SSEA	\$1,000	N/A	\$1,000	N/A	\$1,000
Site Servicing (Hydro, Sanitary, Water)	\$250,000 - \$500,000	\$250,000 - \$500,000	\$250,000 - \$500,000	\$250,000 - \$500,000	\$250,000 - \$500,000
Professional Fees	\$50,000 - \$100,000	\$50,000 - \$100,000	\$50,000 - \$100,000	\$50,000 - \$100,000	\$50,000 - \$100,000
Removals	\$25,000	N/A	N/A	N/A	N/A
<b>Prime Considerations</b>					
	Spring Flooding and Lake Cleanliness	Utility Connection and Servicing	Spring Flooding and Lake Cleanliness	Utility Connection and Servicing	Spring Flooding and Lake Cleanliness
	Utility Connection and Servicing	No Washroom	Utility Connection and Servicing	No Washroom	Poor Access to Washroom
	No Washroom				
<b>Budget Considerations</b>					
Potential Additional Costs Total	\$425,000	\$425,000	\$380,000	\$425,000	\$425,000
Washroom (New or Upgraded) and/or Mechanical Vault	\$150,000	\$150,000	\$150,000	\$150,000	\$10,000
Placeholder Cost for Splash Pad to maintain consistency re. comparison	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Approx all in...	\$775,000	\$775,000	\$730,000	\$775,000	\$635,000

Recommendation

# ANNUAL OPERATING COST COMPARISON

**For the Purposes of these calculations:**

- The Splash Pad is operational for 120 days (May – August)
- The Splash Pad operates for 9 hours or 540 minutes per day
- The Splash Pad uses 88 gallons of water per minute (GPM)

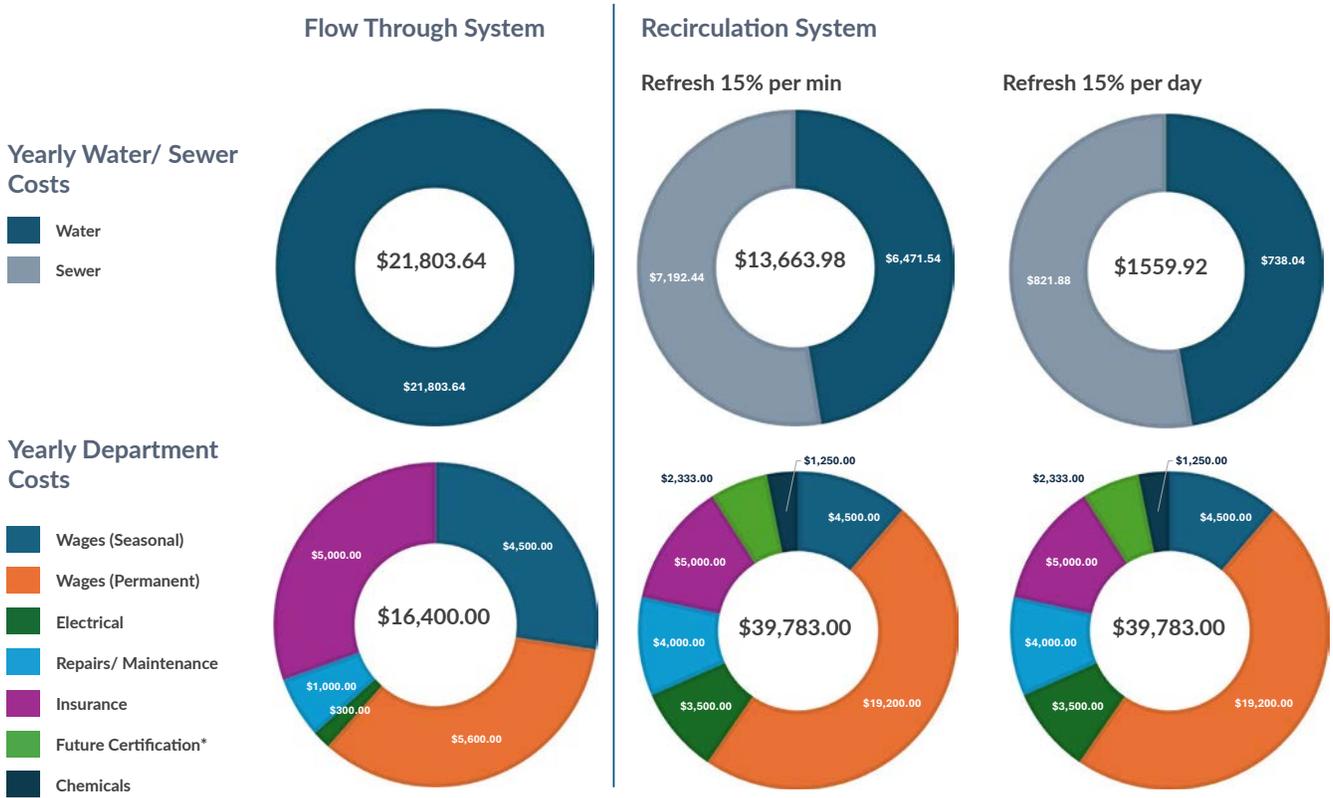
**Town of Midland Water and Sewer Rates:**

**Flow-through System**

- Water (2" Water Supply Line)
  - Monthly Base Charge = \$117.23
  - Rate = \$1.89/ cubic metre
- Sewer
  - N/A if flowing into lake/other water body

**Re-circulation System**

- Water (5/8" - 1" Water Supply Line)
  - Monthly Base Charge = \$29.31
  - Rate = \$1.89/ cubic metre
- Sewer
  - Monthly Base Charge = \$32.72
  - Rate = \$2.10/cubic metre



\* Assume re-certification required every 3 years at approx \$7000 per year (\$2333/yr)

	Flow Through System	Re-circulation System	
		Re-fresh 15% per minute	Re-fresh 15% per day
Water	\$21,803.64	\$6,471.54	\$738.04
Sewer	\$0.00	\$7,192.44	\$821.88
<b>Total Water/Sewer</b>	<b>\$21,803.64</b>	<b>\$13,663.98</b>	<b>\$1,559.92</b>
Wages (Seasonal)	\$4,500.00	\$4,500.00	\$4,500
Wages (Permanent)	\$5,600.00	\$19,200.00	\$19,200.00
Future Certification	N/A	\$2,333.00	\$2,333.00
Electrical	\$300.00	\$3,500.00	\$3,500.00
Chemicals	N/A	\$1,250.00	\$1,250.00
Repairs/Maintenance	\$1,000.00	\$4,000.00	\$4,000.00
Insurance/Vandalism	\$5,000.00	\$5,000	\$5,000.00
<b>Total Yearly Department Costs</b>	<b>\$16,400.00</b>	<b>\$39,783.00</b>	<b>\$39,783.00</b>
Contribution for Asset Replacement	\$24,225.00 <sup>1</sup>	\$31,875.00 <sup>2</sup>	\$23,253.00 <sup>2</sup>
<b>Total Yearly Includes Total Water, Sewer, Department and Asset Replacement Costs</b>	<b>\$62,428.64</b>	<b>\$85,321.98</b>	<b>\$64,595.92</b>
20 Year Operational Cost	\$1,248,572.80	\$1,706,439.60	\$1,291,918.40
Capital Replacement during 20 year cycle	\$0.00	\$75,000.00 <sup>3</sup>	\$75,000.00 <sup>3</sup>
<b>Annualized Operational Cost</b>	<b>\$62,428.64</b>	<b>\$85,321.98</b>	<b>\$64,595.92</b>

1. Assume a replacement cost of \$484,500 (\$150,000 with 3% yearly inflation over 20 years)
2. Assume a replacement cost of \$637,500 (\$250,000 with 3% yearly inflation over 20 years)
3. Assume one pump replacement within 20 years of operation

Please Refer to Appendix D for the detailed breakdown of the Splash Pad Operating Costs

**Recommendation**

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---

## RECOMMENDATION

With so many variables and considerations at play, it is impossible to propose a definitive 'best' location for a 'generic' splash pad. The intent of this report is to present the opportunities and constraints associated with each of the available locations and whether it is feasible to develop a splash pad facility in each location.

However, in effort to narrow down the options and provide a reasonable rationale for a decision, the consulting team have the following recommendations (exclusive of budget) for consideration.

Should the Town wish to provide a smaller neighbourhood splash pad suitable for a younger audience (primarily the toddler group) with provision of a new washroom, the Mac McAllen Park site is recommended as a suitable site for a new Neighbourhood Splash Pad. A splash pad at Mac McAllen Park would help to enliven the neighbourhood, provide an opportunity for a more unique attraction given the proximity to water, and provide an incentive for a much-needed public washroom.

If the Town felt a larger splash pad suitable for multiple age groups that may have a broader neighbourhood draw, the Little Lake Park location is recommended as the most appropriate site. A splash pad at Little Lake Park would complement existing recreational infrastructure and provide alternative play options.

Given circulation and programming challenges, lack of washrooms, walkability, accessibility, land development pressures, and heightened opportunities at the other possible locations, it is felt that Midland Bay Landing Park, Tiffin Park, Gawley Park, Galloway Park, and Bayview Park do not offer comparable opportunities for a successful splash pad development and is therefore not recommended at these locations.

In terms of water management systems, all proposed park sites could support either the Flow Through or Re-circulation systems. Given management challenges, staff training, and the capital investment needed for the Re-circulation system, it is recommended that a Flow Through system be considered for the proposed splash pad. This system requires less staff training and general maintenance, no chemicals, and provides opportunity for possible grey water storage to support positive water use initiatives for the Town.

Based on public input from **Town Staff** and the **Midland Community**, it was determined that **Little Lake Park was the preferred park location for a new splash pad**. The following pages consist of a Splash Pad Concept for Little Lake Park, what it could look like, and a preliminary budget estimate of what it could cost to implement a splash pad at the park.



*Little Lake Park Beach*

Recommendation

## CONCEPT SKETCH

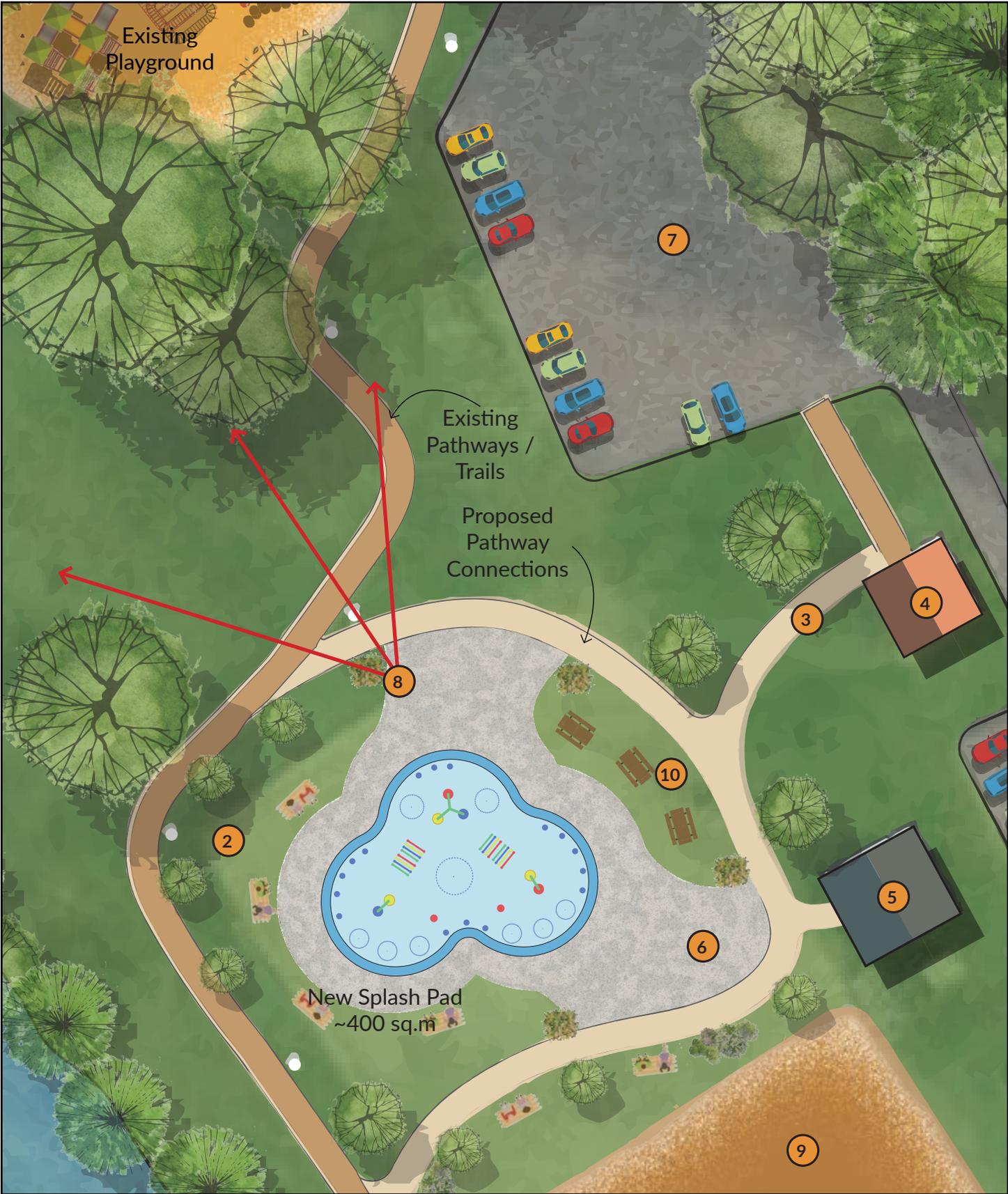
This is what a Splash Pad in Little Lake Park could be like

Legend

- 1 Splash Pad (approx. 400sq.m)
  - Large Splash Pad
  - Features 10-15 above ground and 10-15 ground sprays
- 2 Benches located in both sunnier and shadier areas
- 3 Pathway Connections: to connect visitors to the splash pad and to other neighbouring amenities
- 4 Park Washrooms (existing): future renovation regarding accessibility; to accommodate splash pad mechanical room.
- 5 Existing Park Pavilion: to provide another shade option with existing adjacent uses
- 6 Splash Pad Entry: include gate, decorative planting, signage, bike racks etc.
- 7 Existing Parking: to accommodate visitors to park and splash pad
- 8 View shed: maintain views towards existing playground area and other park amenities
- 9 Relocated Beach Volleyball Courts to accommodate new splash pad programming
- 10 Picnic benches located in both sunnier and shadier areas

*\*\*Schematic concept rendition only, subject to further detail design and theming*

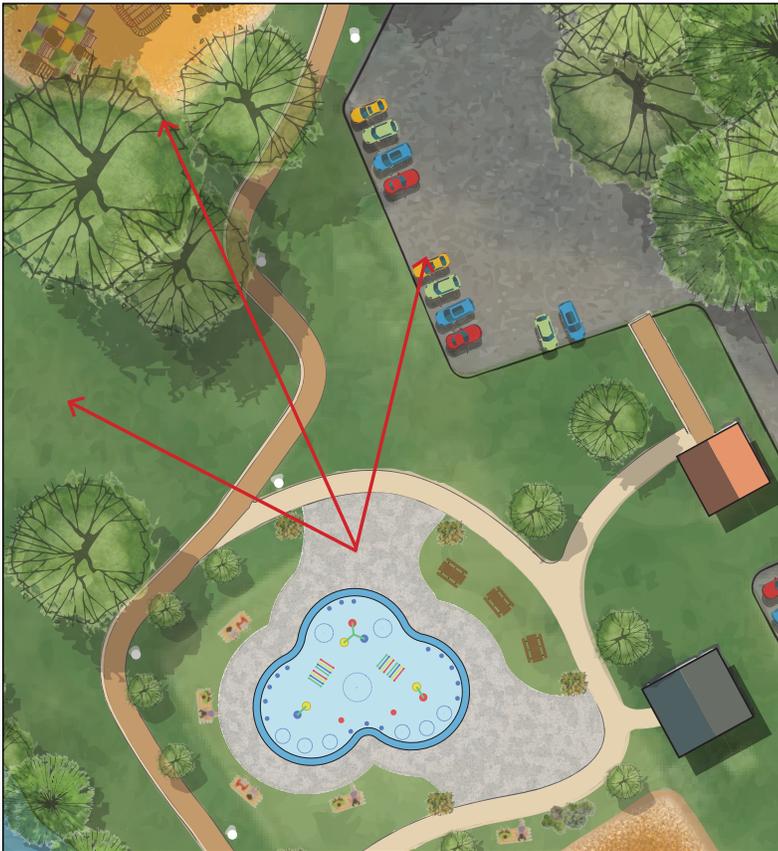




**Recommendation**

**DESCRIPTION**

Positioned on the lower end of Little Lake Park, this site is at the same elevation as the existing pavilion, washroom and beach volleyball courts. The displaced volleyball court can be relocated to the south side of the proposed splash pad, therefore not removing it completely. Sight lines are maintained to the existing playground areas, pavilion, washroom and beach. The existing tree canopy around the park provides valued shade as well as the existing pavilion. The existing washroom with future renovations will provide adequate housing for the mechanical equipment needed for the splash pad. The washroom will work better to serve both the splash pad and park participants.



*Little Lake Park Splash Pad Concept Sketch*



*Existing Washroom*



*Existing Playground*



*Existing Trail and Beach Volleyball Courts*

## PRELIMINARY BUDGET ESTIMATE

### Splash Pad Estimate

	Sub Total Cost
Splash Pad <i>Includes installation of splash pad (approx 400 sq.m) inclusive of surfacing, pipes, electrical, control panel, and features 10-15 above ground and 10-15 ground sprays</i>	\$475,000
Dechlorination Unit <i>Includes installation</i>	\$5,000
<b>Splash Pad Total:</b>	<b>\$480,000</b>

### Amenities & Furnishings

	Sub Total Cost
Benches	\$12,500
Trash Receptacles	\$2,690
Bike Racks	\$1,260
Paving Surround (other than splash pad) - concrete	\$50,000
Soft Landscaping (Trees, Shrubs)	\$10,000
<b>Amenities &amp; Furnishings Total:</b>	<b>\$76,450</b>

### Site Development

Splash Pad Servicing (water, electrical, drainage)	
<i>Water (Including Parkinglot and Road Restoration)</i>	\$250,000
<i>Electrical</i>	\$50,000
<i>Drainage</i>	\$50,000
Relocation - Beach Volleyball Court	\$10,000
<b>Site Development Total:</b>	<b>\$360,000</b>

Sub Total: \$916,450

Professional Fees (12-18% of Total Value of the Project)  
*Detailed Design, Construction Drawings (Landscape Architecture), and  
Engineering (Civil, Electrical, Geotech)* \$109,974

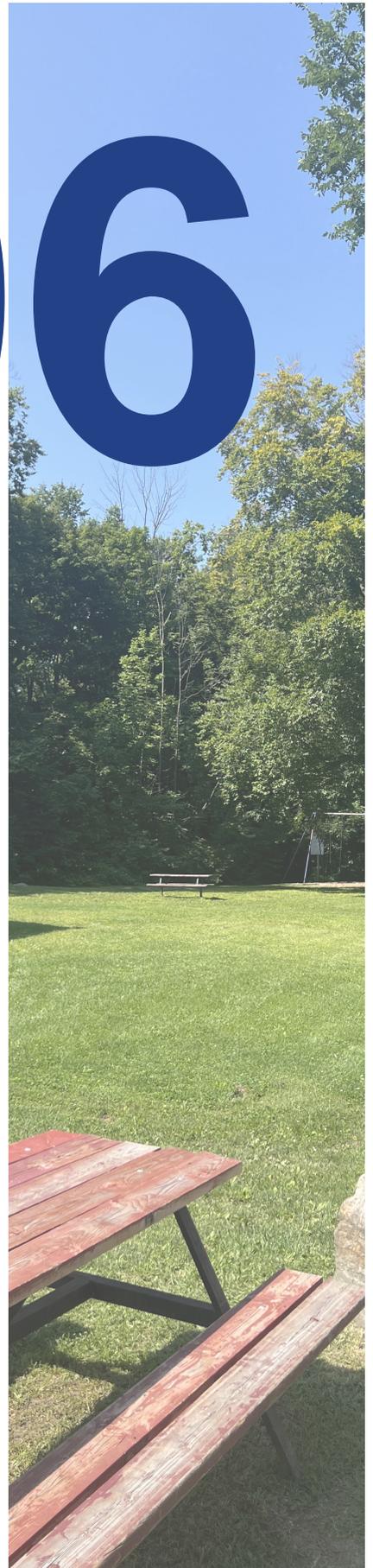
15% contingency: \$137,468

**Total Budget Estimate: \$1,163,892**

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SECTION SIX  
**Appendices**

# 06



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## APPENDIX A

### Town Staff Interview Questionnaire

#### Midland Splash Pad Feasibility Study – Town Staff Engagement Questionnaire

1. What is your role at the Town of Midland?
2. Please let us know how your role relates to a new splash pad for Midland, ie, support, oversight, maintenance, etc.
3. Do you know of or have you visited other Splash Pads near Midland or elsewhere?
  - a. Yes
  - b. No
4. What did you like about the Splash Pads you visited?
5. What did you not like about the Splash Pads you visited?
6. As part of this study, we have looked at approximately eight different potential sites for a splash pad in your community. Of the sites listed, where would you prefer to have a splash pad and why?
  - a. Little Lake Park
  - b. Galloway Park
  - c. Bayview Park
  - d. Mac McAllen Park
  - e. Tiffin Park
  - f. Pete Pettersen Park
  - g. Midland Bay Landing Park
  - h. Gawley Park
7. Do you think that a new splash pad should be located next to or nearby a playground?
  - a. Yes
  - b. No
8. Of all of the following, which are important to you for a new splash pad:
  - a. Accessible play features
  - b. Multiple splash pad play zones (suitable for different age groups)
  - c. Washroom facilities
  - d. Partially contained with open access
  - e. Fenced with controlled access
  - f. Containment is not an issue for my needs
  - g. Parking

h. All of the above

9. Do you think a new splash pad should serve only local residents and their guests, or should it have a regional draw/appeal? (ie, community or destination scale).

10. What style of Splash Pad would you prefer to see?

- a. Traditional
- b. Modern
- c. Themed
- d. Destination/ Attraction

11. What challenges do you foresee with the implementation of a Splash Pad and Why

- a. Safety
- b. Maintenance
- c. Usability
- d. Accessibility
- e. Utility Connection (water, hydro, storm, etc.)
- f. Other:

12. Which of the following elements would you like to see in the new Splash Pad?

- a. Bubblers
- b. Dumping buckets
- c. Spray tunnels
- d. Water guns
- e. Concrete Pad
- f. Rubberized Pad
- g. Other

13. Are there any other comments or concerns you would like to share concerning a new Splash Pad for the Town?

## APPENDIX B

### Community Open House Panels - November 5th, 2024

THE TOWN OF MIDLAND



SPLASH PAD FEASIBILITY STUDY

# OPEN HOUSE

**Tuesday November 5th | 6:00pm - 7:30pm**  
North Simcoe Sports and Recreation Centre  
Bill Thompson Room

*The Town of Midland is completing a Splash Pad Feasibility Study, to create a vision and framework that provides direction for the future of a potential splash pad! We welcome you today and ask that you join the pl.ural team to learn more about the project and share your thoughts on a potential splash pad in the community.*

*Welcome!*

As a 'drop in' style event, we encourage you to stay only as long as you would like. We ask that all guest please sign in, and encourage your participation in the hands on activities to help shape the future of this project.

**Connect with us**

 Facebook: Town of Midland

**Want to learn more?**

Please Visit:  
<https://www.midland.ca/en/living-in-midland/splash-pad-feasibility-study.aspx>

Scan the QR code to directly link to the project info page!

 Scan Me





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## MIDLAND SPLASH PAD FEASIBILITY STUDY

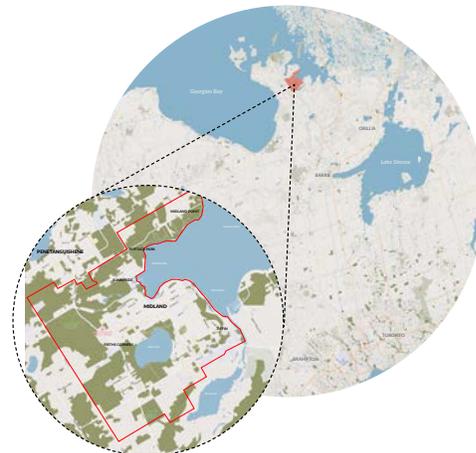
# THE PROJECT



### WHAT'S HAPPENING?

The Town of Midland is considering construction of a public splash pad in the community.

A splash pad is an immersive zero depth aquatic play area enjoyed by many on those hot summer days. Many fixtures are available providing a range of fun filled splashing. A water park splash pad makes it easy for everyone to participate, from toddlers to grandparents. A full spectrum of safe play experiences makes the splash pad accessible for children of all abilities and parents can enjoy peace of mind while having fun. It is understood that splash pads provide an opportunity for community engagement, social interaction and inclusive recreation.



### WORK COMPLETED TO DATE



### PROJECT TIMELINE



Midland Splash Pad Feasibility Study



## MIDLAND SPLASH PAD FEASIBILITY STUDY

# GUIDING PRINCIPLES



The Town of Midland Splash Pad Feasibility Study is the vehicle for assessing the implementation of a potential splash pad development and for considering, maintaining and preserving existing facilities, infrastructure and environments. It also provides a means for articulating a common purpose within the Town addressing the possibility of a splash pad, and for communicating this to its stakeholders, regulatory agencies and the community at large. The Town of Midland Splash Pad Feasibility Study is informed by:



-  **Working Within Fiscal Realities**
-  **Two Principal Audiences**
-  **Responding to Site Capacities**
-  **Interacting with other Town Initiatives**
-  **Directing Communal Action**
-  **Driving Economic Benefits**
-  **Responding to Trends**



Midland Splash Pad Feasibility Study



MIDLAND SPLASH PAD FEASIBILITY STUDY

# CONSIDERATIONS



WATER MANAGEMENT  
SYSTEM TYPES



OPERATING TIMES



OPERATING COSTS



SPRING START-UP



POWER



WINTERIZATION



STAFF REQUIREMENTS



PATHWAYS



PARKING



OTHER AMENITY  
IMPROVEMENTS



OVERALL COST



LOCATION

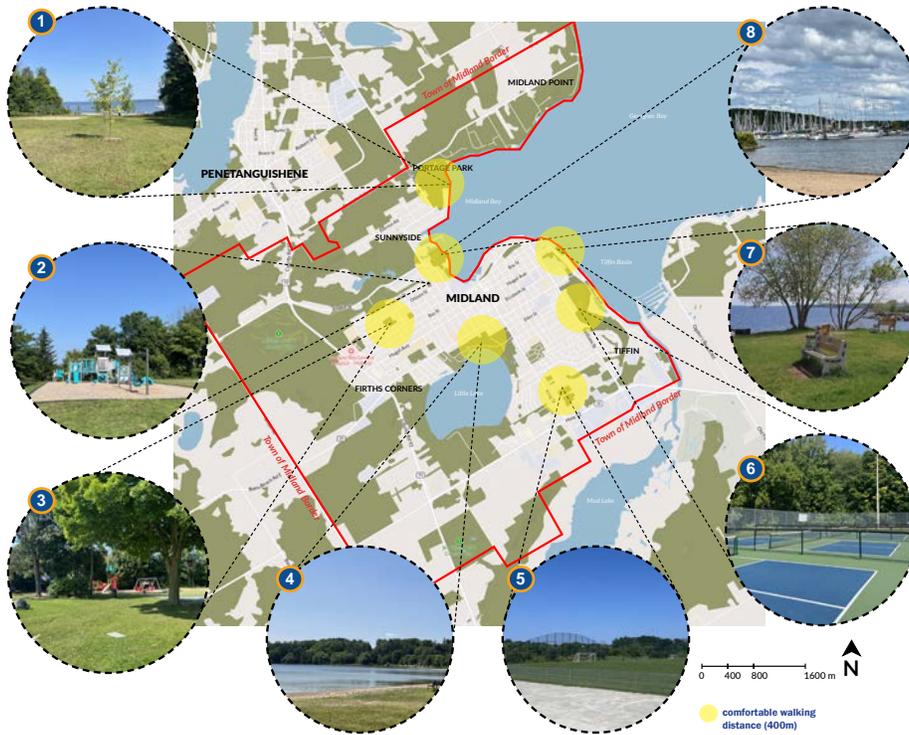


Midland Splash Pad Feasibility Study



MIDLAND SPLASH PAD FEASIBILITY STUDY

# CONSIDERED SITES



**POTENTIAL SITES:**

- |   |  |  |  |
|---|--|--|--|
| <b>1</b> <b>Gawley Park</b><br>Waterfront Park<br>820 Gawley Drive<br>1.53 ha   | <b>3</b> <b>Mac McAllen Park</b><br>Neighbourhood Park<br>135 Woodland Drive<br>2.1 ha     | <b>5</b> <b>Galloway Park</b><br>Community Park<br>860 Brandon Street<br>4.59 ha | <b>7</b> <b>Midland Bay Landing Park</b><br>Waterfront Park<br>225 Bayshore Drive<br>0.75 ha |
| <b>2</b> <b>Bayview Park</b><br>Neighbourhood Park<br>87 Sixth Street<br>0.5 ha | <b>4</b> <b>Little Lake Park</b><br>Waterfront Park<br>606 Little Lake Park Road<br>167 ha | <b>6</b> <b>Tiffin Park</b><br>Community Park<br>539 William Street<br>18.9 ha   | <b>8</b> <b>Pete Pettersen Park</b><br>Waterfront Park<br>159 Marina Park Avenue<br>13.0 ha  |



Midland Splash Pad Feasibility Study



MIDLAND SPLASH PAD FEASIBILITY STUDY

# CONSIDERED SITES



## PARK LOCATION COMPARISON

Park	Little Lake Park	Galloway Park	Tiffin Park	Midland Bay Landing Park	Mac McAllen Park	Gawley Park	Bayview Park	Pete Pettersen Park
<b>Location</b>								
Neighbourhood Park; Walkable	✓	✓	✓		✓	✓	✓	
Area Attraction	✓	✓	✓	✓				✓
Large Existing Park/Amenity Space	✓	✓		✓		✓	✓	✓
Limited Existing Park/Amenity Space		✓	✓		✓			
Adjacent to parking with limited safety concerns	✓			✓	✓	✓		✓
Adjacent Washroom (existing) suitable for splash pad use (may Displacement	✓		✓					
Features to be removed/relocated	Beach Volleyball Court	Some Vegetation	None	Portion of the Existing Parking Lot	None	None	None	None
<b>Site Capacity</b>								
Available Area	Up to 500 sq.m +	Up to 150 sq.m	Up to 200 sq.m	Up to 500 sq.m	Up to 400 sq.m	Up to 450 sq.m	Up to 450 sq.m	Up to 500 sq.m
Splash Pad Size	Large - Very Large	Small	Small - Medium	Large-Very Large	Medium-Large	Medium-Large	Medium-Large	Large-Very large
<b>Required Programming/Amenities for Splash Pad Location</b>								
Is a Washroom/Changeroom Required?	No	Maybe	No	Yes	Yes	Yes	Yes	No
Mechanical Room/Outdoor Vault	Could be in Existing Washroom or Install above grade cabinet	Above Grade Cabinet	Could be in Existing Washroom or Install above grade cabinet	Above Grade Cabinet	Above Grade Cabinet	Above Grade Cabinet	Above Grade Cabinet	Above Grade Cabinet
Landscaping; Trees, Shelter, Furnishings, etc.	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
<b>Other Requirements</b>								
Site Grading	✓	✓						
Site Servicing (Hydro, Sanitary, Water)	✓	✓	✓	✓	✓	✓	✓	✓
Removals	✓	✓		✓				
<b>Conclusions</b>								
	Very well known and well used by the community; lots of non-programmed space to implement a splash pad	Very Limited Non-Programmed Space to implement a Splash Pad	Very Limited Non-Programmed Space to implement a Splash Pad	Space is currently subject to other waterfront development; would need to implement a washroom on site	No Washroom: Park would be suitable for a second smaller splash pad for neighbourhood	No Washroom and has limited parking: Park is also very far from central Midland and not easy to get to.	No Washroom or parking: Park would be suitable for a second smaller splash pad for neighbourhood	Very well known and well used by the community; lots of non-programmed space to implement a splash pad



## MIDLAND SPLASH PAD FEASIBILITY STUDY

# THE SHORTLIST



### 1 LITTLE LAKE PARK



- 

Park has lots of thriving existing facilities and amenities
- 

Well known and well used by the local community
- 

Opportunity to integrate heritage and cultural assets with a recreational activity.
- 

Open views as well as scenic views of the park, it's amenities and Little Lake
- 

Lots of existing public parking on site
- 

Splash pad would complement an already thriving park

### 2 PETE PETERSEN PARK



- 

Park has lots of thriving existing facilities and amenities
- 

Well known and well used by the local community
- 

Central location to other Midland amenities and activities including the downtown
- 

Open views as well as scenic views of the park and Midland Bay
- 

Lots of existing public parking on site
- 

Splash pad would complement an already thriving park

### 3 MAC MCALLEN PARK



- 

Existing recreational park with complementary activities and facilities
- 

Well known and well used by the local community
- 

Opportunity to implement a Splash Pad in a location that is not close to water
- 

Open views and good site lines of the park and existing amenities
- 

Large existing public parking lot on site
- 

Splash pad would complement an already thriving park



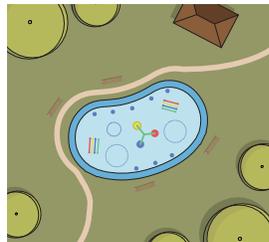
Midland Splash Pad Feasibility Study



MIDLAND SPLASH PAD FEASIBILITY STUDY

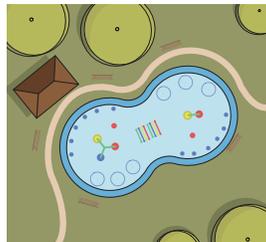
# SIZING AND FEATURES

## SMALL



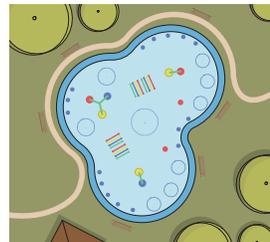
- Approximately 100 - 200 sq. m
- Can accommodate up to 20 - 45 users
- Smaller size suitable for a **single user group**, ie Toddler, 3-5 yrs, etc
- Can accommodate 3-5 **above ground features** and 3-5 **ground sprays**
- **Splash Pad** can cost \$250,000 - \$350,000\* plus servicing

## MEDIUM



- Approximately 200 - 350 sq. m
- Can accommodate up to 45 - 70 users
- Size suits a **variety of age groups** and multiple play zones
- Can accommodate 8-10 **above ground features** and 8-10 **ground sprays**
- **Splash Pad** can cost \$350,000 - \$475,000\* plus servicing

## LARGE



- Approximately 350 - 500 sq. m +
- Can accommodate up to 75 - 100+ users
- Large size suits a **variety of age groups** and multiple play zones
- Can accommodate 10-15 **above ground features** and 10-15 **ground sprays**
- **Splash Pad** can cost \$475,000 - \$600,000+\* plus servicing

\* Cost for each size includes estimated landscaping and site furnishing costs, professional fees (Detailed Design and Engineering), and site surfacing costs. These cost estimates are subject to change once a final location and facility size has been determined.

## FOR ALL SIZES

- **Servicing (Hydro, Water, Sanitary, Utility Connection)** costs can range anywhere between an additional \$250,000 - \$500,000. These costs are subject to change once a location has been determined and once a Civil Engineer has been consulted.
- A **Flow-through System** is no additional cost, however if a **Re-circulation System** is desired it would be an additional \$150,000 cost upfront.

## SINGLE VS. MULTI USERS



### SINGLE USER

Single user water play features require more space per user and tend to lower overall capacity and reduce user flow.



### MULTI-USER

Multi-user water play features attract tight groups, adding a new dynamic to the fun and increasing overall capacity.

## ABOVE GROUND FEATURES



## GROUND SPRAY FEATURES



### INTERACTIVES

Multi-user water play features attract tight groups, adding a new dynamic to the fun and increasing overall capacity.



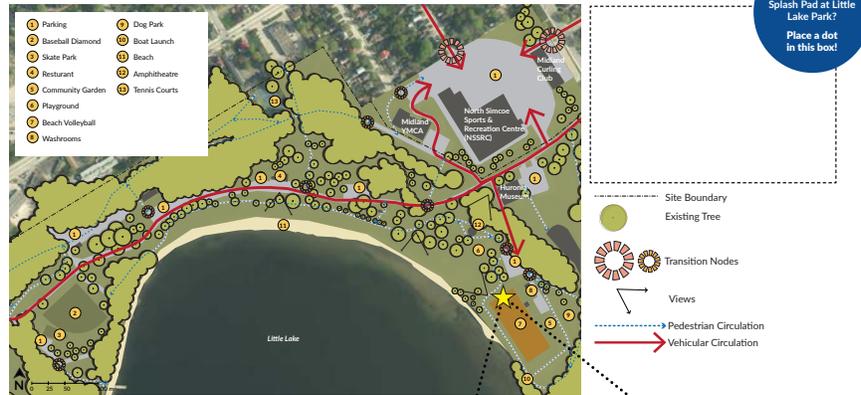
Midland Splash Pad Feasibility Study



MIDLAND SPLASH PAD FEASIBILITY STUDY

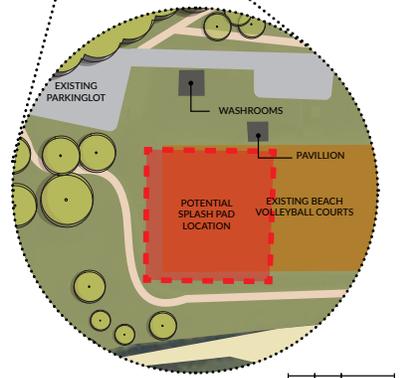
# LITTLE LAKE PARK

## EXISTING INVENTORY



## SPLASH PAD LOCATION ★

- Can accommodate up to a 500 sq.m + sized splash pad
- In close proximity to other existing amenities and facilities
- Good site lines to existing amenities and facilities
- Lots of existing parking nearby/around to accommodate splash pad
- Existing washroom close enough to house equipment and control panel



## WHAT FITS?



**Let Us Know What You Think!**

- Most Preferred
- Somewhat Preferred
- Least Preferred

Using coloured dots, please take a moment to let us know which size facility you would like to see!

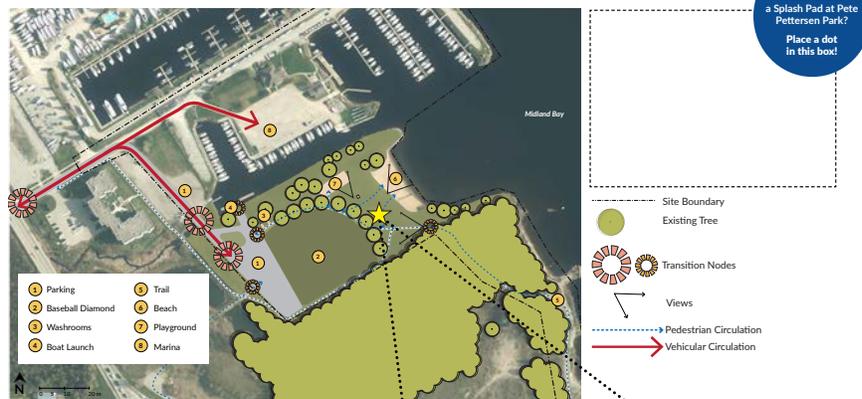
Midland Splash Pad Feasibility Study

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MIDLAND SPLASH PAD FEASIBILITY STUDY

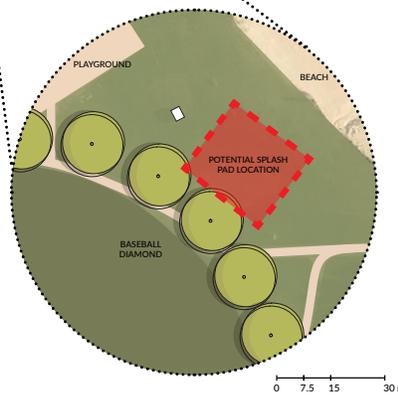
# PETE PETERSEN PARK

## EXISTING INVENTORY



## SPLASH PAD LOCATION ★

- Can accommodate up to a 500 sq.m sized splash pad
- In close proximity to other existing amenities and facilities
- Good site lines to existing amenities and facilities
- Lots of existing parking nearby/around to accommodate splash pad
- Existing utility vault close enough to house equipment and control panel



## WHAT FITS?



**Let Us Know What You Think!** Using coloured dots, please take a moment to let us know which size facility you would like to see!



- Most Preferred
- Somewhat Preferred
- Least Preferred

Midland Splash Pad Feasibility Study



MIDLAND SPLASH PAD FEASIBILITY STUDY

# MAC MCALLEN PARK

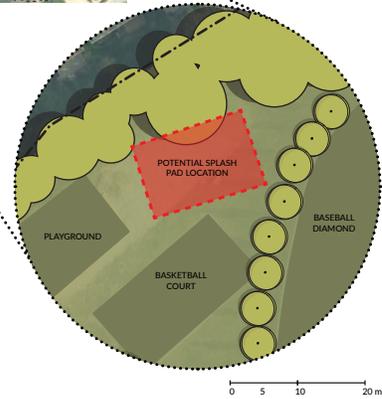
## EXISTING INVENTORY



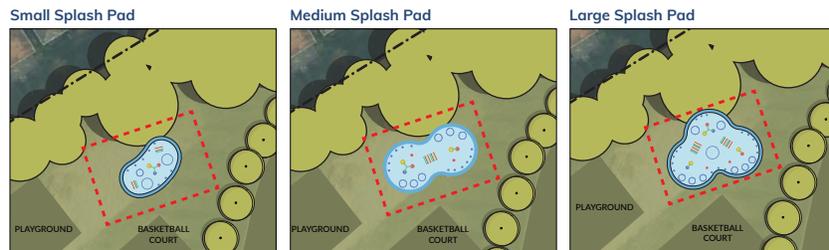
Prefer to have a Splash Pad at Mac McAllen Park?  
 Place a dot in this box!

## SPLASH PAD LOCATION

-  Can accommodate up to a 400 sq.m sized splash pad
-  In close proximity to other existing amenities and facilities
-  Good site lines to existing amenities and facilities
-  Lots of existing parking nearby/around to accommodate splash pad



## WHAT FITS?



**Let Us Know What You Think!**

-  Most Preferred
-  Somewhat Preferred
-  Least Preferred

Midland Splash Pad Feasibility Study

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## MIDLAND SPLASH PAD FEASIBILITY STUDY

# NEXT STEPS



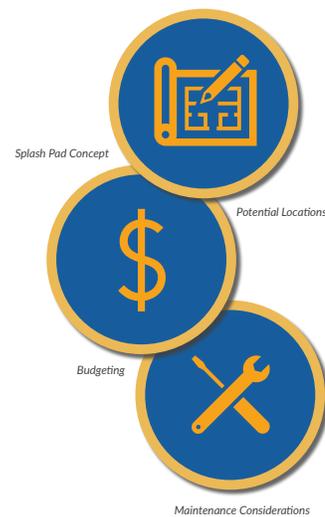
### WHAT'S NEXT?

Currently, we are in the Concept Development and Consolidation phases of the project, we are seeking input from the community to understand park use, satisfaction with the potential splash pad locations, and desire for a splash pad facility. Engagement results will help guide forthcoming recommendations, conceptual designs, and budgets where appropriate.

### PROJECT OUTCOMES

Outcomes of the project are aimed at ensuring that the splash pad and it's associated environment, both built and natural, meets the needs and aspirations of the Midland community and its guests, and enables the Town's goals and decisions to be realized. This study will act as the vehicle for implementing new development and for the maintaining and preserving existing facilities and infrastructure. It will also provide a means for articulating a common approach, and for communicating this to the Town, the community, and ideally their guests and visitors

#### Elements of the Feasibility Study



### WHY SHOULD YOU PARTICIPATE?

#### Shape Your Community

Your participation and input will help create a splash pad that everyone can enjoy.



#### Be Heard

This is your chance to make sure your voice is heard in decisions that affect your community.



#### Make a Difference

Contributing to this project means you are helping to build a better, more enjoyable, and sustainable environment for everyone.



Midland Splash Pad Feasibility Study

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MIDLAND SPLASH PAD FEASIBILITY STUDY  
**THANK YOU!**



**THANK YOU!**

Thank you for your interest in the project and for your support in helping the Town develop a vision and framework to guide the future of a splash pad in your community!

**Connect with us**  
Facebook: Town Of Midland

**WANT TO LEARN MORE?**

Please Visit <https://www.midland.ca/en/living-in-midland/splash-pad-feasibility-study.aspx> OR

Scan Me 

**HAVE YOUR SAY**

We'd love to hear what you think!  
If you would like to share your thoughts, please submit a comment sheet provided before you leave.

- Did we miss something?
- Are there concerns you would like to see addressed?
- Do you feel that current study meets your expectations and support your community?
- Are there strengths that should be celebrated?

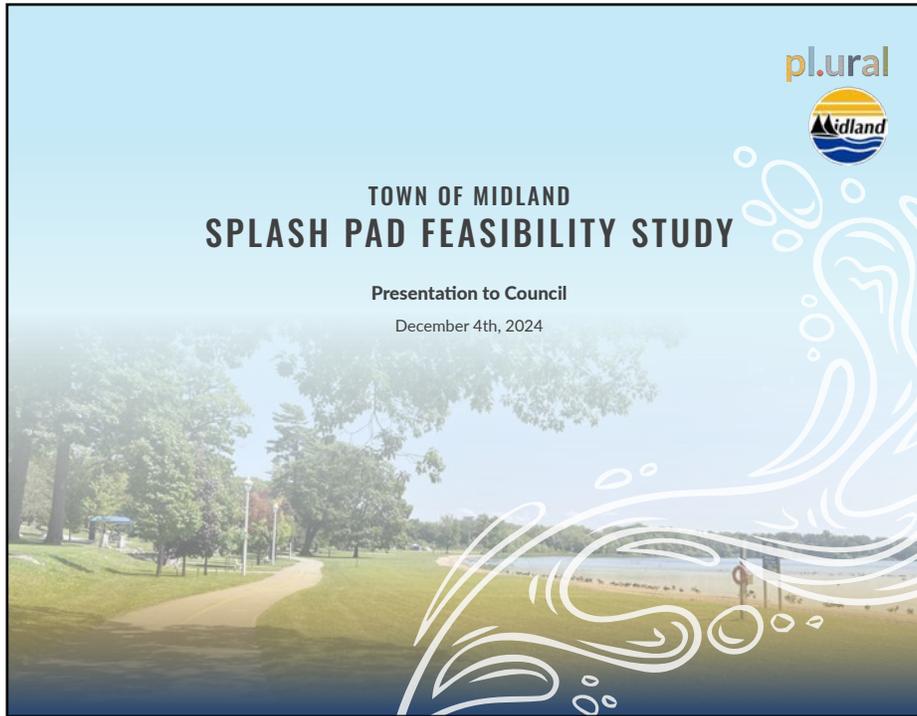


 Midland Splash Pad Feasibility Study 

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# APPENDIX C

## Council Presentation - December 4th, 2024



### THE TEAM

<b>pl.ural</b>	Sean Kelly, Stasia Stempski, Tatijana Vukovic & David Debono Planning, Design and Landscape Architecture
<b>Town of Midland</b>	Mitch Sobil Infrastructure Management and Town Engineer
	Dave Bressette NSSRC Operations Manager
	Participants of the Midland Community



**pl.ural** Town of Midland Splash Pad Feasibility Study

## ABOUT US

pl.ural is a professional landscape architecture, planning and design firm. It has been offering a unique mix of interdisciplinary services for over 20 years specifically to destination environments, conservation areas, residential developments, and urban and rural communities. We offer our services to regions and municipalities, BIA's, communities, service/focus groups, governments/agencies, developers and allied consultants.



Lewis Park Master Plan



Chicopee Splash Pad



Highland Pines Recreation Centre



Town of Midland Splash Pad Feasibility Study

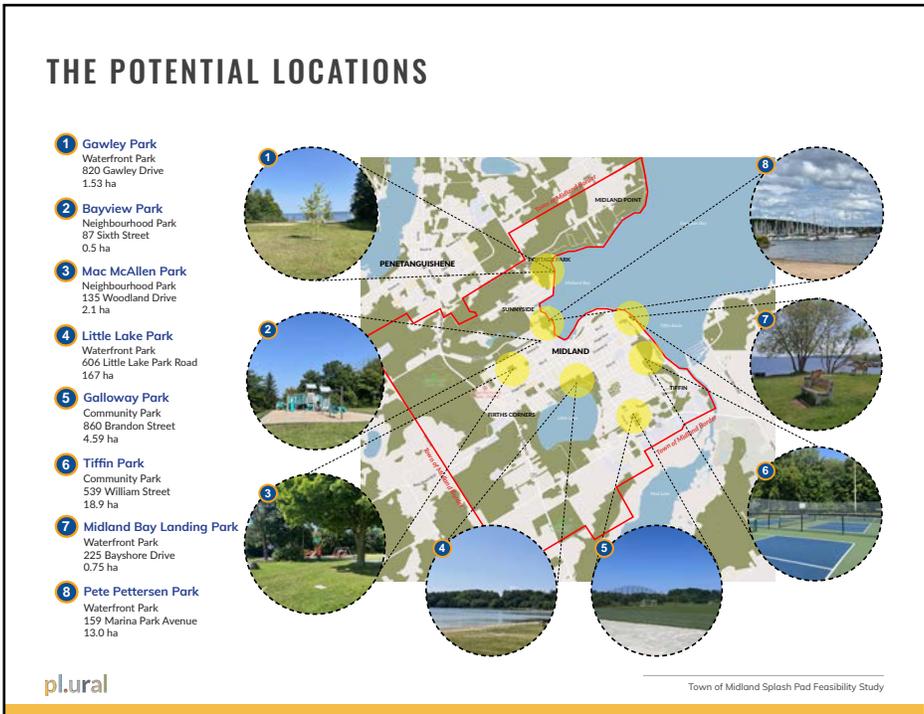
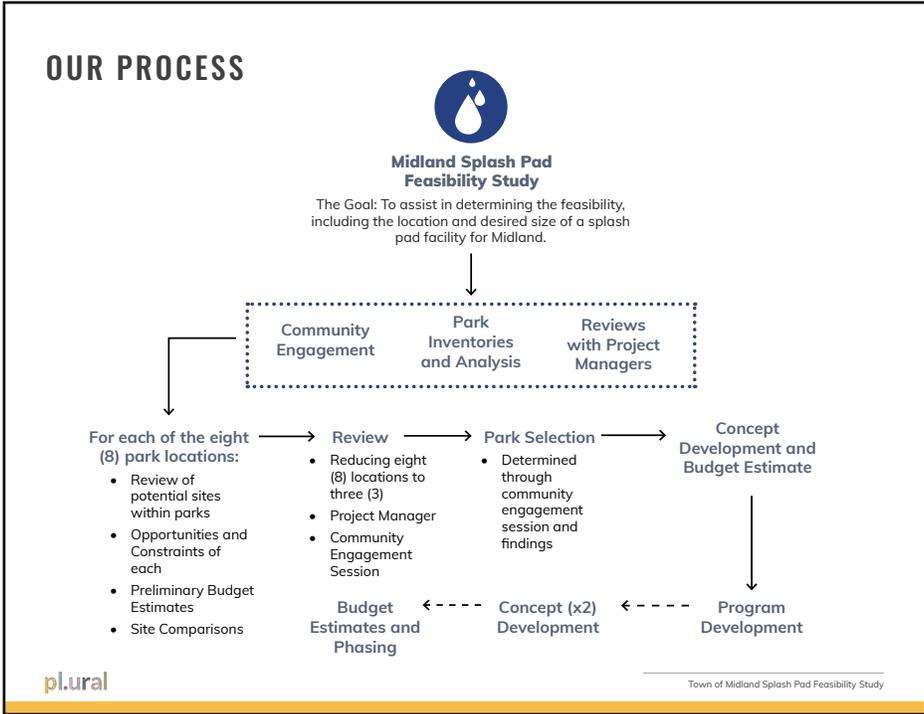
## BACKGROUND AND PURPOSE

- January 2024**  
 Splash Pad Feasibility and Consultation is approved through the 2024 Budget and approved by Council
- July 2024**  
 pl.ural hired to conduct splash pad feasibility study
- August 2024**  
 Site Visit and start up meeting
- October 2024**  
 Town Staff Interviews
- November 2024**  
 Community Open House and Engagement

This study is aimed at ensuring that the splash pad and it's associated environment, both built and natural, meets the needs and aspirations of the Midland community and its guests, and enables the Towns goals and decisions to be realized.



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### SITE OBSERVATIONS (X8)



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### SEEKING OPPORTUNITIES & UNDERSTANDING CHALLENGES



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## TAKING STOCK

-  Proximity to parking, circulation, existing utilities and washrooms.
-  Overall accessibility and safety.
-  Water Management options (Recirculation vs. Flow-through System)
-  Available space vs anticipated use
-  Regulatory requirements
-  Site 'suitability' regarding current programming.
-  Community Support
-  Capital and Operating Budget



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## WHAT WE SAW...



**Little Lake Park** would be a suitable location for a splash pad if the community preferred a splash pad that was

- larger; and had
- broader neighbourhood draw;
- near other existing facilities and amenities; and
- Central to other Midland amenities and activities



**Pete Pettersen Park** would be a suitable location for a splash pad if the community preferred a splash pad that was

- larger; and had
- along the waterfront;
- near other existing facilities and amenities



**Mac McAllen Park** would be a suitable location for a splash pad if the community preferred a splash pad that was

- smaller;
- located in a residential neighbourhood;
- suitable for a younger audience (primarily the toddler group) with provision of a new washroom



**Tiffin Park** does not offer comparable opportunities for a successful splash pad given:

- circulation and available programming space challenges; and
- heightened opportunities at the other possible locations



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## WHAT WE SAW...



**Bayview Park** does not offer comparable opportunities for a successful splash pad given:

- smaller site;
- not easily accessible re. stairs;
- no parking on site or on street; and
- no washroom on site



**Gawley Park** does not offer comparable opportunities for a successful splash pad given:

- far location from central community;
- not near other recreational facilities; and
- no washroom on site



**Midland Bay Landing Park** does not offer comparable opportunities for a successful splash pad given:

- circulation and programming challenges;
- incremental development challenges; and
- no washroom on site



**Galloway Park** does not offer comparable opportunities for a successful splash pad given:

- circulation and available programming space challenges; and
- heightened opportunities at the other possible locations



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## WHAT WE HEARD FROM TOWN STAFF

### 4

**Participation**  
Via Online Meetings and Phone Calls we had 4 Interviews with selected Midland Town Staff

**Top Concerns**

-  Water Management options and associated Costs
-  Utility Connection
-  Water Quality
-  Staff, Resources and Training

**Important Features for a new Splash Pad**

 Parking

 Multiple Play Zones

 Accessibility

 Washroom Proximity

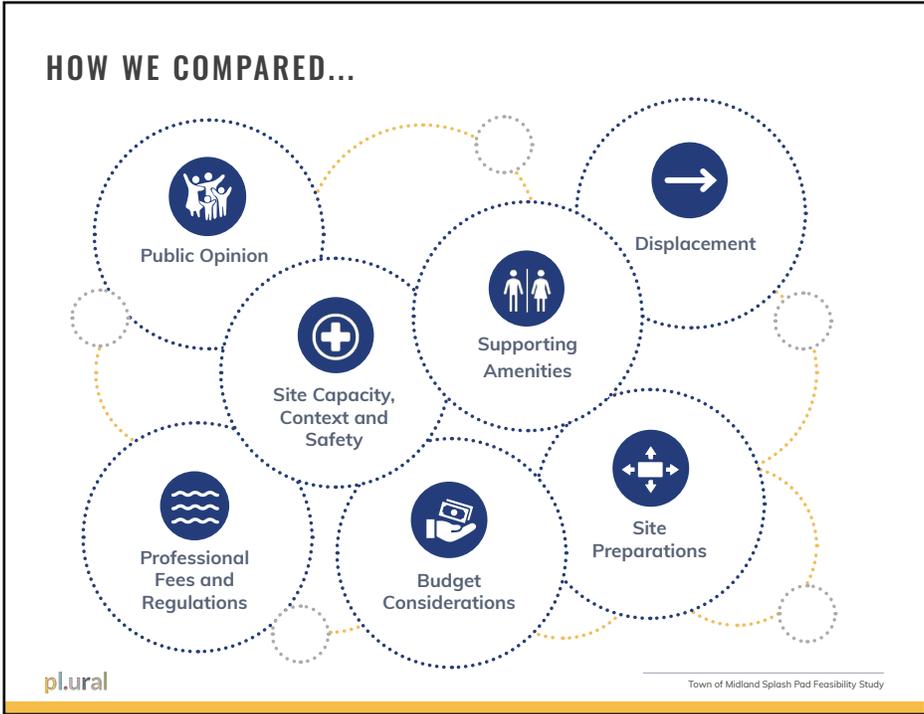
**Top 5 aspects of other splash pads that Town Staff liked:**

- Washrooms
- Viewing and seating
- Other recreation amenities
- Variety of water features
- Different age groups

**Top 5 issues Town Staff had with other splash pads:**

- Added Cost and Training
- Limited Seating
- No Washrooms
- Limited opening hours
- Far from central city/town

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## UNDERSTANDING SPLASH PADS

### Recirculation vs. Flow-through Systems

#### Recirculation System

This closed-circuit system filters and reuses the very same water flowing from your play area. Simplifying installation and keeping quality top of mind, recirculation systems are engineered to your project requirements and factory built and tested.

Requirements generally include:

- For splash pads over 600sq.m.
- \$80K-\$100K extra up-front cost
- Recommended 5/8" water supply line
- 100 amps of hydro serviced
- Holding tank (2000-3500 gal) and overflow connected to storm or sanitary
- Daily maintenance by Town staff (trained)
- Yearly chemical costs

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## UNDERSTANDING SPLASH PADS

### Recirculation vs. Flow-through Systems

#### Flow-through System (Re-use and re-purpose)

Flow-through systems use water from the play pad for alternative uses within the community. The water can be reused for things such as agriculture, landscape irrigation and/or groundwater recharge.

Requirements generally include:

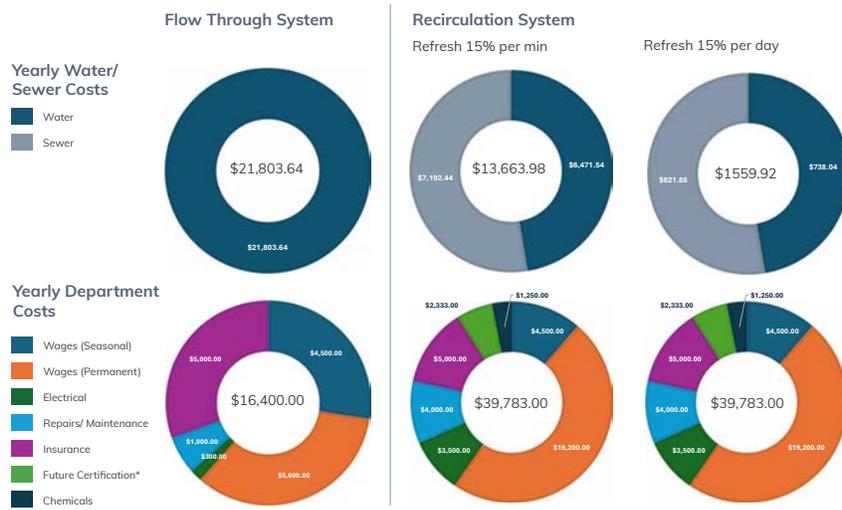
- Best for splash pads less than 600 sq.m
- Recommended 2" water supply line
- 15 amp serviced
- Minimal maintenance (daily site safety inspection)
- Mechanical components in existing building or above grade vault.



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## HOW THEY COMPARE...



\* Assume re-certification required every 3 years at approx \$7000 per year (\$2333/yr)



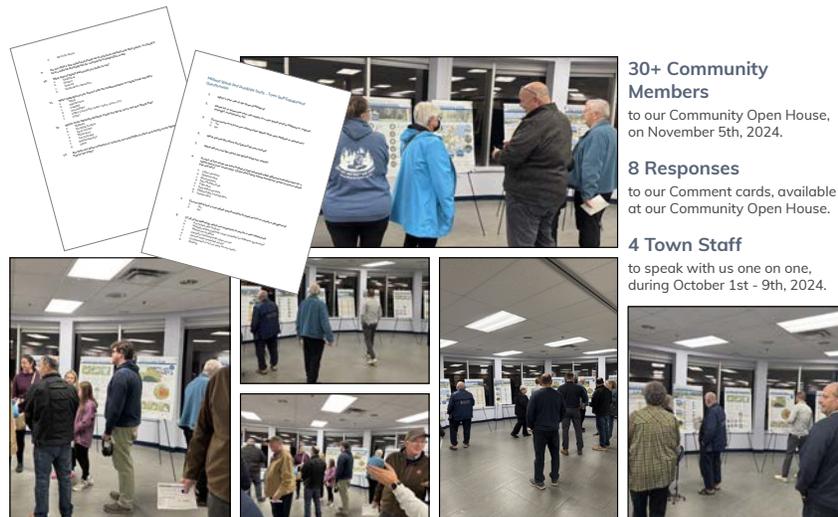
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## HOW THEY COMPARE...

	Flow Through System		Recirculation System	
			Refresh 15% per min	Refresh 15% per day
<b>Contribution for Asset Replacement</b>	\$24,225.00 <sup>1</sup>		\$31,875.00 <sup>2</sup>	\$23,253.00 <sup>2</sup>
<b>Total Yearly Cost</b> Includes Total Water, Sewer, Department and Asset Replacement Costs	\$62,428.64		\$85,321.98	\$64,595.92
<b>20 year Operational Cost</b>	\$1,248,572.80		\$1,706,439.60	\$1,291,918.40
<b>Capital Replacement during 20 Year Cycle</b>	\$0.00		\$75,000.00 <sup>3</sup>	\$75,000.00 <sup>3</sup>
<b>Annualized Operational Cost</b>	<b>\$62,428.64</b>		<b>\$85,321.98</b>	<b>\$64,595.92</b>

1. Assume a replacement cost of \$484,500 (\$150,000 with 3% yearly inflation over 20 years)  
 2. Assume a replacement cost of \$637,500 (\$250,000 with 3% yearly inflation over 20 years)  
 3. Assume one pump replacement within 20 years of operation

## ENGAGING & SHARING WITH COMMUNITY



**30+ Community Members**  
 to our Community Open House, on November 5th, 2024.

**8 Responses**  
 to our Comment cards, available at our Community Open House.

**4 Town Staff**  
 to speak with us one on one, during October 1st - 9th, 2024.

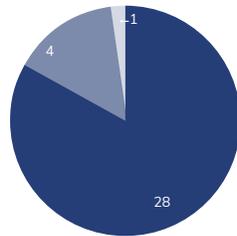
## WHAT THEY SAID...

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### Participation

At the Open House we had attendees that were:

- Permanent Residents (85%)
- Business Owners (14%)
- Seasonal Residents (1%)



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Participants said they would prefer a splash pad to be located at:



85%

Little Lake Park



9%

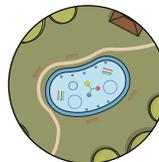
Pete Pettersen Park



6%

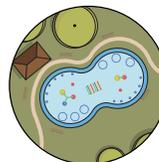
Mac McAllen Park

Participants said they would prefer a splash pad facility that was:



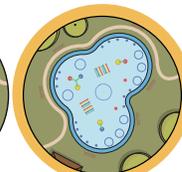
Small

100 - 200 sq.m



Medium

200 - 350 sq.m



Large

350 - 500 + sq.m

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## WHAT IT COULD BE LIKE

This is what a Splash Pad in Little Lake Park could be like:



### Legend

- 1 Splash Pad (approx. 400sq.m)
  - Large Splash Pad
  - Features 10-15 above ground and 10-15 ground sprays
- 2 Benches located in both sunnier and shadier areas
- 3 Pathway Connections: to connect visitors to the splash pad and to other neighbouring amenities
- 4 Park Washrooms (existing): future renovation regarding accessibility: to accommodate splash pad mechanical room.
- 5 Existing Park Pavilion: to provide another shade option with existing adjacent uses
- 6 Splash Pad Entry: include gate, decorative planting, signage, bike racks etc.
- 7 Existing Parking: to accommodate visitors to park and splash pad
- 8 View shed: maintain views towards existing playground area and other park amenities
- 9 Relocated Beach Volleyball Courts to accommodate new splash pad programming
- 10 Picnic benches located in both sunnier and shadier areas

\*\*Schematic concept rendition only, subject to further detail design and theming

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## WHAT IT COULD COST

The following Budget Estimate is based on the Preliminary Splash Pad Concept for Little Lake Park



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Splash Pad Estimate	
	Sub Total Cost
Splash Pad <i>Includes installation of splash pad (approx 400 sq.m) inclusive of surfacing, pipes, electrical, control panel, and features 10-15 above ground and 10-15 ground sprays</i>	\$475,000
Dechlorination Unit <i>Includes installation</i>	\$5,000
<b>Splash Pad Total:</b>	<b>\$480,000</b>
Amenities & Furnishings	
	Sub Total Cost
Benches	\$12,500
Trash Receptacles	\$2,690
Bike Racks	\$1,260
Paving Surround (other than splash pad) - concrete	\$50,000
Soft Landscaping (Trees, Shrubs)	\$10,000
<b>Amenities &amp; Furnishings Total:</b>	<b>\$76,450</b>
Site Development	
	Sub Total Cost
Splash Pad Servicing (water, electrical, drainage)	
Water (Including Parkinglot and Road Restoration)	\$250,000
Electrical	\$50,000
Drainage	\$50,000
Relocation - Beach Volleyball Court	\$10,000
<b>Site Development Total:</b>	<b>\$360,000</b>
	Sub Total: \$916,450
Professional Fees (12-18% of Total Value of the Project) Detailed Design, Construction Drawings (Landscape Architecture), and Engineering (Civil, Electrical, Geotech)	
	\$109,974
15% contingency: \$137,468	
<b>Total Budget Estimate:</b>	<b>\$1,163,892</b>

Town of Midland Splash Pad Feasibility Study

## IN SUMMARY...

### Steps Taken

-  We Inventoried each site
-  We assessed opportunities and challenges for each location
-  We talked to Town Staff
-  We compared all eight (8) locations
-  We narrowed down eight (8) sites to three (3) sites
-  We shared with the Community

### Community Choice

-  **Location: Little Lake Park**
-  **Large Splash Pad Concept (400 sq. m)**
-  **Cost Estimate**
-  **Final Report**



**Town of Midland Splash Pad Feasibility Study Report (+80 pages)**

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Town of Midland Splash Pad Feasibility Study

## THANK YOU!

Sean Kelly Project Manager

Stasia Stempski Studio Manager & Project Team Lead

Tatijana Vukovic Research & Development Lead

David Debono Graphic Design and Technical Support



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Town of Midland Splash Pad Feasibility Study

## APPENDIX D

### Flow-through vs. Recirculation Water Systems

#### Operating Costs Comparison

For the Purposes of these calculations:

- Assume the Splash Pad is operational for 120 days (May – August)
- Assume the splash pad operates for 9 hours or 540 minutes per day

	Flow-through System	Recirculation System
<b>Wages</b>	<p>For Seasonal Staff: \$4500.00 for daily site review/clean up. (1.5hrs/day, 120 days= 180 hrs.@ \$25.00)</p> <p>For Permanent Staff: The first year of operation for a Park Operator is estimated at \$5600.00 for start-up, shut down, and daily operation (1 hr. per day, plus 20 random hrs. = 140 hrs. @ \$40.00)</p> <p>First-year training included with splash pad supplier.</p>	<p>For Seasonal Staff: \$4500.00 for daily site review/clean up. (1.5hrs/day, 120 days= 180 hrs.@ \$25.00)</p> <p>For Permanent Staff: The first year of operation for a Park Operator is estimated at \$19,200.00 for start-up, shut down, and daily operation (4 hrs. per day x 120 days = 480 hrs. @ \$40.00)</p> <p>First-year training included with splash pad supplier.</p>
<b>Future Certification</b>	Not Required for flow-through system	Future certification is estimated at \$3500
<b>Chemicals</b>	Not Required for flow-through system	Chemical costs are estimated at \$1250
<b>Flow Rates</b>	Total Flow of 88 GPM (average 75-100) during any 4-minute cycle that the splash pad is activated, a maximum of 50% of the features will be on at any one time	Total Flow of 88 GPM (average 75-100) during any 4-minute cycle that the splash pad is activated, a maximum of 50% of the features will be on at any one time
<b>Water Supply Line</b>	Recommended 2" water supply line	Recommended 5/8" – 1" water supply line
<b>Meter Rates</b>	<p>Water: Monthly Base Charge = \$117.23 Annually = (\$117.23)(12) = \$1406.76 Rate = \$1.89/ cubic metre</p> <p>Sanitary/Sewer: N/A if flowing into lake/other water body</p>	<p>Water: Monthly Base Charge = \$29.31 Annually = (\$29.31)(12) = \$351.72 Rate = \$1.89/ cubic metre</p> <p>Sanitary/Sewer: Monthly Base Charge = \$32.72 Annually = (\$32.72)(12) = \$392.64 Rate = \$2.10/cubic metre</p>
<b>Water Consumption</b>	<p>Water Consumption: 9 hours x 60 minutes/hour = 540 minutes x 88 GPM = 47520 gallons per day.</p> <p>Assuming that the splash pad is activated 50% of the time (realistic if</p>	<p>Water Consumption: <b>High Estimate (1-minute cycle):</b> 15% of the water is refreshed every minute= 13.2 GPM x 540 minutes= 7128 gallons/29980 L</p>

	<p>not high) = daily consumption of approximately 23760 gallons:  23760 gallons/day x 120 days = 2,851,200 gallons or 10792 m3  (water rate \$1.89) = \$20,396.88</p> <p>Highest possible scenario with no inclement weather factored in:  \$1,406.76 (base charge)+ \$20,396.88 (water consumption) = \$21,803.64</p>	<p>7,128 gallons/day x 120 days = 855360 gallons or 3238 m3  3238 m3 (water rate \$1.89) = \$6119.82</p> <p>Highest possible scenario with no inclement weather factored in: \$351.72 (base charge)+ \$6119.82 (water consumption)= \$6471.54</p> <p><b>Low Estimate (1-day cycle):</b> 15% of the water is refreshed once a day of the estimated 3,000-gallon tank= 450 gallons used a day x 120 days =54000 gallons or 204.4 m3</p> <p>204.4 m3 x (water rate \$1.89) = \$386.32</p> <p>Lowest possible scenario with no inclement weather factored in:  \$351.72 (base charge) + \$386.32 (water consumption) = \$738.04</p>
<b>Sewer</b>	N/A	<p><b>High Estimate:</b> 15% of water is refreshed every minute = \$2.10 x 3238 m3 = \$6799.80</p> <p>Highest possible scenario with no inclement weather factored in: \$392.64 (Base Charge) + \$6799.80 = \$7192.44</p> <p><b>Low Estimate:</b> 15% of water is refreshed every day = \$2.10 x 204.4 m3 = \$429.24</p> <p>Lowest possible scenario with no inclement weather factored in: \$392.64 (Base Charge) + \$429.24 = \$821.88</p>
<b>Electrical</b>	Minimum electrical consumption to close and open valves re. Flow-through system = \$300.00	Moderate electrical consumption to operate a circulating pump, filtration pump and chemical controller = \$3,500.00
<b>Repairs/Maintenance</b>	Activation buttons (up to \$800 each) and replacement valves (\$150-\$200 each).	Activation buttons (up to \$800 each). replacement valves (\$150-\$200 each), chemical controllers (\$1,500 each), chemical probes (\$500-\$700 each), and UV Lights (\$200-\$250 per bulb). Budget 4000/year after 3 years