
KETERSON PARK MASTER PLAN



**Endorsed by Council
June 17, 2019**

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Purpose of the Keterson Park Master Plan

The Keterson Park Master Plan project was initiated to develop a plan for this important recreation asset which will provide strategic guidance for the use of the park space, the arrangement of facilities and capital planning for new or re-developed facilities. The Master Plan process also provides the opportunity to address recommendations from the Recreation and Leisure Services Master Plan which was received by West Perth Council in July of 2016. The list of applicable recommendations is outlined in Table 1.

Table 1: Recommendations from Recreation and Leisure Services Master Plan

Number	Recommendation
17	Provide public input opportunities prior to undertaking large community projects.
30	Maintain a commitment to accessibility, safety, and comfort within the Municipality's parks system through compliance with the Accessibility for Ontarians with Disabilities Act (AODA) and Crime Prevention Through Environmental Design (CPTED) principles. In recognition of the Municipality's aging population, attention should be paid to the development of amenities such as washrooms, shade, and benches/seating areas in parks and along trails.
46	Provide two courts for tennis and/or pickleball in Mitchell. This may be achieved by improving the existing courts (and making them available for public use) or developing new courts at another location.
47	Work with local service clubs, stakeholders, and the community to install a permanent skate park within Keterson Park in Mitchell.
48	Work with the Agricultural Society to plan for the replacement of the four Fair barns currently located at the centre of Keterson Park, with the goal of developing new structures that will be appropriately designed and located to meet the long-term needs of the Fair and community.

Background of Keterson Park

In 1890, Mr. Joseph Kitterson, of Toronto, who was one of the first settlers in Mitchell, agreed to pay off the debt for the Town of Mitchell for the park that eventually became known as Keterson Park. As a condition, Mr. Kitterson stipulated that the Horticultural Society and Turf club were to have use of the park free of charge when they require it.

Town of Mitchell By Law No. 3. 1896 was a by-law to grant permission to the Mitchell Horticultural Society to erect a building on the Keterson Park for exhibition purposes. The by-law included the following provision:

“That the said Mitchell Horticultural Society shall be and they are hereby granted the use of the said Keterson Park at least two days in each year for the purpose of holding exhibitions in connection with said Horticultural Society.”

An agreement dated December 1, 1979 between Town of Mitchell, The Corporation of the Townships of Ellice, Fullarton, Hibbert, Logan and the Mitchell Agricultural Society contained the following information:

- The Town of Mitchell is desirous of constructing and maintaining an Arena and Community Centre
- The Arena and Community Centre be jointly used by the inhabitants of the municipalities of the Town of Mitchell, the Townships of Ellice, Fullarton, Hibbert and Logan.
- The Arena and Community Centre shall be managed by a Board appointed annually by the Councils of the participating municipalities and composed of members of Councils as follows: two representatives from Mitchell and one representative from Fullarton, Hibbert and Logan.
- The Mitchell Agricultural Society shall annually, for as long as the Mitchell Agricultural Society is in existence, have unrestricted use of the Community Centre and Arena, during the following periods: two days immediately preceding its annual fair; the period of the annual fair; and a further period of one day immediately following the annual fair.

Keterson Park Master Plan Process

The Municipality invited representatives from Keterson Park user groups to form the Keterson Park Master Plan Committee. (*Appendix A*). Participants were invited by personal invitation and/or email. Discussion on representation was held during meetings and additional representatives were invited as identified by the Committee. Once the Committee was set up, communication occurred through email.

The Master Plan Committee met five times and the meetings involved sharing of background information and facilitated discussion. A slide presentation was used in each meeting to share information and assist with the facilitation. The Committee meetings lead to discussion about current uses and allocation of space in Keterson Park, discussion of ideas for future capital improvements and finally an agreement on project priorities for the Keterson Park Master Plan. The meeting dates are outlined below and the notes from each meeting are included as appendices.

- ❖ October 29, 2018: Kickoff Meeting (*Appendix B*)
- ❖ November 27, 2018: Discussion of Upgrades and Additions (*Appendix C*)
- ❖ January 22, 2019: Prioritized List of Projects (*Appendix D*)
- ❖ February 26, 2019: Short Term Project Logistics (*Appendix E*)
- ❖ May 14, 2019: Public Consultation Review (*Appendix F*)

The process lead to the identification of short term, medium term and long term priority projects as follows:

Short Term (1-4 years)

- ❖ Addition of new multi-use pavilion
- ❖ Accessible pathway around ball diamonds
- ❖ Permanent location for All-Wheels Park
- ❖ Crystal Palace access improvements

Medium Term (5-8 years)

- ❖ Beach volleyball courts
- ❖ Camping sites

Long Term (9+ years)

- ❖ Relocation of diamond C to accommodate a possible arena expansion

The process also lead to the identification of a list of priority maintenance and upgrades as follows:

- ❖ Dugout and fencing repairs
- ❖ Drainage and sprinkler repairs
- ❖ Safety netting around ball diamonds
- ❖ Fence between parking lot and play equipment

The Keterson Park Master Plan Committee agreed on the priority projects and the maintenance and upgrades lists and moved to a process of public consultation.

Public Consultation Process

The Municipality of West Perth, together with the Keterson Park Master Plan Committee invited residents of West Perth to participate in the discussion of the Keterson Park Master Plan.

Residents were asked to review the draft Master Plan and give their input in the following ways:

- ❖ Attend the Keterson Park Open House at 7:00pm on Tuesday, April 23rd, 2019 at the West Perth Arena.
- ❖ Provide feedback through the Municipality's online engagement platform "[Have Your Say West Perth](#)" from **Thursday, April 18th, 2019 until Tuesday, May 7th, 2019.**

The Municipality promoted the opportunities for public input through a targeted social media campaign and by advertising in the Mitchell Advocate. The "Have Your Say West Perth" input

tool was made available from April 18, 2019 – May 8, 2019. During this time, 221 people visited the site and were therefore aware of the project. 91 people downloaded the information and were considered to be informed about the project. Six people engaged by providing comments through the engagement tool. An Open House was held on Tuesday, April 23, 2019 from 6:00 PM – 7:00 PM. The format involved display boards set up in the arena lobby with staff and Committee members present to answer questions. The display boards used at the open house are included in *Appendix G*. It is estimated that 30 people attended the Open House and 10 completed comment cards were submitted. The comment card used for the open house is included as *Appendix H*.

Public Consultation Results

Through public consultation avenues available online and in person, a total of 16 written comments were received. The comments were first categorized by project (ex. multi-use pavilion, all wheel's park, accessible path). Comments that involved more than one component of the Keterson Park Master Plan were broken down before being categorized. Similar comments were then consolidated to create key themes and a number was placed beside each comment to show how many people agreed. Each unique suggestion was placed with the key theme in which it related to in order to ensure that all ideas were reviewed.

Appendix I: Keterson Park Public Consultation Summary

The Keterson Park Master Plan Committee met on May 14 to review the Public Input. The Committee reviewed and discussed the various comments received. The Committee considered the various comments and decided to maintain the recommendations as prepared.

Recommendations to Council

Project One: Multi Use Pavilion

It is recommended that the four green barns and the current pavilion be taken down to make room for a new, multi-use pavilion in the center of Keterson Park. The new pavilion will be

approximately 140ft by 80ft in size and offer a covered viewing area with sightlines to the playground as well as all four ball diamonds. The proposed pavilion will also include a new kitchen and bar area, new washroom facilities, basketball nets, and storage space, as well as removable walls and drainage capabilities for use during the annual fall fair. The option of a solar array has also been explored. The hope for this new pavilion is that it can be used for a variety of drop-in recreational activities, tournaments and miscellaneous special events.

Appendix J: Proposed Multi-Use Pavilion

Project Two: Accessible Path

It is proposed that a path be added around the ball diamonds and out to the parking lot for accessibility purposes as well as use as a walking and biking trail. The recommended material for the path is stone dust, with the option to add asphalt in the future.

Appendix K: Proposed Accessible Path

Project Three: All Wheels Park

It is proposed that there will be a permanent concrete pad poured for the base of the All Wheels Park off Wellington St. The current park dimensions will need to be adjusted to create a better layout for the equipment. While the optimal dimensions are 100ft by 75ft, the Agricultural Society and the Optimist Club will work together to find dimensions that suit the All Wheels Park while still leaving enough room for an accessible pathway during special events held annually at Keterson Park. It has been recommended that the All Wheels Park include adjustable fencing for special events to allow for better movement of people. The addition of fencing and gates will also allow the park to be closed during winter months.

Appendix L: Permanent All Wheels Park

Project Four: Crystal Palace Access Improvements

Access Improvements for movement of pedestrians and possibly additional parking are being considered by the Agriculture Society. These improvements were supported by the Committee and the Municipality will work with the Agriculture Society on planning and implementation.

Appendix M: Crystal Palace Access Improvements

Review of the Master Plan

It is recommended that the Master Plan be reviewed in five years to assess progress made on the priority projects as identified in this Master Plan and to consider new needs and plan for potential implementation of the medium and long term projects.

List of Appendices

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Appendix A: Keterson Park User Groups

4H Club	Curling Club	Ladies' Slo-Pitch	Optimist Club
Agricultural Society	Fullarton Minor Ball	Lions Club	Perth Care for Kids
BIA	Hawks	Live Well 4 Life	Rotary Club
Concession Booth	Junior Mets	Legion	Sling Shot CPC
Co-Ed Baseball	Kinettes	Men's Slo-Pitch	Tennis Club
Cooper Field	Knights of Columbus	Mets Fastball	
Cromarty Minor Ball	Ladies' Fastball	Minor Sports	

Appendix B: October 29, 2018 Meeting Notes

**Keterson Park Master Plan Kick-Off Meeting
Monday, October 29, 2018
Participant Notes**

Introduction / Connections to Keterson

- Played ball at Keterson as a child / my children play ball at Keterson
- Memories from events:
 - o Canada 150
 - o Fall Fair
 - o Big Wheels
 - o All Ontario Championship
- 4H Calf Club
- Best facility in Ontario for tournaments
- Memories volunteering (booth, organizing ball, tournaments, etc.)

Question One: What Aspects of Keterson Park Work Well?

- Ball Diamonds A, B and D (physical set-up and maintenance)
- Lots of trees and shade
- Central location within West Perth (proximity to Community Centre)
- Multi-functional by several different user groups
- Adequate parking
- Location of booth / beer gardens (great facility for tournaments)

Question Two: What Aspects of Keterson Park Could Use Improvement?

- Washrooms (not enough, not adequately maintained)
- Garbage
- Park clean-up by user groups
- Four fair barns located at centre of Keterson Park (dangerous, eyesore)
- Skatepark (location and permanence)
- Parking outside park fence (dangerous for pedestrians on sidewalk)
- No parking on far side of ball diamonds
- Use of space (south / Waterloo St. side not utilized)
- Drainage issues on ball diamonds
- Sidewalk from parking lot to booth needs improvement
- Dugouts need improvement
- Batting cages need improvement and better promotion
- Dumping station (not locked or supervised)

Question Three: What Are the Consequences of These Improvements?

- Different user groups have different opinions
- Once improvements are chosen, who pays for what?
- A future 2nd ice pad may interfere with improvements made now to the park
- As the community continues to grow, should we put all of our resources into Keterson Park or utilize space in other parks around the Municipality?

- Possible Solutions:
 - o A master plan allows all user groups to discuss issues that come up before making final decisions
 - o Schedule for use (ex. multiuse facility used in different ways by different user groups at different times of the year)
 - o Payment according to use

Question Four: What New Activities / Facilities Could Keterson Park Support?

- Improvements to Existing Facilities / Equipment:
 - o Fence-in playground
 - o Netting around diamonds
 - o Improved batting cages
 - o Improved dugouts
 - o Rotate / add lights at diamond C
 - o Create steeper angled parking spots outside fence or use concrete barriers to keep vehicles away from sidewalk
 - o Improve pedestals along NW / Wellington St. side
 - Charging station for skatepark
 - Charging station for electric vehicles
- New Ideas:
 - o Replace barns with multi-functional outdoor pad
 - Tennis, pickleball, basketball, etc. during summer months
 - Outdoor ice pad during winter months
 - o Add smaller ball diamond behind diamond C for younger teams
 - o Create additional parking at opposite side of park (behind diamonds)
 - o Add a second playground on opposite side of ball diamonds
 - o Expand liquor license out to pavilion
 - o Campgrounds behind diamond A and B
 - o Second ice pad
 - o Beach volleyball court (other possible location?)
 - o Running track (MDHS is another possible location)
 - Highschool has shown interest in the past (if co-funded)
- Possibilities for Other Locations:
 - o Move tennis courts to MDHS
 - o Improve ball diamond at Upper Thames for younger teams
 - o New facility, equipment and activities at Memorial, Rotary, Kinsmen or Veterans park (pickleball, tennis, skatepark, beach volleyball, indoor turf facility, indoor pool, playground, etc.)

Next Steps:

- Research other Municipal parks and facilities (aerial pictures)
 - o Goderich, Springfield, Shakespeare, Tavistock, Hickson, etc.
- Spatial requirements for ideal skatepark
- Spatial requirements for second ice pad (keep space open for future)
- Specs for different multi-use facilities (ex. Stratford: 120x120 = \$57,000)
- In what ways can we engage the public in this process?

Appendix C: November 27, 2018 Meeting Notes

**Keterson Park Master Plan
Meeting Two: Participant Notes
Tuesday, November 27, 2018**

Missed Information from Meeting # 1 Notes

- There was talk of possibly adding another ball diamond at Cooper Field.

Feedback / Homework from User Groups

- **Agricultural Society:**
 - o The hydro box at Diamond A has been upgraded.
 - o Are we able to use space at the Veteran's Park for a new tennis court?
 - Would require the elimination of several mature trees.
 - Should Veteran's Park be left as passive?
 - o Looked into the addition of hydro for camping along Arthur Street. It will cost approx. one thousand dollars per pole.
- **Hawks / Mets:**
 - o By making small improvements to the ball diamonds, we could eventually bring a National Championship Tournament to Keterson Park.
- **Optimist Club:**
 - o There is some concern that the added costs surrounding moving the skatepark to a new location may come back on the Optimist Club.
 - o **Paul Krembian:** The current dimensions of the park as installed are 165 feet by 45 feet. Ideal dimensions would be 100 feet by 75 feet square with a concrete pad. They can work with the space they have currently, but it limits options for how to set up the park. Anything closer to square would improve the function of the all wheels park.
- **Minor Sports:**
 - o A multi-use pavilion would be great for dry land training, although they would have a hard time paying to rent it when they currently use the high school free of charge.
 - o An outdoor ice rink may relieve pressure from the indoor ice pad by moving free skating and possibly even pick-up teams outdoors.

- **Doug Wolfe:** Has acrylic ice been considered for the multiuse pavilion?
- **AJ Moses:**
 - The Board of Education is interested in a reciprocal agreement with the Municipality.
 - Approx. cost for track at MDHS is \$250,000
 - UTES is interested in upgrading the ball diamond at the school (clay, dugouts, fence). A concern they have is the height of the fence installed as a climbing hazard.

Discussion of Purpose

- Should we add a time horizon to our purpose?
 - Should we plan for a ten-year timeline with recalibration every two years?
 - Should we split the Master Plan up into sections (ex. 1-3 years, 4-7 years, etc.)
 - Should we identify the major necessities first and decide on a timeline based off these items?

Improvements / New Facilities – List Built by the Group

- Camping sites along Arthur Street.
- Multiuse pavilion in the current location of the four barns.
 - Accessible washrooms
 - Redeveloped booth
 - Lean-to for storage / cattle show
 - Storage for tractor, etc.
 - Redevelop (incorporate) batting cages
- Permanent location for skatepark
- Outdoor fitness centre – perhaps this makes more sense to be located in another park
- Redevelop demolition derby area
- New parking lot for Crystal Palace
- Eliminate the grass peninsula
- Beach volleyball court

- Temporary location for tennis courts behind arena until second ice pad is needed

Upgrades

- Fence in playground to address safety issues – also consider adding a net for safety
- Create accessible, paved path to all four ball diamonds
- Upgrade fencing, nets, back stops and dugouts at all ball diamonds
- Address drainage issues between ball diamonds C and D
- Rotate / push back ball diamond C and add lighting
- Upgrade skatepark in its current location (concrete pad, widen as much as possible).

Homework

- Plans and approx. cost for multiuse pavilion – Municipality and any info provided by others would assist
- Cost of removing grass peninsula – Municipality will explore
- Approx. cost for upgrading ball diamond at UTES – Municipality will explore
- Research outdoor ice rinks / acrylic ice – Municipality will explore
- Discuss reciprocal agreements with other Municipalities and Townships – Municipality will explore
- Divide Keterson Park into sections (ex. parking lot / demolition derby area = section 1, barns, playground, current pavilion = section 2, etc.)

Next Meeting: Tuesday, January 22, 2019, 7:00 PM

- To scale cutouts that can be moved around on map.
- Prioritized list that can be presented at public consultation
- Discussion of public consultation (when, what, how, etc.)

Appendix D: January 22, 2019 Meeting Notes

Keterson Park Master Plan
Meeting Three: Participant Notes
Tuesday, January 22nd, 2019

Project #1: Multi-Use Pavilion

- Knock down barns and current pavilion and start fresh with a larger pavilion
 - Might as well start from scratch and build something that is going to last instead of trying to work around older facilities / amenities
- Plan the new pavilion perpendicular to where the current pavilion sits in order to allow more space in the parking lot and in front of the possible future building expansion
- Give the new pavilion sight lines to all four diamonds as well as the playground
- What should be included in the Multi-Use Pavilion:
 - Basketball
 - Ball Hockey
 - Washrooms
 - Food Booth
 - Viewing Area (tables / chairs or picnic tables)
 - Storage
 - Winter Ice (still in question)
 - Do we install refrigeration?
 - Do we heat the bathrooms or leave them as seasonal?
 - Is there a community group willing to maintain / run the ice?

Multi-Use Pavilion Adhoc Committee:

- Winston Jibb
- Steve Mohr
- Bob Tenhove
- Jim Scott and another representative from the ball community

Project #2: Permanent All Wheels Park

- The Ag Society requires at least 10ft around the skatepark for fair purposes
- To move the grass peninsula back to the hydro poles and pave, the approx. cost would be \$24,000.00. Moving the hydro poles would be an additional \$4,500.00 each.

All Wheels Park Adhoc Committee

- Paul Krempian
- Cheri Bell / Ag Society Exec

Project #3: Crystal Palace Parking Lot:

- The parking lot could be installed in the location of the Ag Society storage sheds and a new shed could be built behind the future parking lot
 - Parking would be off Waterloo St.

CP Parking Lot Adhoc Committee

- Ag Society Exec

Project #4: Accessible Pathways / Trail

- Should the accessible pathways between diamonds be a higher priority?
 - Move this item to the short-term list of projects
 - Add to map and present as a 4th concept in the 1-4 year plan
- Could the pathways be designed as a closed loop trail around the diamonds?
 - Run the trail past the new pavilion, out to the man gate on Arthur St. and then loop around diamonds A, B and D.

Other Projects:

- Municipality will find a new location for tennis courts / pickleball
- Municipality will continue to work towards a reciprocal agreement with school board

Funding:

- In the past, community groups have funded projects and the Municipality has taken over maintenance and upkeep of facilities
- Service groups have less support these days and are unable to bring in as much money as they once could
 - Note: younger generations use different outlets for fundraising (ex. other Municipalities / organizations have had good luck with GoFundMe pages)
- Do people feel more comfortable coming up with a funding model before we can consider the Master Plan complete or is the purpose of this plan to create a list of proposed projects?
 - We need to come up with proposed projects before we can start to fundraise
 - Municipality will work with community groups once projects have been decided

Public Consultation:

- Should we use registration days as an outlet for early public consultation?
 - This would mean moving our next meeting up by one week
 - Consensus is to skip the first registration day and hope to have something ready for the second day (March 2nd)
 - Set-up map of park with individual project drawings
 - Provide comment box / email address / etc. for public feedback
- Staff should be prepared to discuss reciprocal agreement during public consultation

Homework:

- Drawing of Multi-Use Pavilion (Pavilion Adhoc Committee)
 - Sample dimensions of basketball court, ball hockey, etc. (Municipality)
- Drawing of Permanent All Wheels Park (All Wheels Adhoc Committee)
- Drawing of Accessible Trail (Municipality)
 - Quote and possible grants available for project?
- **Darcey and Abbey are both available to help Adhoc Committees as needed**

Next Meeting: Tuesday, February 26, 2019

Appendix E: February 26, 2019 Meeting Notes

**Keterson Park Master Plan
Meeting Four: Participant Notes
Tuesday, February 26th, 2019**

Recap of Short-, Medium- and Long-Term Projects

Short: (1-4 years)

- Removal of barns and addition of new multi-use pavilion
- Permanent location for All Wheels Park
 - o Consider traffic flow during special events
- New parking lot for Crystal Palace
- Accessible pathway around ball diamonds

Medium: (5-8 years)

- Beach volleyball courts
- Camping sites

Long: (9+ years)

- Move Diamond C to accommodate a possible arena expansion

Recap of Upgrades and Maintenance Projects

- The Recreation and Facilities department has a budget allocated for annual upgrades and maintenance to Keterson Park
- Input from user groups will be helpful in deciding what is most critical
- Current list includes:
 - o Dugout and fencing upgrades / repairs
 - o Playground fence to create barrier between parking lot and playground
 - o Drainage and sprinkler repairs
 - o Netting around diamonds for safety

Additional Updates

- Tennis Courts will be moved to another location (the Municipality will work on finding an appropriate location)
 - Dean Smith: Goderich floods their tennis courts in the winter for use as an additional ice pad. This might be something to investigate.
- Reciprocal Agreement: draft agreement has been presented to Council and we anticipate authorization to sign on March 4th

Updates on Short Term Projects

Multi-Use Pavilion

- 140ft x 86ft
- Space required will only affect three trees in the area
- Doesn't make any sense to try and save the existing building
- Two options for floor plan (both include storage area, kitchen, bar and washrooms)
- A mezzanine over kitchen / washrooms allows for additional storage (18ft ceiling)
- Batting cage will need to move to space allocated for possible arena addition
- Should we consider solar panels on the roof?
 - Would the angle of the building need to change for best exposure?
- Permanent fencing will need to be built around liquor license area
- **Next Step**: Create concept drawings (option A and option B), and a small write-up for Open House

All Wheels Park

- Discussion with Ag Society and Paul Krempian as to whether there is room to widen the park and still have at least a 12ft path for special events.
 - All Wheels Park should include a permanent fence with gates that can lock when skate park is shut down
 - Can we look into a movable fence that can be changed for special events?
 - Can the park be designed to have the lightest equipment at the east end and move it for special events?
- **Next Step:** Create a drawing of the preferred All Wheels Park set-up and a small write-up for Open House
 - Attempt to accommodate preferences put forth by Paul Krempian as well as special requirements for annual events

Ag Society Parking Lot

- Waiting for information from the Ag Society
- **Next Step:** Create a space on the map and a small write-up for Open House

Accessible Pathway

- Approximate cost for a stone dust path: \$25,000
- Approximate cost for a paved path: at least double
- Suggestions:
 - The path should extend out to Diamond C for Challenge Ball participants
 - The path should line up with the parking lot as opposed to the old track
 - To manage finances, the project could perhaps be built in two phases
- **Next Step:**
 - Create sub-committee to decide on path route and possible two-phase installment
 - Create drawing on map and a small write-up for Open House

Financial Discussion

- Funding will have to be project specific (there is no easy way to generalize)
- The Municipality should be helping with payment but how much?
 - Can we prioritize the four short-term projects within a timeline?
 - The Municipality could start to budget seed money for these projects as early as 2020
- Should financials be included in the final Master Plan report?
 - The consensus of the group was that the Master Plan cannot definitively address the financial model and efforts to create a model to go in the final Master Plan report could delay completion indefinitely.
 - List possible sources of revenue on Master Plan but do not include percentages
 - We need projects before we can start looking for money
- **Next Step:** Create a list of possible revenue sources for Open House

Public Consultation

- April 18th to May 7th
- Obtain input through Open House and online portal "Have Your Say West Perth"
- Advertise these avenues through Mitchell Advocate and Social Media
- Use public consultation to make the public aware of our Reciprocal Agreement with the school board (it may help explain why we have chosen to leave out certain projects)

Open House

- Tuesday, April 23rd
- Committee members asked to attend and be available for answering questions
- Brief presentation (10-15 minutes) to review process and recommendations
- Comment cards for people to fill out
- **Display Boards:**
 - Overall Process
 - Short, Medium and Long Term Priorities
 - Multi-Use Pavilion
 - All Wheels Park
 - Crystal Palace Parking Lot
 - Accessible Path
 - Annual Upgrades / Maintenance
 - Possible Funding Sources

Updated Timeline

- Public Consultation: April 18th – May 7th
 - No meeting prior to public consultation (we will communicate via email)
- Open House: April 23rd
- Keterson Park Master Plan Committee Meeting: May 14th
 - Discuss public consultation and finalize report
- Report to Council: June 17th

Appendix F: May 14, 2019 Meeting Notes

**Keterson Park Master Plan
Meeting Five: Participant Notes
Tuesday, May 14, 2019**

Slide 3 & 4 – Multi-Use Pavilion

Basketball Nets

- When basketball nets were outside they were vandalised.
- People were under the assumption that the nets were on the outside, the basketball nets are to be on the inside.
- Consensus that the basketball nets will be included on the inside of the pavilion, potentially put on a crank to be raised during events.

Curtains

- Assuming that they were referring to curtains such as the ones used in Shakespeare, in Embro they have tarp.
- Concerns raised regarding the maintenance of the curtains.
- Consensus is to have a way to enclose the pavilion to protect from weather.

Washrooms

- Consensus that washrooms must be dealt with. Last year they used porta-potties and would use them again this year. They helped with the big events.

Retain Pavilion vs. New one

- The committee feels that we need a new pavilion - the current one is too small and can't do everything we want to achieve.
- It is the consensus of the committee to do the project all at once.

Slide 5 – Accessible Path

- Consensus that the accessible path should be done with stone dust.
- If there is an appetite for paving the accessible path it can be done later.
- The path will be done as a multi-phase project.
- Maintenance will be done by the groomer if it needs and every 2-3 years there will need to do some fixes.
- The walking path around the park could be a later phase and the markers is just a matter of signage

Slide 6 – All Wheels Park

- Staff feel that there is no appetite for moving the park and moving it would be difficult.
- The current plans optimize the use of spot as is.
- Lighter structures to the left side, to be moved to the centre to reduce size and that would create a walking path.

- Create a path in-between the centre of the structure to be left open as a park of their parks and fence the in-between area. This would be up to the Fair since they use a far amount of the area when they get moved.
- Consensus is that the committee wants to work with it where it is.

Slide 7 – Crystal Palace Access Improvements

- Ag society has not committed to increasing their parking as part of this project.

Slide 8 – Financials

- Consensus is that the committee has presented realistic numbers for the project
- In terms of other improvements Cromarty (sp?) is being upgraded.

Maintenance & upgrades

- Netting is not necessary for ball diamonds, something that could be considered for the future.
- Netting could be put up over the children's play area, or by the parking.

Slide 9 – Medium-term projects

Volleyball

- Committee would like to keep volleyball courts on the medium-term list
- To be revisited in 3-4 years

Campsite

- Campsite of two or three sites medium term list (currently being done by a few people for tournaments)
- Will be revisited later

Long Term Projects

- Twin ice pad did hard modeling and we are still far off from needing it, this is at least 10-15 years away.
- Currently a second ice pad cannot be justified.
- The study used to determine this will need to be redone in 5-10 years.

Slide 10 – Misc. Comments

- Second splash pad, maintenance would require 4-hour checks, there isn't really a demand.
- There is a need for more "no dog" signage, in addition to a need for enforcement.

Appendix G: Public Consultation Display Boards



Keterson Park Master Plan

Municipality of West Perth logo with a stylized tree icon.

Keterson Park Master Plan

Keterson Park Committee

The Municipality invited representatives from all Keterson Park user groups to collaborate ideas for what would become the Keterson Park Master Plan.

The following are examples of groups that were approached for this committee:

- ❖ Minor Sports
- ❖ Service Clubs
- ❖ Fastball and Slo-Pitch Teams
- ❖ Community Groups

Master Plan Process

Committee meetings involved a discussion about current uses and allocation of space in Keterson Park, a discussion of ideas for future capital improvements and finally an agreement on project priorities for the Keterson Park Master Plan.

Keterson Park Committee Meetings

- ❖ October 29: Kickoff Meeting
- ❖ November 27: Discussion of Upgrades and Additions
- ❖ January 22: Prioritized List of Projects
- ❖ February 26: Short Term Project Logistics



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Identified Projects

Short Term (1-4 years)

- ❖ Addition of new multi-use pavilion
- ❖ Accessible pathway around ball diamonds
- ❖ Permanent location for All-Wheels Park
- ❖ Crystal Palace access improvements

Medium Term (5-8 years)

- ❖ Beach volleyball courts
- ❖ Camping sites

Long Term (9+ years)

- ❖ Relocation of diamond C to accommodate a possible arena expansion

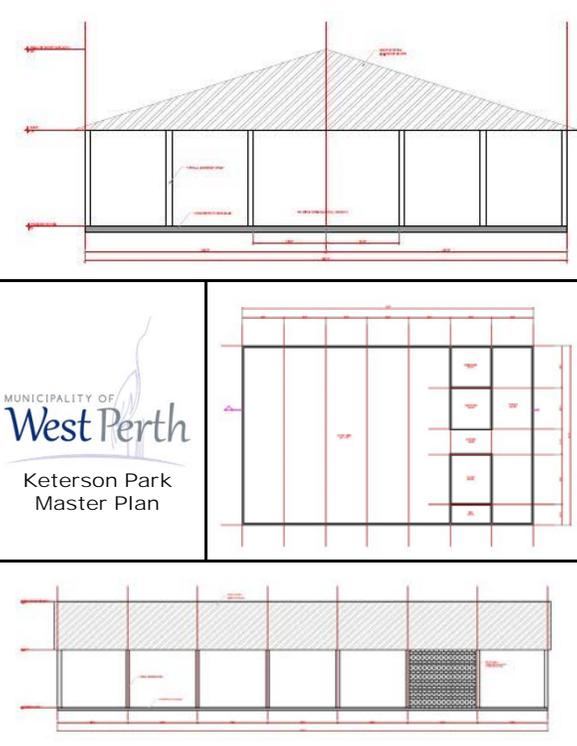
Short-Term Project Spatial Requirements



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Multi Use Pavilion

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The new pavilion will be approximately 140ft by 80ft in size and offer a covered viewing area with sightlines to the playground as well as all four ball diamonds.

The proposed pavilion will also include a new kitchen and bar area, new washroom facilities, basketball nets, and storage space, as well as removable walls and drainage capabilities for use during the annual fall fair. The option of a solar array has also been explored.

The hope for this new pavilion is that it can be used for a variety of drop-in recreational activities, tournaments and misc. special events.

Preliminary Budget Estimate
\$500,000 - \$600,000

Accessible Path

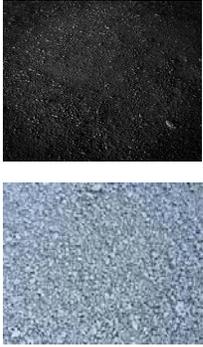
It is proposed that a path be added around the ball diamonds and out to the parking lot for accessibility purposes as well as use as a walking and biking trail.

The recommended route of this path can be seen in the map provided. Yellow is priority one, blue is priority two and green is priority three.

The material for the path has yet to be decided but the two current options are asphalt or stone dust.

Both materials meet accessibility standards, but the final decision will be based on allocated budget.

Preliminary Budget Estimate
Asphalt: \$50,000 - \$60,000
Stone Dust: \$25,000 - \$35,000



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All Wheels Park

It is proposed that there will be a permanent concrete pad poured for the base of the All Wheels Park off Wellington St.

The current park dimensions will need to be adjusted to create a better layout for the equipment.

While the optimal dimensions are 100ft by 75ft, the Agricultural Society and the Optimist Club will work together to find dimensions that suit the All Wheels Park while still leaving enough room for an accessible pathway during special events held annually at Keterson Park.

It has been recommended that the All Wheels Park include adjustable fencing for special events to allow for better movement of people. The addition of fencing and gates will also allow the park to be closed during winter months.

Preliminary Budget Estimate
\$60,000-\$80,000






**Keterson Park
Master Plan**





**Keterson Park
Master Plan**



Crystal Palace Access Improvements

Due to the addition of the All Wheels Park taking up much of the space surrounding the Crystal Palace, there has been discussion of adjustments in order to create better pedestrian flow around the building.

Recommendations include a new area for parking and adjustments to current fencing. Although final decisions concerning location have not been made, parking off of Waterloo St. has been discussed.

The Agricultural Society will continue to look into appropriate options for this project.

Preliminary Budget Estimate
To be determined



**Keterson Park
Master Plan**

Upgrades and Maintenance Priorities

The Recreation and Facilities department has a budget allocated for annual upgrades and maintenance to Keterson Park.

Input from user groups was utilized in creating the following list of current priorities:

- ❖ Dugout and fencing repairs
- ❖ Drainage and sprinkler repairs
- ❖ Safety netting around ball diamonds
- ❖ Fence between parking lot and play equipment



**Keterson Park
Master Plan**

Financial Discussion

The committee has concluded that at this point, the most pressing element of the Master Plan is to identify and prioritize projects. Preliminary budget estimates have been made but in moving forward with each individual project, a unique financial model will need to be developed.

Possible Funding Sources

- ❖ Municipality of West Perth
- ❖ Volunteer Organizations
- ❖ Community Donations
- ❖ Sponsorship
- ❖ Grants

Next Steps

Following the consultation period, the Keterson Park Committee will meet to review all comments and concerns made by the public.

A final Keterson Park Master Plan will be drafted and presented to Council in June of 2019.

Appendix H: Open House Comment Cards

**Keterson Park Master Plan
Public Consultation Comments**

Thank you for taking the time to attend the Keterson Park Master Plan Open House. Any feedback you can provide will be very useful as the committee continues to put together the Final Master Plan.

1. What do you like about the proposed Keterson Park Master Plan?
2. Is there anything additional that you would consider adding?
3. Is there anything included in the Master Plan that you feel is not needed?
4. Do you have any additional questions or concerns?

Additional feedback will be accepted until Tuesday, May 7th on the online portal “Have Your Say West Perth” (<https://www.yoursaywestperth.ca/>).

**Keterson Park Master Plan
Public Consultation Comments**

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Appendix I: Public Consultation Summary



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Public Consultation

Have Your Say West Perth
April 18 – May 8

221 people aware
(visited the project)

91 people informed
(downloaded the report)

6 people engaged
(commented)

Open House
Tuesday, April 23

30 people attended

10 comments submitted



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Keterson Park
Master Plan

Multi-Use Pavilion

“I like the idea of a new pavilion.” (3)

- Move basketball nets to a new location separate from the pavilion.
- The pavilion should include curtains that can be put up and down.
- The ceiling should be open to the support structure for better airflow and prevention of mould build up.
- Lights should be attached to the support structure with a heavy metal mesh below them to prevent damage and vandalism.

“The pavilion should be the number one priority – the current pavilion is a disgrace to the community and should be torn down immediately.”



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Multi-Use Pavilion

“New bathrooms are a must!” (5)

- Absolutely the number one improvement needed.
- The washrooms have outlived their functionality and can't accommodate the crowds without overflowing.
- Can new washrooms be built now with plans to replace the pavilion in the future?

“I have heard many times, ‘beautiful park, terrible washrooms!’”

“Repair / expand existing pavilion and upgrade the plumbing; rip down the old sheds to expand parking lot.” (2)



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Accessible Path

“Walking path around ball diamonds is a great idea!” (2)

- Use stone dust. (2)
“Look at how the paved path around the river is cracking and raising.”
- Pave the walk ways. (2)
- Make pathway with wood chips.
- The walk ways should be ‘use at own risk.’
- Could a walking trail also be placed around the perimeter of the park with little markers as to how far you have walked?

“The accessible pathway is not necessary at all and a total waste of money.”



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All Wheels Park

“Move / expand skate park to the east of Crystal Palace to free up parking.” (3)

“Relocate the all wheel’s park.” (2)

“If you have to add a cement pad for the skate park to leave it where it is, why not keep the current paved area as parking and relocate the park?”



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Crystal Palace Access Improvements

“If the new pavilion can hold fair animals, then the one barn at the Crystal Palace can be removed and a parking lot put there with access off Waterloo St.”

“Repair / rebuild Crystal Palace, add more washrooms and build a covered pavilion at the Palace.”



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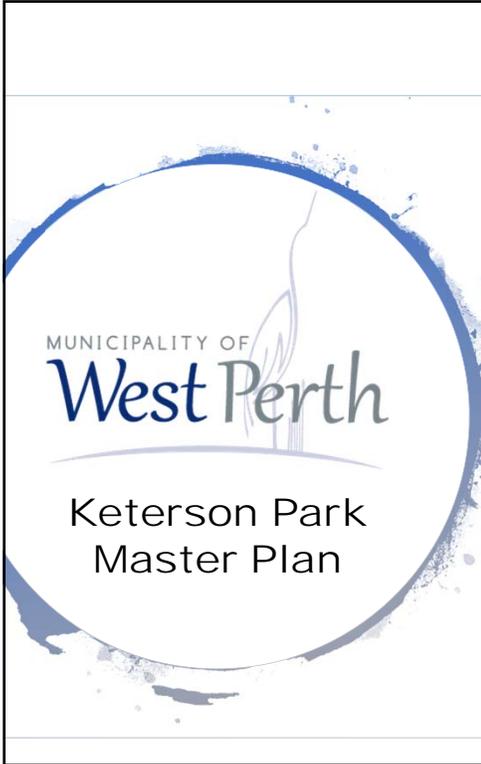
Financials

“Lots of needless spending.”

“Bring back funding to other ball diamonds in West Perth such as Dublin, considering Mitchell isn’t the only town in West Perth.”

Maintenance & Upgrades

“We need netting to the east of D Diamond since the younger slo-pitch players (men) feel they need to hit over two fences to be effective.”



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Medium-Term Projects

“Volleyball courts are a waste of space.” (2)

“Love the idea of volleyball courts.”

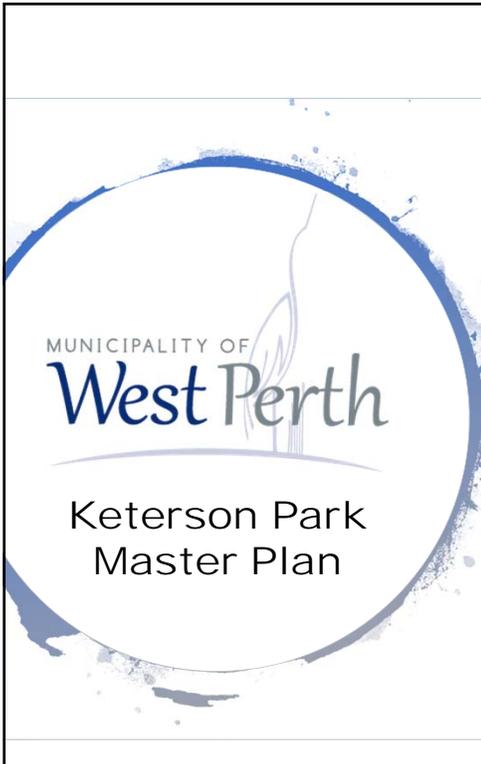
“No campsites!” (2)

- No return on investment.
- Not good for neighbors.
- Waterloo St. is wet whenever it rains.
- We will need a campground attendant.

Long-Term Projects

“We need twin ice pads!” (3)

“I like the short-term projects but the medium and long-term projects should be flip-flopped.”



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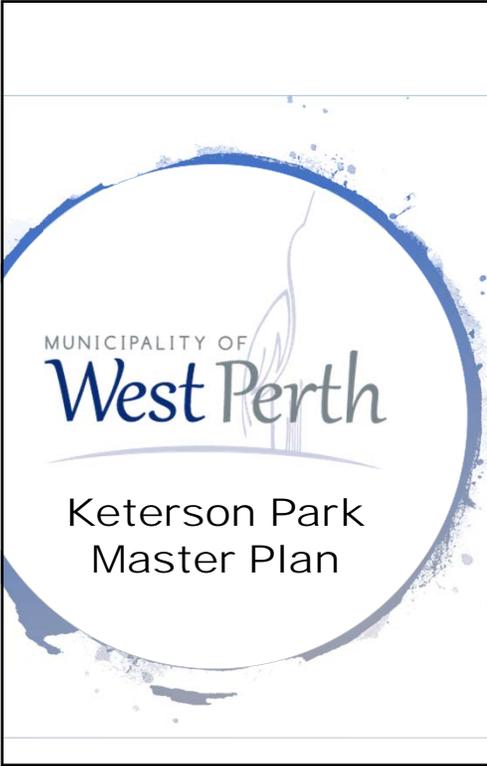
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Misc. Comments

“Love that the park is going to get cleaned up and that the community is going to get the most out of it!” (2)

“I would love to see a splash pad – there are so many families that use the space and with all the sporting events that happen it would be a great addition for the kids.”

“We need signage saying this park is not a dog run! There should be no smoking and no pets in this park.”

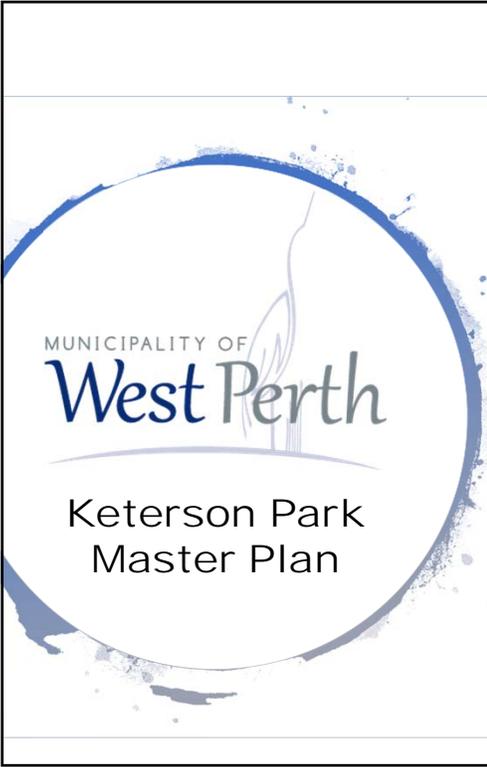


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Keterson Park
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Report to Council

1. Background / Why a Master Plan?
2. Keterson Park Master Plan Process
3. Public Consultation Process and Results
4. Recommendations to Council



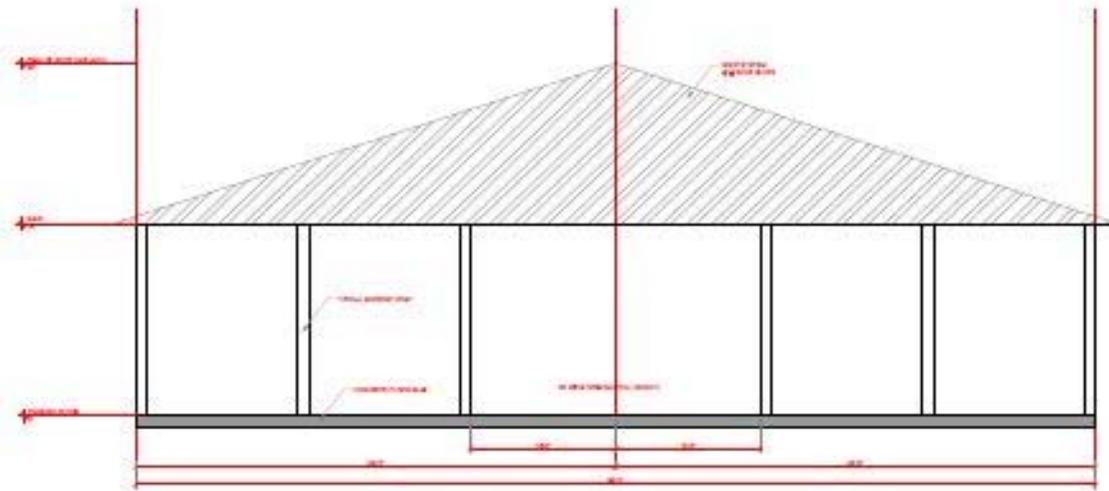
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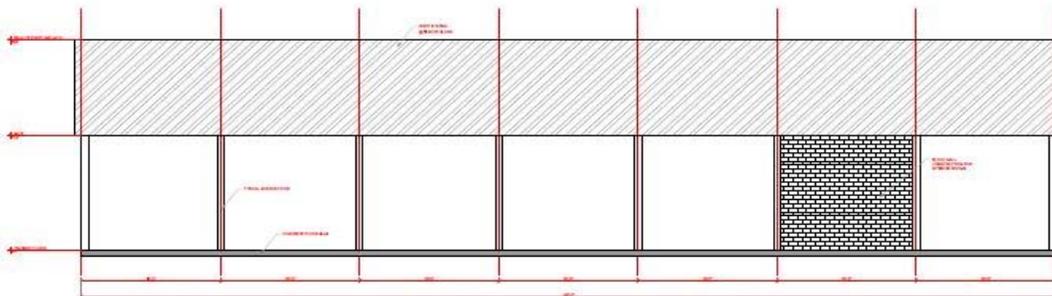
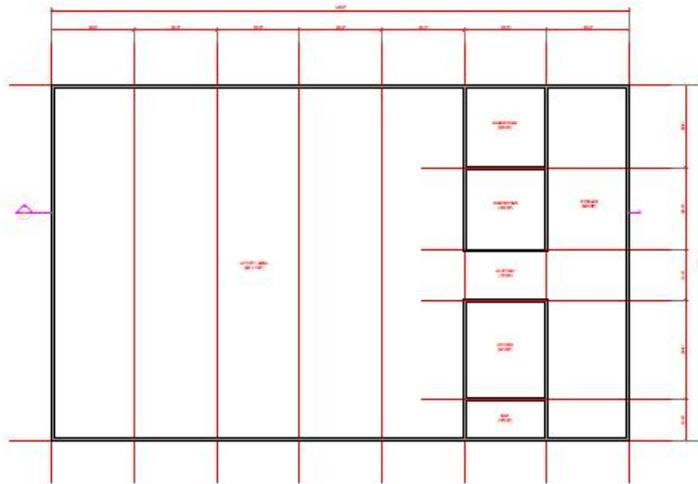
Next Steps

- Draft Keterson Park Master Plan to committee members on Friday, May 24th
- Comments by committee members submitted by Monday, June 3rd
- Report to Council on Monday, June 17th

Appendix J: Proposed Multi Use Pavilion



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Multi Use Pavilion

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The hope for this new pavilion is that it can be used for a variety of drop-in recreational activities, tournaments and misc. special events.

Preliminary Budget Estimate
 \$500,000 - \$600,000

Appendix K: Proposed Accessible Path

Accessible Path

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Preliminary Budget Estimate

Asphalt: \$50,000 - \$60,000

Stone Dust: \$25,000 - \$35,000



Keterson Park Master Plan



Appendix L: Permanent All Wheels Park

All Wheels Park

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Preliminary Budget
Estimate
\$60,000-\$80,000



Keterson Park
Master Plan



Appendix M: Crystal Palace Access Improvements



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