



Municipality of Strathroy-Caradoc Parks and Recreational Area Condition Assessments Executive Summary Report - November 2024



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November 22, 2024

Rob Lilbourne
Director of Community Services
Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy, ON N7G 2R4

Re: RFP-2024-132 – Parks & Recreational Area Condition Assessments

Dear Mr. Lilbourne:

Largo Facility Management Inc. is pleased to provide this Parks & Recreational Area Condition Assessment Report. This work was performed in general accordance with the scope of work outlined in RFP-2024-132.

We appreciate the opportunity to work with you and your team on this project. If you have any questions concerning this report, please don't hesitate to reach out to us.

Sincerely,

Scott Mairs
VICE PRESIDENT
LARGO FACILITY MANAGEMENT INC.

Justin Fidler
VICE PRESIDENT
LARGO FACILITY MANAGEMENT INC.



Executive Summary

In April 2024, the Municipality of Strathroy-Caradoc selected Largo Facility Management to complete Park Condition Assessments (PCA's) for all 27 parks for the Municipality of Strathroy-Caradoc as identified in RFP-2024-132. The goal is to provide the Municipality with a current and up to date inventory along with condition assessments to assist senior staff and Council in understanding the short and long term needs in the municipality's capital budget.

The purpose of the assessments was to:

- Create an inventory of park assets to be used in the municipality's City Wide Asset management system;
- Perform a non-destructive inspection/condition assessment of individual park components;
- Identify current deficiencies of the assets inventoried;
- Determine the intervention costs of repair and/or replacement of each asset;
- Forecast anticipated future necessary renewals and costs for site systems over a 5- year life cycle; and
- Assist the municipality in preventive maintenance planning and use in the Department's capital budget planning.



Largo followed CSA Z614 (Children's Play spaces and Equipment) and ASTM E1557 (Standard Classification for Building Elements and Related Sitework), excluding substructures, shells, interiors, services, equipment/furnishings and special construction, park condition assessments shall include the following park elements: (i) Site Work (i.e. Parking Lots and Site Lighting); (ii) Playground Equipment (i.e., Climbers, Swings and Slides); and (iii) Sports Fields (i.e., Basketball Courts and Baseball Diamonds).

1.0 Purpose & Scope



Largo’s role was to complete an assessment by performing a walk-through of the parks and its components which were observed visually during the site inspections without any intrusion, removal of material, destructive testing or the use of specialized equipment. Therefore, there may be concealed deficiencies that may not be included in this report.

Our objective is to provide opinions and recommendation’s that we foresee and should be considered by staff/council for preliminary operating and capital budget forecasts only. Accurate figures can only be obtained by establishing a detailed scope of work and receiving quotes from suitable contractors.

This Report does not include structural or mechanical engineering analysis of the facilities and its components and does not confirm the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances found on these properties.

The purpose of these Park Condition Assessments is to observe and evaluate the current condition of the individual assets in each of the following parks to assist senior staff & Council in understanding the options and considerations needed to prepare a long-range capital plan. The following rating scale was used for this project:

CANADIAN INFRASTRUCTURE REPORT CARD – O.REG 588/17: CONDITION GRADING SYSTEM

- **1 Very Good: Fit for the future.** Well maintained, good condition, new or recently rehabilitated. No action required. Continue routine maintenance.
- **2 Good: Adequate for now.** Acceptable, generally approaching mid stage of expected service life. Continue routine maintenance.
- **3 Fair: Requires Attention.** Signs of deterioration, some elements exhibit deficiencies. Continue routine maintenance. No additional immediate inspections or tests required.
- **4 Poor: At risk of affecting service.** Approaching end of service life, condition below standard, large portion of system exhibits significant deterioration. Need more detailed inspections.
- **5 Very Poor/Critical: Unfit for sustained service.** Near or beyond expected service life (ESL), widespread signs of advanced deterioration, some assets may be unusable. Immediate action required.

CONDITION GRADE	% OF ESL REMAINING ON ASSET	
Very Good	80-100%	●
Good	60-79.9%	●
Fair	40-59.9%	●
Poor	20-39%	●
Very Poor	<20%	●

2.0 Accessibility For Ontarians With Disabilities Act (AODA)

Our recommendation is that a more comprehensive accessibility audit be completed. This audit can be conducted by internal staff by following the Facility Accessibility Design Standards from the City of Guelph Appendix B.

3.0 Conclusion

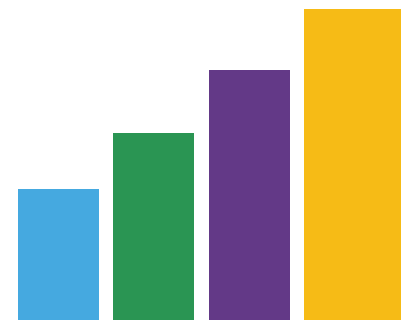
3.1 Summary

The services Largo performed were general in scope and in nature. This Report is intended to provide a general overview of the facilities and their assets and our opinion of their overall condition based solely on a visual assessment. The items/issues addressed in this report reflect only the observable conditions during the site visits. It is therefore suggested that the report be amended and/or expanded as necessary by individuals that have been involved with the day-to-day operation of the facility. Their experience and knowledge of the facilities history is vital in preparing a comprehensive appraisal of the facilities shortcomings and specific defects.

3.2 Reliance

This report was prepared pursuant to the contract Largo has with the Municipality of Strathroy Caradoc. This report is for the exclusive use and benefit of, and may be relied upon by the Municipality of Strathroy Caradoc and no other party shall have any right to rely on any service provided by Largo Facility Management Inc. without prior written consent.

The report may be relied upon as a description of the observed current conditions of the parks and their assets, only as of the date of this report, and with the knowledge that there are certain limitations and exceptions within the report that are reflective of the scope of services as defined in the contract. Any unauthorized reliance on or use of the report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this Report, are made to any such third party. Reliance on the Report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions.



3.3 Limitations

The services Largo performed were general in scope and in nature. This Report is intended to provide a general overview of the parks and its equipment and our opinion of their overall condition based solely on our visual assessment. The activities of this assessment included observations of visible and readily accessible areas. The observations were performed without removing or damaging park components. Consequently, certain assumptions have been made regarding conditions and operating performance. Comprehensive studies to identify, document, and evaluate every existing defect or deficiency, were not conducted. In some cases, additional studies may be warranted to fully evaluate concerns noted.

The observations, findings, and conclusions within this Report are based on our professional judgment and information obtained during the course of this assessment based on the scope of work authorized. The opinions and recommendations presented herein are based on our observations, evaluation of the information provided, and interviews with staff familiar with the properties. No calculations have been performed to determine the adequacy of the facility's original designs. It is possible that defects and/or deficiencies exist that were not readily accessible or visible. Problems may develop with time, which were not evident at the time of this assessment. The opinions and recommendations in this Report should not be construed in anyway to constitute a warranty or guarantee regarding the current or future performance of any system identified.

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4.0 Mount Brydges Legion Park

The Mt. Brydges Legion Park, covering 3.44 acres, offers a range of recreational facilities including a baseball field, a skate park, and courts for tennis and pickleball. The skate park, while generally in good condition, shows some signs of wear with chipping at the expansion joints that could potentially pose trip hazards for skaters.



The baseball field has a surface of chips and dust and is without lighting. The fencing is in average to good condition but shows some surface rust, and one post is rotten and requires replacement. The players' benches are in good condition, but a standalone bench along the first base side is in poor shape and should be removed. The outfield's sports turf is in average condition due to weed growth and uneven areas, which affect its overall health. The transition between the infield and outfield is uneven, and it is recommended that the transition height be reduced to improve the playing surface. The bleachers are also in average condition, with some damaged boards needing replacement. It is suggested that side railings be added, the steel frame repainted, and a concrete pad installed under the bleachers to prevent weed growth. A concrete pad behind the backstop has been identified as a trip hazard and should be removed.



4.0 - Continued

The tennis and pickleball courts, having recently undergone a replacement, are in excellent condition, with the design and layout reflecting thoughtful planning. The park's trees consist of a mix of medium-age mature trees, and there are no hazardous trees identified. Most of the trees are of small to medium height.

In summary, while the park is in good overall condition, there are several areas where improvements can be made. Addressing the trip hazards in both the skate park and baseball field, along with repairing or replacing the damaged infrastructure such as fence posts, benches, and bleachers, would enhance the park's safety and usability. Additionally, improving the baseball field's playing surface and turf health would further elevate the quality of the facility.





Table 4.1 - Cost Estimates

4.1 Mount Brydges Legion Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
03 Park Furnishings	Bench	Poor	Replace	Spectator bleacher seating. Consideration should be given to upgrade these units.		\$5,000			
4 Park Furnishings	Bleacher	Poor	Replace	Upgrade backstop		\$12,000			

5.0 Optimist Park

Mt. Brydges Optimist Park, which covers 0.5 acres, features a playground and wooden bench, with the bench's lumber being in poor condition, prompting a recommendation for replacement. The perimeter fencing is in average to good condition, though it requires some minor repairs. An old backstop is noted to be in poor condition, with a suggestion for its removal. The park is well-shaded, with a mixture of mature and young trees, none of which pose a hazard. It is recommended to keep the low tree limbs trimmed to aid in park maintenance and grass cutting.



The 2024 Playchek Services Inspection Report for Optimist Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 3, 2024. Key issues identified include non-compliance with certain CSA standards, such as exposed bolts and insufficient protective surfacing in certain areas, which may pose potential hazards to users. Recommendations are provided for addressing these issues, including contacting manufacturers for parts replacement, trimming protruding bolts, and ensuring adequate protective surfacing in high-use areas.

5.0 - Continued

The surfacing material was tested for impact resistance, and some areas were flagged for inadequate clearance, particularly around swings and slides, where non-compliant gaps or height discrepancies were found.

Protective Surfacing Issues:

The playground's surfacing material, engineered wood fibers (EWF), was tested for its ability to absorb impacts according to ASTM F1292-99. The surfacing material must have a GMAX reading (a unit of measurement that quantifies the hardness of a surface) below 200 and a Head Injury Criterion (HIC) score below 1000 to be compliant. While most of the test areas met these requirements, some zones were flagged as areas where material displacement or degradation could pose a risk in the future, especially in high-use areas like under swings and climbers. Playchek recommends monitoring the depth and consistency of the surfacing material, particularly in these high-traffic areas. Maintaining adequate loose fill surfacing and ensuring proper containment systems, such as poly-timber borders, are essential for user safety.

Play Structure Non-Compliance Findings:

Some bolts on the play structures protruded beyond the allowable limit of two threads, posing an entanglement hazard. These bolts can catch on children's clothing, leading to potential injuries. It is recommended to trim these bolts back and smooth out any sharp edges to mitigate the risk. There were exposed ends of pipe tubing on some of the play equipment, which were not properly capped. This is a violation of the CSA standard and presents a risk of injury to users. The manufacturer or supplier needs to be contacted to provide appropriate caps for these open pipe ends. The report highlights that the swing set structures do not meet the required clearance zones. Specifically, the front and back clearance zones for to-and-fro swings fall short of the minimum 1.8 meters (70.87 inches) required. Additionally, the support structure of the swings was found to encourage climbing, which is against CSA standards, as climbing on swing frames can result in serious accidents. Contact the manufacturer to either remove the hazardous crossbars or redesign the swing's layout to prevent children from climbing on the swing structure.



5.0 - Continued

The clearance around one of the slide exits did not meet the required 525mm width, creating a potential risk of collisions with nearby play equipment. This issue was flagged as a serious concern that could lead to injuries if not addressed. Playchek recommends immediate action to modify or relocate the equipment to create sufficient clearance around the slide.

The play structure's design complies with specific age ranges (18 months to 12 years), but there was missing manufacturer's labeling indicating the appropriate age group for certain equipment. This information is vital to ensure that children using the equipment are within the recommended age range. The manufacturer should be contacted to provide proper labeling for age-appropriate use of the equipment.

The report recommends adding clear signage identifying the playground's owner/operator, including a contact number and emergency location information (such as the 911 address). This signage helps in emergency situations and for reporting equipment issues. Install signage that includes the necessary emergency contact information and the playground's location for easy identification during emergencies.

The report classifies each issue according to hazard ratings:

- A - No further action required.
- B - Recognized as having the potential to cause serious injury, requiring quick action.
- C - Serious concerns that should be addressed immediately to prevent severe injury or death.

Most non-compliance issues, such as the exposed bolts, inadequate swing clearance, and slide entrapment hazards, were categorized as either "B" or "C," indicating that swift corrective actions are needed. The report suggests repairs, part replacements, or structural changes to resolve these issues.





5.0 - Continued

The surfacing material was assessed for displacement (common in high-use areas) and dirt contamination. Although generally in acceptable condition, the report notes the need for periodic checks to ensure that the surfacing remains effective in high-impact areas. Regular maintenance and potential re-application of surfacing materials in areas where significant displacement occurs will be essential to maintain safety.

Compliance with Current Standards:

The inspection was based on the CAN/CSA Z614:20 standards published in March 2020 and revised in 2021. Issues of non-compliance were identified relative to this version of the standard. However, it is also noted that compliance at the time of installation is the responsibility of the playground owner, and some aspects may be "grandfathered" in based on previous versions of the standard.

Strathroy-Caradoc should consider whether to "grandfather" certain aspects of the equipment based on the date of installation or to make upgrades to comply with the current standards.

The 2024 inspection of Optimist Park's playground has identified several safety concerns that need addressing to ensure compliance with CSA standards and protect users from potential hazards. While most issues are repairable, some may require redesign or replacement of equipment, particularly around swings and slides. Regular monitoring of surfacing materials, swift attention to non-compliant issues, and improvements in signage will contribute to a safer playground environment.





Table 5.1 - Cost Estimates

5.1 Optimist Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
04 Park Fencing	Chain link fence	Very Poor	Replace	Replace chain link boundary fence	\$20,000				
05 Playground Equipment	Climbing Apparatus	Fair	Repair	Minor repairs as noted in Playchek Inspection Report	\$7,500				
06 Playground Equipment	Swing	Fair	Repair	Minor repairs as noted in Playchek Inspection Report	\$5,000				



6.0 Lioness Park

Lioness Park, located in Mt. Brydges, encompassing an area of 0.45 acres. The park features several amenities, including a playground, wooden benches, perimeter fencing, picnic tables, a gazebo, and trees. The wooden benches are noted to be in poor condition, with some lumber requiring replacement due to deterioration. Additionally, while the perimeter fencing on both sides is generally in good shape, minor repairs are necessary for the back property line fence.



The picnic table is in poor condition, and it is recommended for removal to enhance the park's overall safety and aesthetics. In contrast, the gazebo is reported to be in good condition, indicating it remains a viable feature for park visitors.

The park's trees exhibit a variety of ages, primarily consisting of young trees, and no hazardous trees have been identified. However, there is a recommendation to maintain the low limbs of these trees to facilitate grass cutting and overall park maintenance.



6.0 - Continued

The 2024 Playchek Services Inspection Report for Lioness Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 3, 2024. The report details two distinct play areas within the park.

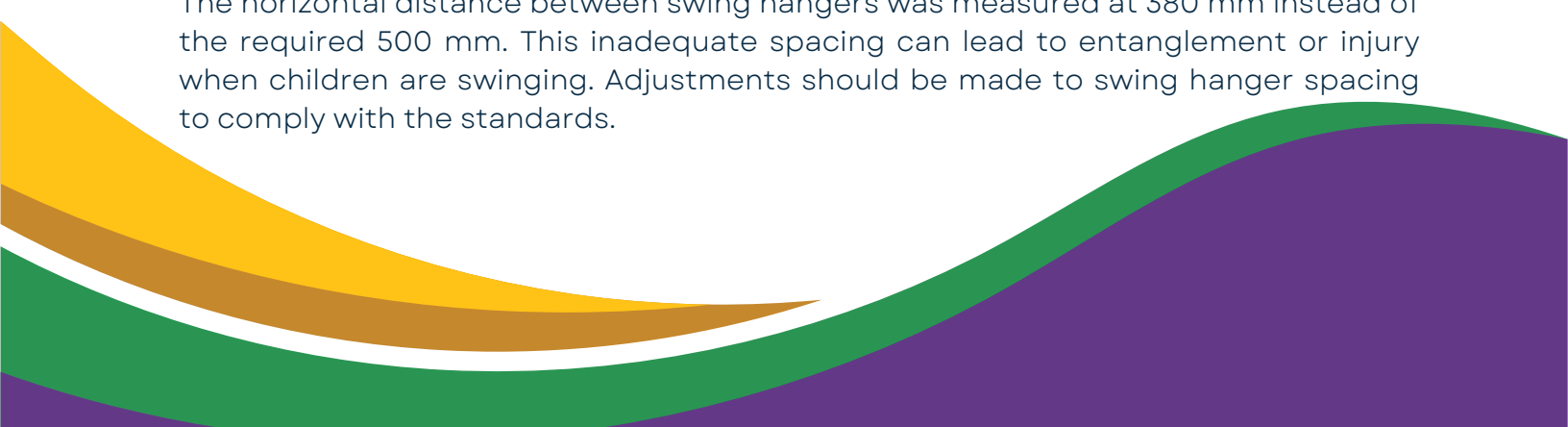
The inspection report for Lioness Park outlines several specific non-compliance issues related to playground safety and equipment, which are critical to address for the well-being of children using the facilities. Below is a more detailed breakdown of the non-compliance issues identified in the report:

The grasp height of the upper body challenge component exceeds the maximum allowable height for children aged 5 to 12 years. The CSA Z614:20 standard specifies that the maximum height for upper body devices should not exceed 210 cm. The actual measured height was recorded at 214 cm to 217 cm, which poses a risk of falls or injuries when children attempt to use the component. The report suggests lowering the component or adjusting the protective surfacing to maintain compliance.

The side clearance zone for the slide does not meet the required width of 525 mm. According to CSA Z614:20, a clear area of specified dimensions must surround the slide bed way to prevent collisions. Inadequate clearance may lead to entrapment or collisions with other structures, potentially resulting in serious injuries. Immediate action is recommended to adjust the layout to meet the required clearance dimensions.

The horizontal spacing between adjacent swings does not meet the required minimum of 600 mm when measured at a height of 1.5 m above the protective surface. Insufficient spacing can lead to collisions between swinging users, increasing the risk of injury.

The horizontal distance between swing hangers was measured at 380 mm instead of the required 500 mm. This inadequate spacing can lead to entanglement or injury when children are swinging. Adjustments should be made to swing hanger spacing to comply with the standards.



6.0 - Continued

The protective surfacing made from engineered wood fibers (EWF) must maintain specific energy absorbency criteria. The CSA Z614:20 requires that the protective surfacing material must yield a GMAX reading of 200 or less and a HIC reading of 1000 or less during testing. Insufficient energy absorption increases the likelihood of serious injuries from falls. Regular maintenance of the surfacing depth and monitoring for any material displacement is essential.

The report identifies gaps within slide openings that pose entrapment risks, particularly in areas of uncontrolled motion. CSA Z614:20 specifies that there should be no potential entrapment hazards in areas of motion. Children could become trapped, leading to serious injury. The design should be assessed for potential entrapment points, and modifications should be made to eliminate these hazards.

Many pieces of equipment lack proper labelling, including manufacturer details, intended age groups, and installation dates. CSA Z614:20 mandates that all play structures have permanent manufacturer identification labels. Without proper information, parents and guardians cannot assess the safety of the equipment effectively. Manufacturers or suppliers should be contacted to obtain compliant labels for all playground equipment.

Overall, the inspection report emphasizes that immediate actions must be taken to rectify the identified issues, prioritize safety, and ensure compliance with the CSA standards. The detailed nature of these findings aims to facilitate an effective action plan that ensures the safety of children using the park facilities.





Table 6.1 - Cost Estimates

6.1 Lioness Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Climbing Apparatus	Poor	Repair	Minor repairs as noted in Playchek Inspection Report.	\$7,500				
06 Playground Equipment	Swing	Very Poor	Replace	Consider replacing the swing bay in 2025 or 2026. At minimum, the deficiencies noted in the Playchek report should be addressed immediately.	\$50,000				
03 Park Furnishings	Bench	Very Poor	Replace	Replace bench.		\$3,000			
07 Park Shelters & Structures	Trellis	Fair	Replace	Replace trellis.					\$4,500



7.0 Churchill Street Park

Churchill Street Park spans one acre and includes a playground area that requires further attention. In addition to the playground, the park contains a wooden bench that is deteriorating, with some lumber in notably poor condition and specific planks having failed. This issue warrants the replacement of all the wooden components or possibly a complete replacement of the bench itself.



Perimeter fencing on the north side, which runs along a line of trees, is reported to be in poor condition and has become entangled with overgrowth from an adjacent woodland. Immediate attention may be needed to restore both the fence and the overgrown areas. The fencing along the back and south side of the park is in excellent condition. The park is populated with a diverse mix of trees of various ages, with both mature and young specimens present. However, there are some trees identified as potential hazards due to their location on neighboring property lines; these trees lean over into the park, posing a risk to park visitors if left unmanaged. It is advised that all dead or decaying branches from these neighboring trees that extend into the park be trimmed back to mitigate safety risks. Additionally, keeping lower limbs on trees within the park pruned is suggested to facilitate maintenance activities such as grass cutting, ensuring that these tasks can be carried out safely and efficiently.



7.0 - Continued

The 2024 Playchek Services Inspection Report for Churchill Street Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 3, 2024.

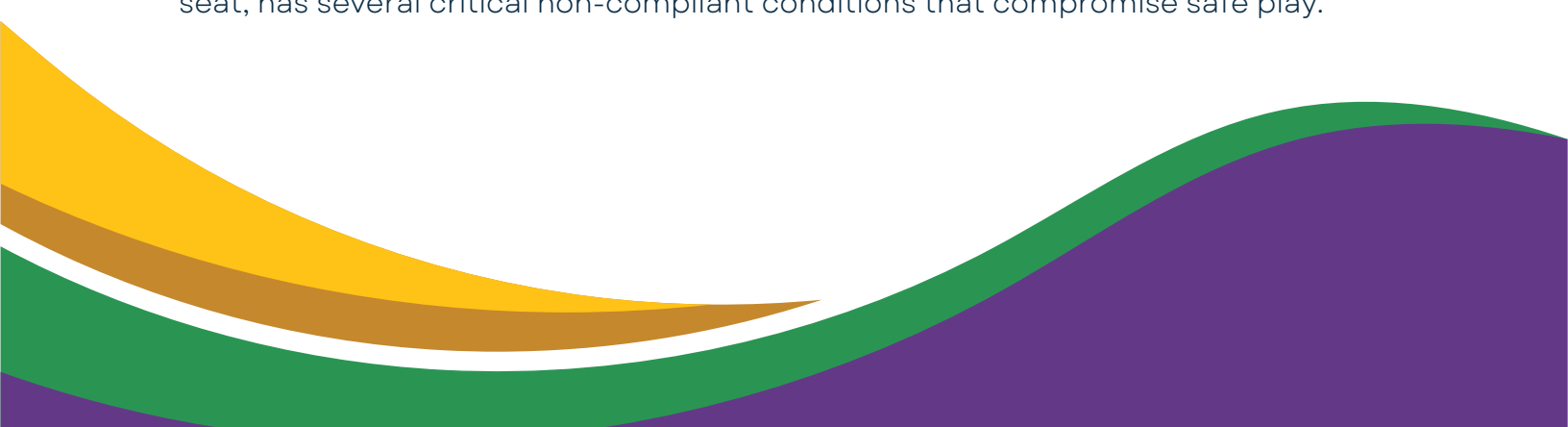
The composite play structure consists of multiple interconnected elements, including platforms of varying heights, a climber bridge, fire pole, and slides. Designed for children ages 5 to 12, this structure has several compliance issues.

The inspection found that several fasteners within the composite play structure are either loose or missing. This presents a structural stability risk, increasing the likelihood of sudden equipment failure, which can lead to falls or other injuries. Corrective recommendations include replacing missing fasteners and securing all others with locking mechanisms like thread-seizing compounds or nylock nuts to prevent accidental loosening.

The structure includes protruding elements, which do not meet the acceptable limits defined by CSA standards. These protrusions have the potential to cause serious injuries upon impact and are particularly concerning where they intersect with areas of high activity, such as climbers or slides. The standard recommends immediate adjustments or modifications to bring these projections within safe boundaries.

Several elements within the play structure, particularly around the slides and bridges, exhibit openings and configurations that pose entanglement risks. These gaps can potentially trap clothing, drawstrings, or accessories, especially around areas of "uncontrolled motion," such as the slide entry and transition zones. To mitigate these risks, it is advised to modify or cover these entanglement-prone gaps.

The single-axis swing set, which includes a bay with a belt seat and a toddler bucket seat, has several critical non-compliant conditions that compromise safe play.





7.0 - Continued

The swing set fails to meet the necessary lateral and protective surfacing clearance dimensions. Specifically, the horizontal distance between the swing seats and support frame does not adhere to the 750 mm (29.53 in) requirement set by the CSA for lateral spacing. This spacing inadequacy poses collision risks during swing use, especially for children who may not anticipate proximity to the frame.

The toddler swing seat is positioned at a clearance of 550 mm above the protective surface, falling short of the CSA's minimum clearance requirement of 600 mm. Lower-than-required seat heights increase the risk of accidental impact with the ground, especially under full swing motion.

In addition to lateral spacing, the protective surfacing zone for the front and back of the swing set does not meet the CSA requirement of a minimum 2Y clearance, where Y represents the distance from the top of the seat to the pivot point. This inadequate coverage fails to sufficiently protect against falls, increasing the likelihood of injuries upon impact.

Protective surfacing around both the play structure and swing set is composed of engineered wood fiber (EWF). While this material is compliant with impact attenuation standards when maintained at adequate depth, multiple issues were observed. Testing indicated that the EWF surfacing depth does not consistently meet the CSA-required thickness, especially in high-use areas like underneath swings and at the base of slides. Without proper depth, the material loses its capacity to absorb impact, raising the risk of head and limb injuries upon falls. The report emphasizes the need for regular surfacing checks to maintain optimal depth and cushioning properties.

The inspection noted the presence of branches, twigs, and other natural debris within the EWF protective surfacing. Such debris can create tripping hazards and increase the potential for cuts or abrasions, particularly for children who may fall or interact closely with the ground surface. Routine cleaning of the protective surfacing zone is recommended to maintain a safe play environment.





7.0 - Continued

The EWF material is contained by a “poly timber” wall, which provides structural boundaries for the surfacing area. However, ongoing monitoring is advised to ensure that the EWF remains within the designated containment, particularly in high-traffic zones where material displacement is likely.

The inspection report also identifies deficiencies in playground labeling and signage, which is essential for safe operation and emergency response. The composite play structure lacks labeling that identifies the manufacturer, date of manufacture, and intended user age range. Such information is required to help ensure that the playground equipment remains suitable for its designed age group and to aid in maintenance, especially for verifying parts compatibility or warranty terms. Contacting the original equipment manufacturer (OEM) is recommended to obtain and install compliant labels.

The swing set and other areas within the park do not display signage identifying the park owner/operator, nor do they provide contact details for reporting hazards or emergencies. The CSA recommends that this signage be visible from within the playground, with an emergency 911 location address included. Clear and accessible signage is essential for users to report issues promptly, enhancing risk management and response times.

In addition to owner information, it is advised that signage include details about the park’s location and contact information. This ensures that, in the event of an injury or equipment failure, immediate assistance can be directed accurately, expediting emergency response when necessary.





7.0 - Continued

Recommended actions include:

- Securing or replacing fasteners on the composite play structure to stabilize it.
- Adjusting swing seat heights and protective surfacing zones to meet CSA clearance requirements.
- Modifying or covering protrusions and entanglement risks to reduce injury potential.
- Regularly clearing debris from protective surfacing and maintaining adequate EWF depth to support impact attenuation.
- Updating playground labeling to include manufacturer and user age information, and installing owner identification signage with emergency contact information.





Table 7.1 - Cost Estimates

7.1 Churchill St Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Climbing Apparatus	Poor	Replace	Consideration should be given to replace unit in 2027. Deficiencies noted should be addressed in 2025.	\$7,500		\$100,000		
05 Playground Equipment	Swing	Poor	Replace	Consideration should be given to replace unit in 2027. Deficiencies noted should be addressed in 2025.	\$5,000		\$50,000		



8.0 Mount Brydges Cenotaph Park

Cenotaph Park in Mt. Brydges spans 1.22 acres and includes a playground, splash pad, pavilion, and open grounds. The playground's condition is referenced for a detailed review by Playcheck inspection. Lighting in the park comprises eight pole lights, all generally in good condition, though 2-3 of the light heads show minor damage that may require future attention to maintain adequate illumination.



The pavilion structure is noted to be in good overall condition; however, the ceiling shows signs of wear along the seams, and it is recommended to continue monitoring these areas to address any potential deterioration that could arise. Park furnishings, including tables and benches, are all in excellent shape, enhancing the park's usability and aesthetics. The park remains accessible from all sides, with no perimeter fencing enclosing it, preserving an open layout for ease of access.

The splash pad appears to be well-maintained and in good working order. The park's landscape includes a diverse range of mature trees with no visible decay, dead limbs, or hazardous conditions identified. Low-hanging limbs are to be kept trimmed to assist with grass cutting and other maintenance tasks, ensuring that the park remains tidy and accessible.

8.0 - Continued

The 2024 Playchek Services Inspection Report for Cenotaph Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 3, 2024.

The park features two composite play structures designed for different age groups, each presenting unique compliance challenges:

Three out of five handgrips are absent on the overhead rung ladder, compromising safe access to upper body elements. Without sufficient handgrips, children may have difficulty grasping, increasing fall risks. CSA guidelines stipulate that all reachable upper body components must include stable handholds.

The post caps are brittle and deteriorating, leaving sharp edges exposed. These edges pose risks of cuts or abrasions, especially on accessible points. Replacement caps should meet CSA material durability standards to ensure safety under typical playground conditions.

The stair treads are sloped beyond the allowable 2-degree tolerance, with measurements showing a downward slope ranging from 2.6 to 3.95 degrees. This gradient increases the risk of slips, particularly under damp or icy conditions. The report recommends resetting the foundation to restore proper alignment.

Missing age-specific labeling on Play Structure A means the structure does not meet visibility and age-appropriateness requirements under CSA Z614, which states that all equipment must clearly indicate intended user age groups. Contacting the original manufacturer for compliant labeling is advised.

The entry and exit points of the slide on Play Structure B have been flagged for entanglement risks. Gaps around the transition points on the slide pose a danger of clothing entrapment, which could result in choking or injury. The CSA mandates that slide openings must be free from entanglement risks in areas of "uncontrolled motion," such as sliding exits.



8.0 - Continued

The slide exit height measures below the minimum CSA requirement of 175 mm, recorded at 130 mm. Insufficient height increases impact risk as children transition from the slide to the ground. Adjustments could involve raising the slide or adding surfacing material to meet the 175-380 mm safe exit height range.

Swing Set:

The inspection covers an independent single-axis swing set, which includes two belt seats and two toddler bucket seats, revealing several structural and safety concerns:

Swing chains exhibit more than 50% wear, particularly at connection points where the most stress occurs. Chains are critical load-bearing components, and excessive wear compromises their integrity, heightening fall risks. CSA standards require chain components to maintain material strength equivalent to or greater than the original specifications. Immediate chain replacement is recommended, with specifications verified through the manufacturer to ensure compliance.

The toddler swing seats do not maintain the required vertical clearance above protective surfacing, which CSA mandates must be at least 600 mm. The swing set's protective surfacing zone, intended to cushion falls, also fails to meet necessary lateral spacing for optimal safety clearance. Regular height adjustments are suggested alongside surfacing replenishment to prevent compacting in high-use areas.

Protective surfacing throughout the playground areas is composed of engineered wood fiber (EWF). EWF's impact-attenuating properties rely on maintaining specific depths and material distribution, yet several issues compromise these attributes.



8.0 - Continued

Testing under slides and swings shows that the protective surfacing has compacted to depths of 5 cm and 8 cm, respectively—substantially lower than the CSA-recommended depths for adequate impact attenuation. These shallow depths reduce the EWF’s capacity to absorb falls, increasing the risk of head or limb injuries. For loose-fill materials like EWF, CSA guidelines recommend at least 15-20 cm depth in fall zones, especially beneath swings and slides, where usage is most concentrated. The report advises frequent maintenance of high-traffic areas, including raking and filling displaced EWF to maintain a consistent, safe depth. This process is essential to prevent the formation of “hard pan” surfaces, where compacted materials lose their cushioning properties.

The inspection report concludes with critical recommendations to address the non-compliant issues found across the park:

The worn post caps in both play structures should be replaced with caps that are CSA-compliant for durability and safety. This action reduces potential injuries from sharp or exposed edges.

CSA standards require visible labeling on playground structures indicating the manufacturer, installation date, and emergency contact information. This labeling is missing on both play structures and the swing set. Adding this information aids in quick identification for maintenance and safety checks, reducing liability and providing essential contact details for emergency situations.

Ongoing inspections and maintenance are crucial for sustained compliance. This includes monitoring swing heights, surface displacement, and structural wear on components like chains, connectors, and handgrips.

The Playcheck report highlights the need for immediate and planned interventions, prioritizing chain replacement, surfacing replenishment, and rectifying slide and swing clearances. By coordinating with original equipment manufacturers for replacement parts, materials, and accurate labeling, the park can achieve a higher standard of safety and ensure a compliant, risk-managed play environment for children.



Table 8.1 - Cost Estimates

8.1 Mount Brydges Cenotaph Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Climbing Apparatus	Fair	Repair	Repair minor deficiencies noted in Playchek's Inspection Report.	\$5,000				
05 Playground Equipment	Swing	Fair	Repair	Repair minor deficiencies noted in Playchek's Inspection Report.	\$2,500				



9.0 Applewood Park

Applewood Park, located in Mt. Brydges, covers 0.49 acres and includes a playground surrounded by a well-maintained natural environment. The park is enclosed by perimeter fencing, all of which is in good condition, providing a secure boundary for visitors while maintaining the park's accessibility. The fencing does not currently require repairs or upgrades, reflecting regular upkeep and maintenance.



The park's landscaping features a mix of young and mature trees, with no identified hazard trees or branches at the time of assessment. The mature trees are in good health, and their structural integrity does not present immediate safety concerns. To facilitate grass cutting and general park maintenance, the report recommends trimming low-hanging limbs and continuing regular inspections during each cutting cycle or after significant windstorms. These inspections ensure any broken branches caught in the mature trees are identified and removed promptly, minimizing potential risks.

Applewood Park is a compact yet functional recreational space. Its combination of well-maintained fencing, diverse tree coverage, and a focus on regular inspection and maintenance contributes to its safety and usability. Future evaluations of the playground's condition will ensure that the park continues to meet community needs while maintaining compliance with safety standards.



9.0 - Continued

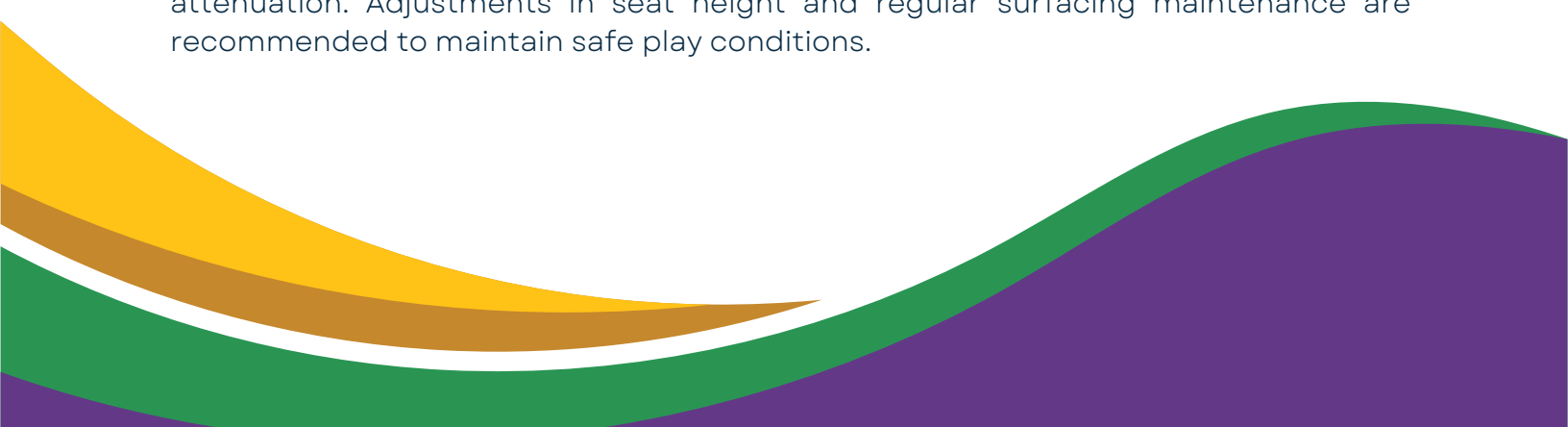
The 2024 Playchek Services Inspection Report for Cenotaph Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 3, 2024.

The report evaluates the main composite play structure and highlights issues related to missing components and potential hazards. Several fasteners on the play structure were found to be loose or missing, particularly in areas of frequent use. CSA standards specify that fasteners must be secured and not removable without tools. The report advises immediate tightening or replacement using locking mechanisms.

Certain parts of the structure present protrusions that could lead to injuries upon impact. Additionally, the structure has openings that allow torso probes to pass but restrict head probes, creating potential entrapment risks. Corrective measures, such as component replacement or covering, are recommended to align with CSA standards.

The height of the handrails does not meet CSA requirements for children's play equipment, increasing the likelihood of falls. The report recommends reconfiguring these elements to ensure they are within safe height limits for the specified age groups.

The independent single-axis swing set exhibits multiple compliance deficiencies. Swing chains show more than 50% wear, significantly increasing fall risks. CSA standards require that chains maintain material strength and durability. Replacement of worn chains with those that meet CSA standards is advised. Both the toddler and belt swing seats fall below the minimum vertical clearance requirement, measured at 570 mm versus the standard 600 mm. The protective surfacing zone beneath the swings is also compacted, which diminishes impact attenuation. Adjustments in seat height and regular surfacing maintenance are recommended to maintain safe play conditions.



9.0 - Continued

The protective surfacing consists of engineered wood fiber (EWF) but fails to meet the required depth for impact protection. Compacted surfaces were measured at depths of 5 to 8 cm, significantly less than the 15-20 cm required for proper cushioning. This reduction in depth compromises the surfacing's impact-absorbing capacity, increasing the risk of injuries from falls. The wood fiber is contained within "poly timber" walls, which generally keep the material in place, though some areas show erosion and displacement. The report stresses the importance of regular raking and topping-up of EWF to ensure consistent depth.

The park's equipment lacks the required labeling. Labels indicating the manufacturer, date of installation, and age appropriateness are either missing or illegible. Compliance with labeling standards is crucial for risk management, enabling proper maintenance and emergency response.

Recommended actions include:

- Replacing missing components.
- Adjusting equipment to correct heights.
- Securing fasteners.
- Restoring protective surfacing to meet CSA standards.
- Consideration should be given to replace the structures.





Table 9.1 - Cost Estimates

9.1 Applewood Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Climbing Apparatus	Poor	Replace	Consider replacing the play structure in 2025 or 2026. At minimum, the deficiencies noted in the Playchek report should be addressed immediately.	\$7,500	\$150,000			
05 Playground Equipment	Swing	Poor	Replace	Consider replacing the swing bay in 2025 or 2026. At minimum, the deficiencies noted in the Playchek report should be addressed immediately.	\$5,000	\$50,000			



10.0 Glover Crescent Park

Glover Crescent Park in Mt. Brydges spans 0.69 acres and includes a playground, an old backstop, and various park furnishings. The playground condition requires further evaluation, as referenced in a Playcheck inspection. The park's wooden bench is in poor condition, with deteriorated boards that either need replacement or a complete renewal to ensure safe seating for visitors.



The perimeter fencing is in good condition along one side and the back of the park; however, the park remains open along the front and one side, allowing unrestricted access from the street. The old backstop is in poor shape, with the mesh fence pulling away from its posts, leaving holes large enough for balls to pass through. Given the minimal protection it currently offers, the report recommends either immediate repairs, removal, or a complete replacement of the backstop.

The park has a variety of young and mature trees, none of which present any immediate hazards. However, routine maintenance, including trimming low-hanging branches, is recommended to facilitate grass cutting and overall park upkeep.

10.0 - Continued

The 2024 Playchek Services Inspection Report for Glover Crescent Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 2, 2024.

The primary play structure, designed for children ages 5-12, has various non-compliant issues that pose potential safety risks. The structure has protrusions that extend beyond acceptable limits and pose risks for entrapment and injury. Specific gaps at entry points for slides and other transitions could entangle clothing or body parts. There are missing or damaged post caps, which expose sharp edges, posing risks for cuts. Additionally, loose or missing fasteners compromise stability, increasing the risk of collapse or failure during use. The slope of stair treads exceeds CSA standards, increasing the likelihood of slips. Adjustments to the foundation to correct these angles are recommended.

The independent swing set, which includes belt and toddler bucket seats, also requires significant adjustments. Swing chains have worn by more than 50%, which compromises their structural integrity and increases fall risks. Immediate replacement with compliant chains is advised. The seat height and lateral clearance fail to meet the required measurements, with toddler swings positioned too close to the ground. Adjustments in height and spacing are essential to ensure compliance and reduce collision risks.

Protective surfacing throughout the playground is made from engineered wood fiber (EWF), which fails to meet necessary depth standards. Surface compaction is significant under high-use areas, reducing the cushioning effect needed to prevent injury from falls. Areas beneath swings and slides have compacted to as little as 5-8 cm, well below the recommended 15-20 cm. Some areas show signs of erosion, allowing EWF to disperse, reducing its effectiveness. Regular raking and replenishment are recommended to maintain depth and impact absorption.

Missing manufacturer and age-appropriate labels on structures create compliance gaps. We advise adding labels with manufacturer information, installation dates, and intended user ages. Additionally, the swing set lacks any labeling, which is necessary for safe use and emergency response.



10.0 - Continued

Clearance zones for the swing set are insufficient in both front and rear zones, posing risks for users who could be struck by swings in motion. Expanding these zones to meet CSA standards would mitigate such risks.





Table 10.1 - Cost Estimates

10.1 Glover Crescent Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
03 Park Furnishings	Bench	Poor	Replace	Replace wood bench	\$3,000				
05 Playground Equipment	Climbing Apparatus	Poor	Repair	Repair minor deficiencies noted in Playchek's Inspection Report.	\$5,000				
05 Playground Equipment	Swing	Poor	Repair	Repair minor deficiencies noted in Playchek's Inspection Report.	\$2,500				
5 Playground Equipment	Swing	Poor	Replace	Consider replacing the swing bay in 2026. At minimum, the deficiencies noted in the Playchek report should be addressed immediately.		\$50,000			
05 Playground Equipment	Climbing Apparatus	Poor	Replace	Consider replacing the unit in 2026 or 2027. At minimum, the deficiencies noted in the Playchek report should be addressed immediately.			\$150,000		



11.0 Lions Park (Municipal Lands)

Lions Park, also referred to as Municipal Lands, spans 8.85 acres in Mt. Brydges and features a baseball field, a soccer field, a playground, a washroom outbuilding, and a pavilion.



The baseball field is noted to be in excellent condition. The red clay infield provides a well-maintained playing surface, while the fencing, backstop, and outfield sports turf are also in excellent shape. The outfield is level with minimal uneven areas, contributing to safe play conditions. The players' dugout benches are in excellent condition, but the spectator bleachers are rated as average, with some wood rot visible on the seating planks. To enhance safety and usability, the report recommends the installation of side railings on the bleachers. The baseball field lighting has recently been upgraded to LED, providing efficient and high-quality illumination. The transition lip between the infield and outfield is in excellent condition, and ongoing field maintenance is advised to maintain the field's current status. The batting cage is in excellent condition, although it is unclear whether it is municipally owned or managed by the local Ball Association.



11.0 - Continued

The washroom building is also in excellent condition for an outdoor facility. To preserve the roof and extend its lifespan, it is recommended to power wash the roof to remove accumulated organic material. The pavilion is in average condition, with the roof requiring power washing and maintenance to ensure all fasteners are secure. It is suggested to gradually incorporate AODA-compliant picnic tables into the furnishings, though ownership of the current tables (municipal or Lions Club) is unclear.

The soccer field is in excellent overall condition, with natural grass that is healthy and weed-free. Minor restorative work is needed around the goal mouths to repair worn areas caused by frequent use. The goal frames are in excellent condition, while player benches are rated as good, with one bench requiring replacement of a broken seat board before the soccer season begins.

The park contains a mix of mature and younger trees, which contribute to the park's natural beauty. However, there are safety concerns regarding hazard trees along the property line, which have dead limbs that should be removed. Additionally, some dead trees have been partially cut down, and it is recommended to remove the remaining trunks and grind the stumps to eliminate potential hazards.

Overall, Lions Park is well-maintained and offers high-quality recreational facilities. Addressing the identified maintenance needs, including tree management, minor repairs, and furniture upgrades, will ensure the park remains a safe and enjoyable space for the community.

The 2024 Playchek Services Inspection Report for Lions Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 4, 2024.



11.0 - Continued

The composite play structure, installed in 2016, was found to have loose and missing fasteners in critical areas, compromising the equipment's stability and posing potential safety risks. The report recommends contacting the manufacturer to secure and replace the fasteners, using thread-seizing compounds or nylock-style nuts to ensure long-term stability. Additionally, open tubing ends on the structure were observed without proper caps, which do not comply with CSA guidelines. These exposed ends could result in injuries, and the report advises obtaining caps or plugs to address this issue.

The swing set includes belt and toddler bucket seats, with protective surfacing beneath showing significant compaction and displacement, particularly in high-traffic areas. The measured surfacing depth beneath the swings was only 5 cm, which is well below the required standard for impact attenuation. The report advises regularly monitoring, raking, and replenishing the engineered wood fiber (EWF) to maintain adequate depth and safety. Raising the swing seats slightly could also help mitigate wear in high-impact zones. Drainage improvements are recommended in areas prone to water pooling to reduce the displacement of EWF and maintain consistent performance.

The layout of the playground also fails to meet the required 1.8-meter protective surfacing clearance zone in several areas, such as near the staircase transfer platform, spring rider, and rotating spinner seat. This lack of adequate clearance creates a heightened risk of collisions and falls. The report recommends consulting with suppliers familiar with CSA standards to adjust the layout and increase the clearance dimensions as necessary.

The protective surfacing throughout the play area was noted to be heavily compacted and displaced in several locations, particularly beneath the slides and other high-use equipment. This condition reduces the surfacing's ability to absorb impact and increases the likelihood of injury. Immediate action is recommended to restore the protective surfacing by replenishing EWF and improving the base layer to prevent repeated displacement. Additional drainage solutions are suggested to manage water pooling and reduce long-term maintenance needs.



11.0 - Continued

The report found that there are protruding bolts beyond the face of the nuts in certain areas, creating entanglement hazards. These bolts were associated with an aftermarket nameplate that is no longer legible, and the report suggests removing the plate and associated bolts entirely to resolve the issue.

Overall, the report emphasizes the need for prompt action to address these compliance issues and enhance the safety and usability of the playground facilities. Key recommendations include securing fasteners, adding end caps to tubing, replenishing protective surfacing, improving drainage, and ensuring proper clearance zones. Implementing these measures will ensure the playground meets CSA Z614:20 standards.





Table 11.1 - Cost Estimates

11.1 Lions Park (Municipal Lands) Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Climbing Apparatus	Fair	Repair	Repair deficiencies noted in Playchek's Inspection Report.	\$2,500				
05 Playground Equipment	Swing	Fair	Repair	Repair deficiencies noted in Playchek's Inspection Report.	\$2,500				



12.0 Bennett Crescent Park

Bennett Crescent Park, covering 0.45 acres, features a playground and a pavilion. The park's perimeter fencing, which exists on only one side, is in excellent condition and requires no immediate repairs. Park furnishings, including benches and picnic tables, are also well-maintained and in excellent condition, offering high-quality seating and gathering areas for visitors.



As a newer park, Bennett Crescent Park has no mature trees, and no hazardous trees or branches have been identified. Regular maintenance of low limbs is recommended to facilitate grass cutting and park upkeep. Given the youth of the trees, it is advised to monitor them during drought periods for early signs of stress. The addition of water bags may be considered to support the trees' healthy development during dry conditions.

12.0 - Continued

The 2024 Playchek Services Inspection Report for Bennett Crescent Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 4, 2024.

The primary composite play structure, designed for children aged 5-12, shows multiple safety concerns. Several critical fasteners, including those on the staircase railing and the slide entrance panel, are either loose or missing. This compromises the structure's stability and poses significant fall risks. The report recommends contacting the manufacturer to secure these fasteners and conducting a thorough review of all hardware to ensure long-term stability, potentially by using thread-locking compounds. The structure also has protruding elements and gaps that could trap limbs or clothing, which pose entrapment hazards, particularly at slide and climber entry points. Immediate modifications to these areas are advised. Additionally, significant rust was found on some structural components, which, if left untreated, could compromise the play structure's integrity. Treating the rusted areas with protective paint and potentially replacing affected components is recommended.

The swing set, which includes belt and toddler bucket seats, also requires adjustments and repairs. The chains on the swing seats show wear beyond 50%, severely compromising their durability and safety. Replacing these chains with ones that meet CSA standards is essential to prevent breakage and ensure user safety. Both vertical and lateral clearances around the swings are inadequate, increasing the risk of accidental contact between children and nearby structures. Adjustments to seat height and spacing are recommended to meet CSA requirements and provide safe clearance around the swings.

The playground's protective surfacing, made of engineered wood fiber (EWF), fails to meet the minimum depth standards in high-traffic areas, such as beneath swings and slide exits. The compacted surfacing depth was measured at only 5 cm, significantly below the CSA minimum, which compromises its ability to absorb impact and increases injury risk. The report emphasizes the importance of regular maintenance, including raking and adding additional EWF to maintain a consistent depth of at least 15-20 cm. The inspection also highlights issues with material displacement and erosion, suggesting that improved containment and drainage solutions may help maintain the effectiveness of the protective surfacing over time.

12.0 - Continued

The absence of essential playground labeling is also noted. The playground lacks labels displaying manufacturer information, the installation date, and intended age group, all required for compliance. Additional signage indicating owner or operator contact information, along with emergency details, is recommended. Proper labeling not only assists users in reporting issues promptly but also provides crucial information for emergencies.

Recommended actions include securing all fasteners, addressing protrusions and rust, replacing worn swing chains, adjusting swing heights and clearances, replenishing and leveling the EWF surfacing, and installing necessary signage. Implementing these changes will bring Bennett Crescent Park in line with CSA standards.



Table 12.1 - Cost Estimates

12.1 Bennett Crescent Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Climbing Apparatus	Fair	Repair	Repair deficiencies noted in Playchek's Inspection Report.	\$5,000				
05 Playground Equipment	Swing	Fair	Repair	Repair deficiencies noted in Playchek's Inspection Report.	\$2,500				



13.0 Caradoc Community Centre Park

Caradoc Community Park spans 9.31 acres and includes three soccer fields and a single basketball net. The soccer fields are in excellent overall condition, with natural grass turf that has grown well and remains mostly weed-free. Minor restorative work is needed around the goal mouths, but the goal frames themselves are in excellent condition. Player benches are in good condition, though some boards are beginning to show signs of wear, indicating a need for monitoring and potential future repairs.



The spectator bleachers are rated as average, with some boards showing signs of wear and decay. The addition of side railings is recommended to enhance spectator safety. The basketball net is in excellent condition, although it is unclear if it is a municipally owned asset or was donated by a third party.

The park has no trees on the property, but a cedar hedge surrounds some of the fields. The hedge is in good condition, and regular trimming is recommended to encourage healthy growth at the base and inside sections. Overall, Caradoc Community Park's amenities and facilities are well-maintained, with minor repairs and consistent upkeep recommended to ensure continued safety and usability for visitors.



Table 13.1 - Cost Estimates

13.1 Caradoc Community Centre Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
03 Park Furnishings	Bleacher	Fair	Repair	Replace bleacher			\$12,000		
03 Park Furnishings	Bench	Fair	Repair	Replace various benches					\$10,800



14.0 Alexandra Park

Located at 154 Caradoc Street North in Strathroy, consists of a 26.87 acre multi-faceted park. The park includes open green spaces and mature trees along with playground equipment, splash pad, pavilion and baseball field. The park also features walking paths and connects various sections of the park, enhancing accessibility.



The 2024 Playchek Services Inspection Report for High Street Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 5, 2024.

For the main play area at Alexandra Park, several structural and safety concerns were noted, impacting both the playground's composite play structures and individual components. Loose or missing fasteners were identified on various structures, such as the climbing wall panel and barrier rail panel. These issues present potential hazards and compromise the stability of the play structures. Immediate action, such as replacing or securing the fasteners, is recommended to restore the structures' integrity. Additionally, the swing chains showed wear exceeding 50%, necessitating prompt replacement to prevent breakage and ensure safe use.

14.0 - Continued

Other compliance issues were found in the protective surfacing around the playground. The report highlights areas where the engineered wood fiber (EWF) surface is insufficient, reducing impact absorption and increasing the risk of injuries from falls. Regular raking and topping up of the EWF are advised to maintain the minimum required depth. Furthermore, the playground lacks proper labeling, as the manufacturer's identification is illegible, and it fails to display the required age-appropriate usage information and contact details for the park operator. Updated labeling would provide essential safety and operational information for visitors.

In the swing set area, the multi-user swing seat showed significant wear, with deteriorating edges posing an immediate risk. The recommendation includes contacting the manufacturer for appropriate replacement options. Additionally, the protective surfacing under the swings was insufficient in certain high-use areas, similar to issues noted in the main play area. The swing area also lacks proper drainage, leading to ponding water, which could cause additional safety concerns and further degrade the surfacing material.

The reports on Play Areas 1 & 2 suggest implementing a risk management plan to address these issues promptly and to maintain regular inspections, ensuring that the playground and its equipment remain safe for children. The inspection notes emphasize the need for thorough communication with manufacturers to secure compliant parts and ensure long-term safety in compliance with the CSA standards.

The above inspection was completed by Playchek in April of 2024, prior to the unprecedented storms that hit the region in July 2024. Playcheck Services provided a letter of opinion for Alexandra Park, dated August 31, 2024, which provides an assessment of the playground surfacing conditions, highlighting recurring challenges due to seasonal flooding from a nearby creek. The playground, established in 2009, originally featured a mix of poured rubber and engineered wood fiber (EWF) surfacing. However, frequent flooding has led to rapid deterioration of the rubber surfacing, necessitating two costly replacements. In 2023, the entire surfacing was converted to EWF following severe flooding that displaced and contaminated the rubber surface.

The letter emphasizes that the park's location and susceptibility to flooding make poured rubber an unsuitable choice, as water contamination has repeatedly damaged the material. EWF is recommended as the preferred surfacing material for Alexandra Park, given its effectiveness in impact attenuation and cost efficiency, especially for high-traffic areas prone to flood-related wear and tear. However, proper drainage is essential to ensure the EWF's longevity. Current site conditions lack sufficient drainage infrastructure, with inadequate excavation depth in areas previously covered with rubber. This limitation has led to rapid compaction and displacement of the EWF, particularly under swings and at slide exits.



14.0 - Continued

To address this, the letter recommends a comprehensive excavation and drainage solution. By creating a deeper base layer and installing drainage elements such as clear stone, perforated tile, or a subsurface drainage chamber, the park could better manage floodwaters, protecting the EWF and reducing maintenance frequency. These improvements would reduce material displacement, contamination, and the need for repeated replacements, making the park's surfacing more sustainable and cost-effective over time.



Table 14.1 - Cost Estimates

14.0 Alexandra Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
10 Parklands, Paths, Trails & Parking Lots	Parking Lot	Poor	Repair	Pot holes through out that should be repaired.	\$5,000				
07 Park Shelters & Structures	Pavilion	Fair	Repair	This structure requires some minor maintenance items such as new siding as boards are damaged. The posts should be capped with vinyl to protect the wood posts.	\$20,000				
08 Sport Fields & Courts	Baseball	Poor	Remediate	Dethatching, top dressing and re seeding of the areas affected.	\$7,500				
05 Playground Equipment	Play Structure	Fair	Repair	Repairs required as per Playchek inspection completed in April 2024. A number of	\$10,000				
07 Park Shelters & Structures	Washroom	Poor	Replace	Replace structure with new fully accessible washrooms.		\$500,000			
03 Park Furnishings	Bleacher	Fair	Replace	Spectator bleacher seating. Consideration should be given to upgrade these units.		\$15,000			
04 Park Fencing	Chain link	Fair	Replace	Upgrade backstop			\$25,000		
07 Park Shelters & Structures	Bridge Pedestrian	Fair	Study	Inspection by a structural engineer.				\$2,500	

15.0 Centennial Park

Centennial Park consists of 5.48 acres of park space and is home to the Strathroy Skate Park and the Strathroy Lions Disc Golf Course. A natural path, part of the Strathroy Rotary Memorial Trail, runs through the park connecting it with Victoria Park to the east. Many mature trees can be found throughout the park along with a small pond. A gravel parking lot is available off of Albert Street.



The bridge located in the park is in fair condition. Plywood has been installed in a few sections that now pose a trip hazard. Consideration should be given to replace the planks and to have the bridge inspected by a structural engineer. The cast in place concrete skatepark is in good condition with limited signs of cracking. The concrete should be monitored annually for signs of deterioration. Benches are noted to be in poor condition and should be replaced.



Table 15.1 - Cost Estimates

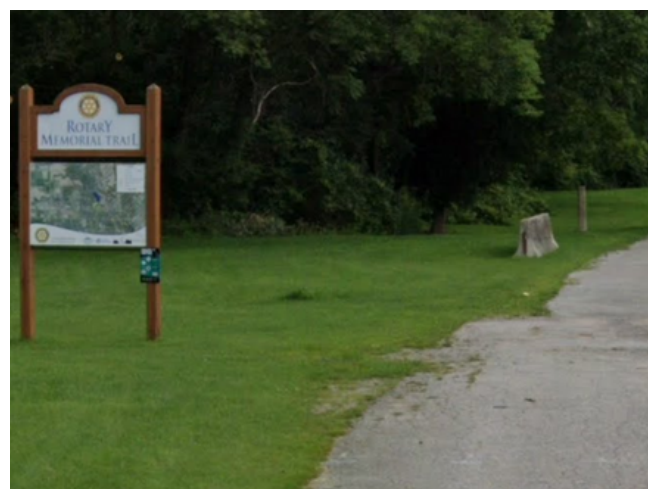
15.1 - Centennial Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
03 Park Furnishings	Bench	Poor	Replace	Replace park benches	\$7,500				
07 Park Shelters & Structures	Bridge Pedestrian	Poor	Repair	Repair planks and engineering inspection	\$10,000				
10 Parklands, Paths, Trails & Parking Lots	Parking Lot	Poor	Remediate	Re-grade parking lot	\$2,500				
11 Parklands, Paths, Trails & Parking Lots	Parking Lot	Poor	Replace	Replace existing gravel parking lot with asphalt			\$65,000		



16.0 Victoria Park

Victoria Park consists of 10.08 acres of park space. An asphalt path runs through the park between Albert Street and Victoria Street. Many mature trees can be found throughout the park along with a small pond. A small gravel parking lot is available off of Victoria Street.



The gravel parking lot should be re-graded as part of the annual maintenance program and consideration should be given to hard surface the parking lot in future years. Further inspection of the electrical service should be conducted by an electrical engineer.



Table 16.1 - Cost Estimates

16.1 - Victoria Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
06 Park Services-Utilities	Hydro Connection - Service	Fair	Study	Further inspection required by an electrical engineer to evaluate condition	\$1,000				
10 Parklands, Paths, Trails & Parking Lots	Parking Lot	Fair	Remediate	Re-grade parking lot	\$2,500				
11 Parklands, Paths, Trails & Parking Lots	Parking Lot	Fair	Replace	Asphalt parking lot					\$65,000



17.0 MacKinlay-Paul Park

MacKinlay-Paul Park, located at 188 Front Street, spans 0.05 acres and features a fountain, flower beds, benches, and a mix of mature and younger trees. The park does not have a designated parking lot, relying solely on street parking for visitor access.



The flower beds are in excellent condition, maintained regularly by the local Horticultural Society. These beds enhance the aesthetic appeal of the park and contribute to its vibrant, welcoming atmosphere. The central fountain is in good condition but will require paint restoration in the coming years to preserve its appearance and structural integrity.

The park lacks perimeter fencing, providing an open and accessible layout. Furnishings include metal benches that are rated as average in condition. These benches show signs of corrosion, and some have been vandalized with graffiti. The report recommends addressing these issues to restore their appearance and usability.

17.0 - Continued

The park's landscaping features three large, mature trees in good health with no visible hazards. Additionally, there is a mix of younger trees and shrubs, none of which present any safety concerns. Regular monitoring and basic maintenance of the trees and shrubs are suggested to ensure their continued health and to support the park's green environment.

MacKinlay-Paul Park is a small but well-maintained space that relies on regular upkeep of its flower beds, fountain, and furnishings to maintain its charm and usability for visitors. Addressing minor maintenance concerns, such as graffiti removal and corrosion on benches, will enhance the park's appeal.

18.0 Cuddy Sports Complex

This large park is primarily used for soccer with a number of field layouts to accommodate minor soccer. The primary 11v11 field is equipped with sport field lighting. An asphalt walkway/trail runs along the south side of the park that makes up part of the Strathroy Rotary Memorial Trail. A gravel parking lot is located off of Head Street and shares an entrance with the neighbouring VON facility.



The current field conditions have been assessed as being poor due to the unprecedented rains that affected Southwestern Ontario on July 16th, 2024. Fall and spring maintenance programs are required and should include, dethatching, top dressing and re seeding of the areas affected. The bleachers overlooking the large field are noted in fair condition and consideration should be given to replace these units in the next few years. There are several benches along the trail with a number of benches requiring attention along with the players benches. Consideration should be given to upgrade to newer seating. It was noted that a number of nets are movable. These units should be properly anchored as per 'Bill 99 2023'.



Table 18.1 - Cost Estimates

18.1 - Cuddy Sport Complex Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
08 Sport Fields & Courts	Soccer	Poor	Repair	Dethatching, top dressing and re seeding of the areas affected.	\$15,000				
03 Park Furnishings	Bench	Poor	Replace	Replace players benches x4	\$8,000				
03 Park Furnishings	Bench	Poor	Replace	Replace park benches x4		\$12,000			
10 Parklands, Paths, Trails & Parking Lots	Parking Lot	Fair	Remediate	Re-grade parking lot	\$2,500				
10 Parklands, Paths, Trails & Parking Lots	Parking Lot	Fair	Replace	Replace existing gravel parking lot with asphalt				\$65,000	
03 Park Furnishings	Waste Receptacle	Fair	Replace	Replace waste receptacles x8			\$9,600		
03 Park Furnishings	Bleacher	Fair	Replace	Replace bleachers x4		\$30,000			



19.0 Saulsbury Street Park

Saulsbury Street Park, located at 480 Saulsbury Street and covering 2.41 acres, features a playground, a soccer field, a basketball court, and various park furnishings. The parking lot, though small, is in good condition and constructed with permeable pavers, which help with water drainage. The soccer field, however, is rated as average, with visible wear and several maintenance needs. The goal frames require repainting to prevent further weathering, and the natural grass turf shows signs of heavy weed growth and unevenness, impacting playability. The goal mouth areas are particularly worn and need to be built back up to restore a stable surface for players.



Perimeter fencing is not municipally owned, as all boundary fences belong to adjacent residential properties. Park furnishings are in mixed condition; the metal benches are in excellent shape, enhanced with fitness-related signage, which adds value to visitors. However, the wooden picnic table is showing signs of decay, and the report recommends replacing deteriorating boards to maintain safety and functionality.

The basketball court is a well-maintained feature, with a recent refinishing that adds aesthetic appeal and improves play conditions, making it a strong asset to the park. A large canopy or sunshade covers a substantial area, providing ample shaded space for visitors, and is in excellent condition.

19.0 - Continued

The park's landscaping includes a mix of young and mature trees. Young trees are supported by water bags to promote healthy growth, and no hazardous trees have been identified, ensuring the safety and overall health of the park's natural environment. Saulsbury Street Park's amenities are generally in good condition, with specific maintenance recommended for the soccer field and picnic table to sustain its quality and usability for the community.

The 2024 Playchek Services Inspection Report for Saulsbury Street Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 11, 2024.

In the main composite play structures, the inspection reveals loose and missing fasteners, particularly on structural elements such as the staircase and platform rails. This condition compromises the integrity and stability of the equipment, posing potential fall hazards. The report recommends contacting the manufacturer for secure fastening options, including the use of thread-locking compounds to prevent recurrent loosening. The slide structure shows entanglement hazards due to gaps at the base, which could trap loose clothing, creating risks. Immediate action is suggested to seal these gaps to prevent incidents.

The rotating play equipment lacks the required 1.8-meter clearance from surrounding structures. This inadequate spacing is a significant safety risk, particularly with children potentially colliding with the equipment. Adjustments to the layout or the removal of surrounding obstacles are advised to bring the equipment into compliance.

Protective surfacing consists of engineered wood fiber (EWF), which is generally effective but shows excessive compaction and displacement in high-traffic areas like the swings and slide exits. This reduced depth fails to meet the recommended standards, increasing the risk of injury from falls. Regular maintenance, including raking and topping up the EWF, is necessary to maintain consistent safety levels. Drainage around these areas is inadequate, leading to ponding and further deterioration of the surfacing. Enhanced drainage solutions are advised to support the longevity and efficacy of the EWF.

19.0 - Continued

The playground lacks clear labeling with manufacturer details, intended age ranges, and emergency contact information, which is crucial for user safety and compliance. The report recommends installing permanent and visible signage that identifies the park operator, provides contact information, and includes age-appropriate use instructions.

In conclusion, the report underscores the need for prompt corrective actions to resolve these compliance issues, with the goal of enhancing safety, structural stability, and risk management at Saulsbury Street Park.





Table 19.1 - Cost Estimates

19.1 Saulsbury Street Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Play Structure	Fair	Repair	A number of urgent deficiencies were identified in the Playchek Inspection Report that should be addressed immediately.	\$5,000				
08 Sport Fields & Courts	Soccer	Poor	Replace	Replace goal frames		\$8,000			



20.0 West Middlesex Memorial Centre

The West Middlesex Memorial Centre, located at 334 Metcalfe Street is a multifaceted recreational facility. After undergoing significant renovations in 2011, the centre now offers a range of amenities to accommodate various events and activities. The West Middlesex Memorial Centre grounds is part of the larger fair grounds and its two parks. The site is a vital hub for sports, recreation, and community events.



The site has many mature and younger trees throughout the area with ample parking and a well-groomed perennial garden at the front. The asphalt parking lot is well lit with electrical charging units close by. The site also offers many fixtures such as bike racks, gardens, waste receptacles, benches and bollards.

21.0 Fair Grounds Aquatic Park

The Fairgrounds Aquatic Park is part of a large parcel of municipal parkland located at 334 Metcalfe Street and spans approximately 2 acres. With parking supported by the West Middlesex Memorial Centre along with on street parking, the park offers a number of amenities that compliment the larger community park. Park amenities include a pavilion, two play areas, a miniature railway track, concrete pathway and a number of trees and park furnishings.



The 2024 Playchek Services Inspection Report for the Fairgrounds Aquatic Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 5, 2024.

21.0 - Continued

Play space #1 features composite play structures designed for two age groups: 18 months to 5 years and 5 to 12 years, along with independent equipment like swings and spring riders. It includes engineered wood fibers as protective surfacing within concrete curbing. While the general equipment design aligns with age-specific compliance, notable non-compliance issues and maintenance requirements were observed.

One key issue involves a partially bound opening on a slide that fails neck entrapment tests due to shifting of the entrance enclosure. Another issue concerns staircase treads on structures that deviate from the required horizontal alignment, likely caused by settling of base support posts. The slide's slope exceeds the allowable angle, attributed to frost heaving. Manufacturer labels on the smaller structure are missing, and signage identifying the playground owner is insufficient.

Additional concerns include the leaning of a support post for overhead rotating equipment and potential surfacing inadequacies, with HIC and Gmax test results highlighted for further review. Though the inspector rated the hazards as low-risk, resolution is necessary for full compliance and enhanced user safety.

Recommendations involve engaging the original equipment manufacturer to address structural issues and improve labeling and signage for better user guidance and emergency response clarity. Adjustments to support posts and playground surfacing are suggested to mitigate risks. The overall focus remains on balancing immediate compliance with proactive risk management strategies.

Play space #2 consists of a composite play structure, a vertical climbing wall, a track ride, and various independent elements such as a balance beam and a creative see-saw. The playground is designed for age groups ranging from 18 months to 12 years. The protective surfacing is engineered wood fiber contained within landscaped borders.

Several key issues were noted in the inspection. A significant problem with the teeter-totter involves a missing seat, which poses a serious safety hazard. This element, along with damaged tires exposing steel belting, requires prompt attention to mitigate risks of injury. Spring rider equipment was found with frost-heaved support footings, creating a trip hazard that necessitates repositioning or repair.

Protective surfacing across the playground exhibited issues such as inadequate depth, significant grass growth, and compaction, particularly in high-traffic areas. These conditions compromise the surface's ability to absorb impacts and require consistent maintenance and possible "top-up" to meet safety standards.

21.0 - Continued

Structural non-compliance was identified in several elements. The climbing wall has a non-compliant opening angle that poses a potential head entrapment risk. Some play structures feature exposed bolt ends and uncapped tubing, which present entanglement and protrusion hazards, respectively. The lack of manufacturer labeling and signage for user age and emergency contact information was also highlighted as a deficiency.

The inspector emphasized the need for immediate actions, including contacting original equipment manufacturers for replacement parts, addressing maintenance concerns for protective surfacing, and implementing signage updates. Recommendations also included removing or relocating unsafe elements to ensure alignment with the CSA Z614:20 requirements.

Overall, the play space requires a strategic action plan focusing on safety upgrades and routine maintenance to ensure long-term compliance and risk reduction. Immediate interventions are recommended for high-risk issues to prevent potential injuries.



Table 21.1 - Cost Estimates

21.1 Fairgrounds Aquatic Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Play Structure	Poor	Repair	Play Area #1 - The noted deficiencies in the Playchek report should be addressed immediately.	\$5,000				
05 Playground Equipment	Play Structure	Good	Repair	Play Area #2 - The noted deficiencies in the Playchek report should be addressed immediately.	\$5,000				
05 Playground Equipment	Play Structure	Poor	Replace	Play Area #2 - Consider replacing this play structure in 2028.				\$80,000	



22.0 Fair Grounds Recreation Complex

The Fairgrounds Recreation Complex is part of a large parcel of municipal parkland located at 334 Metcalfe Street and spans 19.36 acres. With parking supported by the West Middlesex Memorial Centre along with on street parking, the park offers a number of amenities that compliment this large community park.



Park amenities include a beach volleyball court, tennis/pickleball courts, basketball court, ball diamond, skate park and pump track. Most of the assets are classified to be in very good or good condition however a number of the picnic tables and bleachers are listed to be in fair condition. Consideration should be given to replace these over the next few years.



Table 22.1 - Cost Estimates

22.1 Fairgrounds Recreation Complex Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
03 Park Furnishings	Picnic Table	Fair	Replace	Picnic tables to be replaced as needed		\$9,000			
03 Park Furnishings	Bleacher	Fair	Replace	Replace bleachers with new				\$60,000	



23.0 Southfield Drive Park

Southfield Drive Park, spanning 0.82 acres, includes an open green space and an older pavilion located in a back corner of the property. The park does not have a dedicated parking lot, with street parking being the only available option. The perimeter fence around the park is not municipally owned, and weed-like shrubs have grown up around it. To improve the appearance and accessibility of the park, it is recommended to trim or remove these shrubs.



The pavilion is in poor condition, showing signs of age and wear. Due to its deteriorated state, it may require significant repairs or replacement to restore functionality and safety. The park's only wooden picnic table is in very poor condition, with noticeable warping. Removal of the table is recommended to eliminate potential safety risks for park visitors. Tree assessments indicate that the park has a mix of young trees and shrubs, along with one mature tree that appears to be in good health with no visible hazards. While there are no immediate safety concerns regarding the trees, routine monitoring is advised to maintain their health and prevent future risks. This parcel could be considered for future development as a community park, which may enhance its recreational value and provide a more comprehensive range of amenities for residents.



Table 23.1 - Cost Estimates

23.1 Southfield Drive Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
03 Park Furnishings	Picnic Table	Poor	Replace	Picnic table shows signs of warping.	\$1,000				
07 Park Shelter & Structures	Pavillion	Poor	Replace	Replace pavillion with new.					\$25,000



24.0 High Street Park (Sensory Park)

High Street (Sensory) Park at 109 High Street West spans 0.40 acres and includes a bubbling rock fountain, a playground, and various other amenities. The park does not have a designated parking lot, with street parking as the only option for visitors. The flower beds within the park are in excellent condition, maintained by the local Horticultural Society, which keeps them well-groomed. The fountain is also in excellent condition, contributing a sensory element with its bubbling water feature.



The perimeter fencing around the park consists of chain-link fencing at the rear and a wooden fence along the sides. Both fences are in excellent condition. The park furnishings, including metal benches and a garbage can, are also noted to be in excellent condition. A well-maintained interlock brick pathway runs through the park, enhancing accessibility and adding to the park's aesthetic appeal. Routine maintenance is recommended to prevent weed growth between the bricks, ensuring a clean and unobstructed path.

The park's landscape includes a mix of young trees and shrubs, with no visible hazards identified. These plantings enhance the sensory experience for visitors, adding to the park's appeal. The overall condition of the park amenities, fencing, and landscaping suggests that the park is well-maintained and effectively provides a pleasant sensory environment for visitors.

24.0 - Continued

The 2024 Playchek Services Inspection Report for High Street Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 5, 2024.

The report highlights significant non-compliance issues. Swing set B has worn bearings on its multi-user seat and a kink in its cable, potentially leading to further wear and increased safety risks over time. The report recommends contacting the equipment manufacturer for corrective measures and suggests urgent action to prevent potential injury. Additionally, vertical protrusions over 3mm were noted on this swing set, posing an entanglement hazard according to CSA standards. Playchek advises reversing the upside-down fastener connection to address this risk.

Labeling and signage inconsistencies were also flagged. The swing set was marked for use by children aged 5–12, although it is suitable for a broader age range. Moreover, the independent rock climber lacks manufacturer information, and general playground signage fails to provide contact information for emergencies. To align with CSA standards, Playchek recommends adding appropriate labels and installing visible signage that includes emergency contact details and the 911 location address for user safety.

The protective surfacing, composed of engineered wood fibers, generally complies with safety standards but requires regular monitoring for displacement and uniformity. The report suggests implementing containment measures and ensuring adequate drainage to maintain surfacing quality, as standing water could compromise safety.

Overall, the report calls for a combination of immediate repairs and longer-term compliance measures, emphasizing professional judgment for timing certain actions. Playchek encourages routine engagement with equipment manufacturers to ensure timely repairs and adherence to the CSA standards, supporting the park's risk management and safety objectives.



Table 24.1 - Cost Estimates

24.1 High Street Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Swing	Fair	Repair	Minor repairs as noted in Playchek Inspection Report	\$5,000				



25.0 Frances Street Park

Frances Street Park spans 2.73 acres and consists mainly of open green space. The park lacks a designated parking lot, with only street parking available for visitors. Perimeter fencing is a chain-link style, although it is unclear whether the fence is municipally owned. The fencing is heavily overgrown with weeds and vines, which may require clearing to improve visibility and boundary definition.



The park furnishings include a single park bench in very poor condition, which poses a safety hazard due to its deteriorated state; removal is recommended. The picnic tables are in average condition, constructed of wood and showing signs of decay. Continued monitoring of these tables is advised, with potential replacement of decayed boards to maintain safety.

The park features a mix of mature trees, none of which have been identified as hazardous, providing shade and natural aesthetics without immediate safety concerns. The parcel should be considered for future development, possibly adding more amenities to enhance the park's functionality and appeal for the community.



Table 25.1 - Cost Estimates

25.1 Frances Street Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
03 Park Furnishings	Bench	Poor	Replace	Replace wood bench	\$3,000				



26.0 Yorkview Community Park

Yorkview Community Park, located at 189 York Street and covering 24.94 acres, includes three baseball fields, five soccer fields, a playground, two washroom outbuildings, a pavilion, and a basketball court. The parking lots are generally in good condition but require ongoing maintenance for pothole repairs and dust control. During a follow-up inspection, it was noted that Marco Clay was utilizing a section of the parking lot for clay storage, which had unintentionally become a BMX trail for children.



The park's premium soccer field is in excellent condition, with well-maintained turf, goal frames, perimeter fencing, and sports lighting that is being upgraded to LED. Spectator seating is also in excellent condition, ensuring comfort and safety for viewers. Community soccer fields are similarly well-maintained, with healthy turf and sturdy goal frames, adding to the high standards maintained across the facility.

The pavilion and washroom buildings are in overall excellent condition, with only minor damage to metal doors and eavestroughs. The concrete slab foundation is stable, while some wear on the picnic tables suggests the need for occasional board replacement. The building's pillars are in fair condition and could benefit from repainting.

26.0 - Continued

Baseball Fields #1 and #2 have red clay infields and are in excellent condition, with the fencing and backstop also well-maintained, though a missing crossbar on the backstop for Field #2 requires attention. The outfield turf is level and mostly free from weeds, although ongoing maintenance is recommended at the transition between outfield and infield areas. The players' dugouts are in average condition, with some age-related wear requiring repainting and minor repairs to blockwork and support posts. The spectator bleachers are in good condition but have some wood rot beginning on the seating planks; adding side railings is recommended to enhance safety. The batting cage is in good condition, though it is unclear if it is maintained by the town or an association.

The basketball court, a recent installation, is in excellent condition, with high-quality surfacing. Pathways throughout the park are asphalt and well-maintained, with protection in place to prevent damage during recent diamond renovations.

The premium baseball diamond features an infield of red clay and turf grass, with Marco Clay currently making enhancements for improved play. The fencing and backstop have been upgraded from fair to excellent condition. The outfield turf is well-leveled and mostly weed-free, though routine maintenance at the infield-outfield transition is advised. The warning track, initially in average condition, is being enhanced and will soon reach excellent status. Players' dugouts show minimal aging, with vegetation around fence lines needing management to prevent overgrowth. Sports field lighting for the diamond is in excellent condition.

The park has a mix of young and mid-aged trees with no hazardous trees identified. Regular trimming is suggested to aid in grass cutting, while periodic inspections are recommended to monitor and prevent the development of hazardous branches. Overall, Yorkview Community Park is a well-maintained facility that offers a range of recreational amenities in excellent condition, supporting the community's recreational needs.

The 2024 Playchek Services Inspection Report for Yorkview Park provides a comprehensive evaluation of the park's playground, following the CAN/CSA Z614:20 National Standard of Canada for children's playground equipment and surfacing. The report includes detailed findings on compliance issues, surfacing conditions, and playground structure safety based on field inspections conducted on April 2, 2024.

The main composite play structure, designed for children ages 5-12, has multiple compliance issues. Numerous fasteners are loose or missing, particularly on components such as the staircase and climbers. The loose hardware impacts the structure's stability, increasing the risk of falls or injuries. The report suggests contacting the original equipment manufacturer to secure these fasteners and recommends inspecting all hardware across the structure for potential long-term solutions, such as using thread-seizing compounds. Protruding elements and gaps that could cause entrapment are also noted, with modifications advised to prevent accidental clothing or limb entanglement.

26.0 - Continued

The swing sets, consisting of belt and toddler bucket seats, require specific safety adjustments. The swing chains show excessive wear of more than 50%, reducing their durability and creating a risk of breakage. Replacement of these chains with CSA-compliant materials is recommended. Additionally, the vertical and lateral clearances are inadequate, failing to meet CSA standards. These clearances should be adjusted to avoid accidental contact and ensure safer spacing between swings and other structures.

The playground utilizes engineered wood fiber (EWF) as protective surfacing; however, the material is compacted and does not meet the minimum depth requirements in high-use areas, including beneath swings and slide exits. The compacted depth, averaging only 5-8 cm, is significantly below the recommended 15-20 cm, reducing its effectiveness in impact absorption and increasing injury risk. Regular raking and replenishment of EWF are advised to maintain consistent depth, as well as improvements in containment and drainage to prevent material displacement over time.

The report highlights the need for additional playground labeling, which includes important information about manufacturer details, installation date, and intended age group. These labels are either missing or illegible on certain equipment, and the report recommends contacting the manufacturer for updated labels. Proper signage with contact information for reporting safety concerns is also advised to support risk management and emergency response.

In conclusion, the inspection recommends a series of corrective actions, including securing loose fasteners, addressing entrapment and protrusion hazards, replacing worn swing chains, adjusting clearances, maintaining protective surfacing, and improving playground labeling.



Table 26.1 - Cost Estimates

26.1 Yorkview Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
05 Playground Equipment	Climbing Apparatus	Good	Repair	Minor repairs as noted in Playchek Inspection Report to climbing apparatus and swings.	\$5,000				



27.0 DeRuiter Drive Park (Rotary Memorial)

DeRuiter Drive Park, also known as the Rotary Memorial Trail, covers 3 acres and features a hiking and walking trail along with a parking lot. The entrance garden and signage are in excellent condition, enhancing the park's aesthetics and welcoming appearance. The parking lot is also well-maintained, but future improvements are recommended, including the addition of lining or striping and an AODA-compliant accessible parking space.



The trailhead is in excellent shape, with a recommendation to install a Practica dog waste disposal bag dispenser at the entrance to promote cleanliness. A stump near the trailhead presents a tripping hazard; it has been marked, indicating a possible removal plan. Grinding or removing this stump would eliminate the hazard.

The trail section from the trailhead to the bridge is in good condition overall, though certain areas are wet and muddy. Adding material, such as mulch, would improve traction and accessibility on these damp sections. The bridge over a small creek is rated as fair, with some areas of wood showing signs of decay. The far side of the bridge exhibits excessive bounce, and the absence of a railing raises safety concerns, especially given that the wood surface becomes very slippery when wet. Installing a railing and replacing decayed wood are recommended actions to enhance stability and safety.

27.0 - Continued

The trail section from the bridge to the stairs is in poor condition, with frequent muddy and wet areas. To improve trail usability, adding mulch or other material to build up the trail in these sections is advised. The stairs themselves are in good condition, featuring slip-resistant steel steps. However, the top landing has a slippery wooden surface, where adding a traction strip would enhance safety. The stair railing also requires painting to prevent deterioration and ensure longevity.

The final stretch of the trail, running through a mature forested area, is in good condition. It offers a scenic walking experience with mature trees and a pleasant natural environment. Regular maintenance is recommended to keep fallen trees clear of the trail, ensuring unobstructed access. Weekly inspections are advised to promptly address any downed trees or other issues. The wooded section includes several leaning trees that may need to be set down to prevent potential safety risks. The initial part of the trail traverses wetland areas with shrubs and younger trees, adding ecological variety to the park's landscape.

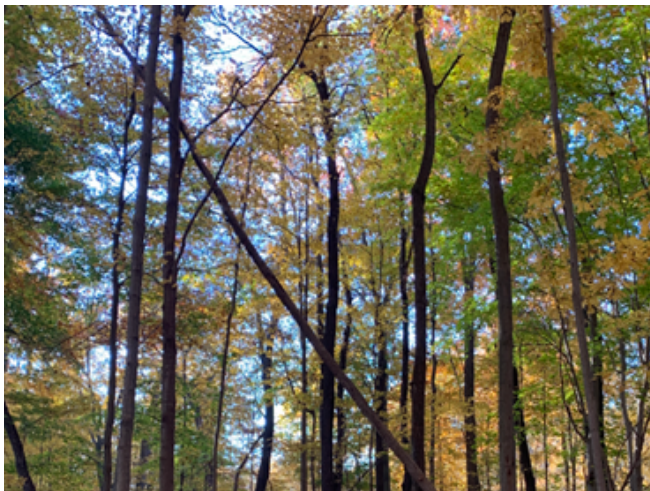




Table 27.1 - Cost Estimates

27.1 Yorkview Park Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
09 Park Stairways & Boardwalks	Other Stairway	Good	Repair	The top landing has a slippery wooden surface, where adding a traction strip would enhance safety. The stairs themselves are in good condition, featuring slip-resistant steel steps. However, the top landing has a slippery wooden surface, where adding a traction strip would enhance safety. The stair railing also requires painting to prevent deterioration and ensure longevity.	\$7,500				
	07 Park Shelters & Structures	Fair	Repair	The bridge over a small creek is rated as fair, with some areas of wood showing signs of decay. The far side of the bridge exhibits excessive bounce, and the absence of a railing raises safety concerns, especially given that the wood surface becomes very slippery when wet. Installing a railing and replacing decayed wood are recommended actions to enhance stability and safety.	\$25,000				



29.0 Gemini Sportsplex

Gemini Sportsplex Park, located at 667 Adair Blvd. and covering 50.97 acres, features five soccer fields, two rinks, a washroom, and a concession stand. The parking lot, which is shared with a neighboring school, serves both the sports fields and ice rinks.



Parking lot lighting is in good condition, but the asphalt surface is only in fair condition, with numerous cracks and visible wear. Several catch basins are in poor condition, with approximately four requiring immediate repair to prevent further deterioration. Each catch basin repair is estimated to cost between \$4,000 and \$4,500. Overall, the parking lot's condition is rated as fair to good, pending these necessary repairs.

The soccer fields are well-maintained with healthy natural grass and minimal weed presence, creating an excellent playing surface. The goal frames are structurally sound but exhibit some rust; the report recommends sanding and repainting to preserve their condition. Player benches are in average condition, showing signs of wood decay and rust on the steel support posts. Monitoring the benches for further wood decay and repainting the posts is advised to maintain their usability.



29.0 - Continued

A field catch basin along the shared school fence line is in poor condition, with washouts creating trip hazards. Immediate remediation is recommended to eliminate these hazards and ensure safe use of the area.

The park's landscaping includes a mix of young and mature trees with no identified hazards. Regular trimming of low branches is suggested to facilitate easier grass cutting and maintenance around the trees. The overall park infrastructure and amenities are generally in good condition, though targeted repairs and routine maintenance would enhance safety and extend the lifespan of park facilities.





Table 29.1 - Cost Estimates

29.1 - Gemini Sportsplex Cost Estimates

Level 1 - Major Group	Level 2 - Component	Condition	Intervention Type	Intervention Details	2025	2026	2027	2028	2029
06 Park Services Utilities	Catch Basin	Poor	Repair	Four catchbasin immediate repairs	\$16,000				
07 Park Services Utilities	Catch Basin	Poor	Repair	Catch Basin Repairs		\$20,000			

