

DATE OF MEETING October 16, 2019

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SUBJECT LOUDON PARK BOATHOUSE PROJECT

OVERVIEW

Purpose of Report

To provide background information regarding a proposed boathouse facility for Loudon Park and obtain Council approval to proceed with the community-driven, collaborative project.

Recommendation

That the Finance and Audit Committee recommend that Council:

1. consider funding of \$123,750 during the 2020 financial plan review for detailed design and costing of the Loudon Boathouse (with \$15,000 coming from private contributions);
2. direct Staff to return with, final costing and funding options for Council's review and consideration during the 2021 budget review if design phase is approved; and,
3. direct Staff to work with the Long Lake Flatwater Training Centre Society and Rotary Club of Nanaimo North on fundraising and other sources of revenue for the project.

BACKGROUND

Loudon Park is a very popular and active lakefront area throughout the year, particularly during the summer months. It is home to both the Nanaimo Rowing Club and the Nanaimo Canoe and Kayak Club. Both organizations have been active at this location for over 20 years and provide a variety of youth and adult rowing and paddling services, lessons and programs. In addition to the club activities, Loudon Park is an active summer swimming area for the community.

In 2007, Council adopted an initial Loudon Park Improvement Plan, and an updated version of the plan was approved in 2010 (Attachment A). The plan identifies that the existing, 50-year old washroom/change room facility on site does not meet the needs of the paddling organizations or the community overall. The plan recommends that a new paddling facility be developed to provide an updated and accessible year-round public washroom and change room, as well as storage, dry floor and program space for two active providers of recreational opportunities in the community.

City staff and the Long Lake Flatwater Training Centre Society (which represents the two paddling organizations) have been working together to develop a replacement boathouse facility for several years. Previously, funding has been approved by Council and included in past years' capital plans; however, due to required private contribution goals and a final design not being achieved within timeframes, the budget allocations were never used.

Currently, City staff and the Society are working in partnership with the Rotary Club of Nanaimo North, which has chosen the Loudon Boathouse as its legacy project to commemorate 50 years of service in Nanaimo as of the year 2022. The additional fundraising support provided by the Rotary Club will help toward achieving private contribution goals. As well, a final design for the new facility has been provided and approved by the paddling organizations, fulfilling a requirement that was previously missing.]

DISCUSSION

[The proposed new facility located at Loudon Park will be a multi-use boathouse and community meeting space for the Nanaimo Canoe and Kayak Club, the Nanaimo Rowing Club and the City, consisting of the following:

- Approximately 5,500 square feet in area
- Two offices
- Women's and men's public washrooms including a universal toilet room
- Secure boat storage
- Multi-purpose space including small kitchen and folding partition
- Private washroom and double shower room
- Mechanical and electrical rooms

The proposal is in accordance with the Loudon Park Improvement Plan. A draft design of the facility is shown in Attachment B, and an approved layout plan is included as Attachment C.

The new facility would replace an aging City asset at the end of its life and provide numerous community benefits. Paddling organizations will gain a dry, heated, multi-use training facility with secure storage to enable operation year round. It will allow for expanded programming for community groups of all ages and abilities, reduced maintenance/replacement costs for equipment, increased safety, and high-level training and racing opportunities at Long Lake. The community will take pride in the revitalization of Loudon Park and enjoy modern, barrier-free washrooms/change rooms and increased water sport programs for the public.

The Loudon Boathouse project presents an opportunity for the City to partner with three well-established organizations in the community. Private and public funds would combine to achieve the new public facility, and a co-management agreement would be established for its shared operation.

Staff recommend proceeding with the Loudon Boathouse project in collaboration with the Long Lake Flatwater Training Centre Society and Rotary Club. The goal would be to begin the design phase in 2020 followed by construction throughout 2022 and completion by the spring of 2023. Design costs to be included in the 2020 capital plan are projected at \$123,750 with \$15,000 of this amount being funded by private contributions (see Attachments D and E for correspondence confirming funding commitments). Construction costs thereafter (including structure, site works, geotechnical, environmental and civil engineering) are estimated at \$1,226,250 to \$1,876,250. The total estimated cost of the project to completion is \$1.35 to \$2 million (with a portion of this amount to be funded from private contributions.]

OPTIONS

That the Finance and Audit Committee recommend that Council:

1. consider funding of \$123,750 during the 2020 financial plan review for detailed design and costing of the Loudon Boathouse (with \$15,000 coming from private contributions);
 2. direct Staff to return with, final costing and funding options for Council's review and consideration during the 2021 budget review if design phase is approved; and,
 3. direct Staff to work with the Long Lake Flatwater Training Centre Society and Rotary Club of Nanaimo North on fundraising and other sources of revenue for the project.
- The advantages of this option: An aging City amenity will be replaced with a modern facility that meets a variety of community needs using a combination of public and private funds. The new boathouse will improve security, safety, accessibility and enable local paddling clubs to offer enhanced, year-round programming for all ages and abilities. The proposed facility meets the goals of the Loudon Park Improvement Plan.
 - The disadvantages of this option: The actual amount of fundraising contributions achieved may be less than estimated. Construction costs may increase over the 3-year project.
 - Financial Implication: \$123,750 would be required from the 2020 capital budget (with \$15,000 of this amount from private contributions). The cost estimate for the entire project over 3 years (2020-2023) is \$1.35 to \$2 million, with a portion of this amount being funded by private contributions.
2. That the Finance and Audit Committee recommend that Council construct a stand-alone storage facility only and keep the existing washroom/change room building at Loudon Park.
 - The advantages of this option: Secure storage for boats and equipment would be provided at a lower cost than a full boathouse facility.
 - The disadvantages of this option: It is not in keeping with the Loudon Park Improvement Plan. The existing public washroom/change room building is at its end of life and would still require replacement in the future. A number of well-established trees would need to be removed to accommodate the additional space needed for a stand-alone storage facility.
 - Financial Implications: A 2016 preliminary estimate projects the cost at \$700,000 for the storage facility only (does not include renovation or repair of the existing facility).
 3. That the Finance and Audit Committee recommend that Council keep the existing facilities at Loudon Park as is.
 - The advantages of this option: Capital expenditure is delayed until a future date.
 - The disadvantages of this option: The existing public washing washroom/change room building is at its end of life and would still require replacement in the future. The paddling clubs will remain without secured, out-of-the-elements storage for boats and equipment and will not be able to expand or extend programming activities. An opportunity to collaborate with community groups to replace an

- outdated amenity with a modern facility that will provide better safety and public accessibility to a lakefront park will be lost.
- Financial Implications: Zero cost at this time.

SUMMARY POINTS

- A new boathouse facility is being proposed for Loudon Park through a partnership between the City, Long Lake Flatwater Training Centre Society and Rotary Club of Nanaimo North.
- The modern facility would replace an existing building at the end of its life using a combination of public and private funds.
- The paddling organizations would gain needed storage and dry floor space to enable expanded, year-round programming for all ages and abilities, as well as allow for high level training and competitions.
- Public users of the Loudon Park lakefront would benefit from barrier-free, accessible washrooms, safety improvements and increased water sport activity options.
- The boathouse facility meets the goals of the Loudon Park Improvement Plan.

ATTACHMENTS:

- ATTACHMENT A: Loudon Park Improvement Plan
ATTACHMENT B: Draft Conceptual Design of Boathouse Facility
ATTACHMENT C: Approved Layout Plan
ATTACHMENT D: Letter dated 2019-AUG-23 from Rotary Club of Nanaimo North
ATTACHMENT E: Email dated 2019-AUG-19 from Long Lake Flatwater Training Center Society |

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