

DATE OF MEETING MAY 10, 2021

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PARKS, RECREATION AND CULTURE

SUBJECT LONG LAKE PADDLING AND ROWING CENTRE UPDATE

OVERVIEW

Purpose of Report

To provide Council with updated information regarding the Long Lake Paddling and Rowing Centre and to obtain approval to proceed with public review and the final design process for this community-driven, collaborative project.

Recommendation

That the Governance and Priorities Committee recommend that Council:

1. receive the two concepts for public review and comment and direct Staff to return with a finalized design, plan and costing for Council consideration and deliberation during the 2022-2026 Financial Plan Review process; and,
2. to consider the addition of the overall park and playground redevelopment into the same project year to minimize park disruption.

BACKGROUND

At the Finance and Audit Committee meeting held 2019-OCT-16, a motion was passed 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 motion was approved by Council at the Regular Council Meeting held 2019-OCT-21.

In the first half of 2020, the Request for Proposal (RFP) No. 2573, *Loudon Park Boathouse Redevelopment* was issued for architectural services. The successful proponent was Iredale Architecture (Iredale).

Staff started working with the architectural firm, the Rotary Club of Nanaimo North, and the Long Lake Flatwater Training Centre Society (Flatwater Society) to finalize programming needs as well as improvements and options for community amenities such as public washrooms and a possible community accessible multi-purpose space.

This initial concept was sited in the northeast area of the park over top of the footprint of the existing washroom and storage building. This location had been previously supported by past Council and in the Loudon Park Improvement Plan (adopted 2012) and had been previously known as 'Concept D'.

This first concept, Design Option 1, was reviewed by the design working group in September of 2020 and then reviewed with the City's Current Planning Section and it was determined that the building needed to shift to the southwest to ensure that the footprint did not encroach into the 15 metre Development Permit Area (DPA).

The finalized concept (Attachment A) was sent to a cost consultant in December 2020 and initial cost estimates came back far higher than originally anticipated. Original construction budgets had been preliminarily established in early 2019, prior to any global pandemic or significant material cost increases. December 2020 estimates for the structure was approximately \$3.18 million. This is exclusive of park redevelopment or playground upgrades.

Adding to the fact that the global pandemic has had increased operational cost impacts on all businesses including construction, material costs have also gone up greatly and in some cases, upwards of 200%.

It was clear that other concepts needed to be discussed, designed, and cost estimated, so that the budgets could be reduced as much as possible without completely eliminating the original intent of building this new facility. At this point, Design Option #1 was abandoned.]

DISCUSSION

[The design working group met to discuss options for moving forward. Design Option #2 modified loading / unloading areas and changes to overall space to help reduce the cost of the project. Design Option #2 still incorporated a multi-purpose indoor space that could potentially be booked and used for other community functions with separate access from the Flatwater Society's areas of occupancy.

As a result of needing to shift the building more into the park, the potential for user conflict was too high and Design Option #2 was altered to have the loading and unloading of boats occur on the northwest of the facility rather than the northeast. The northeast side faces some of the prime sections of public beach and lake access for swimming. Boat movement is shown in Attachment B.

Design Option #2 (Attachment C) was sent to the cost consultant and although the pricing came back lower, the amount was still high. February 2021 estimates for the structure was approximately \$2.86 million. This is exclusive of park redevelopment or playground upgrades.

Following the cost estimate for Design Option #2, the design working group met to discuss absolute bare minimum requirements for the Flatwater Society's spaces regarding overall use and secure storage needs for their equipment as well as the public washrooms and Design Option #3 was developed. In this option, the indoor multi-purpose space was removed; however, the rooflines were kept the same in this area to provide a large covered space facing the park and lake.

Design Option #3 modernizes and consolidates the existing amenities onsite (Attachment D). February 2021 estimates for the structure was approximately \$2.48 million. This is exclusive of park redevelopment or playground upgrades.

During the development of these concepts, the public washrooms have stayed the same size to ensure improved accessible washrooms for the public's use.

Due to the location of the current sewer line across the frontage of the park at the parking lot, Staff reviewed the replacement timeline and expedited this section to be replaced as part of the construction project as all design options were situated directly on top of the sewer line in its current configuration.

This project, regardless of which concept is chosen, provides the opportunity to also replace the aging playground equipment, access to the fishing dock, overall beach access, and as well as the natural environment of the park. All these improvements would address accessibility issues for the amenities within the park. Staff added this review and concept design scope to the consultant's deliverables and as a result, a landscape architectural firm was added to the team. Considering those improvements could happen in concert with the construction of the new facility to eliminate future year disruptions to the park and park users, or they could be done in a future phase or phases. The estimated cost of these improvements is between \$700,000 and \$900,000 (Attachment E).

Further detailed drawings are attached as Attachment F, which also includes comparable drawings between Design Option #2 and #3.

Finalizing a design option, will allow both our community partners, Rotary and Flatwater, to continue fundraising, but also be able to show potential donors, what the new facility will look like. Both groups have committed, at minimum, to contribute \$100,000 each over a five-year period to the construction of the facility.

Public engagement with the surrounding neighbourhood and park users will be an important step that will be conducted following direction from Council.

OPTIONS

1. That the Governance and Priorities Committee recommend that Council:
 1. receive the two concepts for public review and comment and direct Staff to return with a finalized design, plan and costing for Council consideration and deliberation during the 2022-2026 Financial Plan Review process; and,
 2. to consider the addition of the overall park and playground redevelopment into the same project year to minimize park disruption.
- The advantages of this option: Aligns with the commitment made in the Loudon Park Improvement Plan. Works collaboratively with multiple community groups on building a sports and community venue to benefit many. Increases the accessibility of the park to users of all abilities. Minimizes disruption to the park by combining all project elements into one year.

- The disadvantages of this option: Construction costs are high due to economic and pandemic impacts.
 - Financial Implications: Finalized concept and design will be presented for Council's consideration and deliberation as part of the 2022-2026 Financial Plan Review process.
2. That the Governance and Priorities Committee recommend that Council provide alternative direction to Staff. |

SUMMARY POINTS

- A collaborative group made up of Nanaimo Rotary Club North and the Long Lake Flatwater Training Society have been working with the City of Nanaimo on the design for the Long Lake Paddling and Rowing Centre.
- The Boathouse project was identified and outlined in the adopted improvement plan for Loudon Park in 2012.
- Unexpected material cost increases and COVID-19 pandemic will have an impact on the ultimate cost of the project
- Combining the park redevelopment including replacement of aging playground equipment, improving accessibility, and addressing naturalization of the park in the same year as construction will minimize park disruption.
- Both Long Lake Flatwater Training Centre Society and Rotary Club of Nanaimo North have committed, at minimum, to contribute \$100,000 each over a five-year period to the construction of the facility.

ATTACHMENTS:

ATTACHMENT A: Design Option #1

ATTACHMENT B: Boat Movement diagram

ATTACHMENT C: Design Option #2

ATTACHMENT D: Design Option #3

ATTACHMENT E: Landscaping designs

ATTACHMENT F: Detailed design drawings including comparison of Design Options #2 and #3

ATTACHMENT G: Link to the Loudon Improvement Plan – 2012 |

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