

Loudon Park Improvement Options



2025-NOV-19

Photo of Loudon Park

Added to Loudon Park:

- 4246 Victoria Avenue
- 4288 Victoria Avenue
- Access to encroached City Lands 4288A & 4246A
- Road Right of Way

These additions increase the size of the park by 29%



Image showing park expansion from 6,958m² (1.72 Acres) to 8,979m² (2.2 Acres)

Loudon Park Expansion

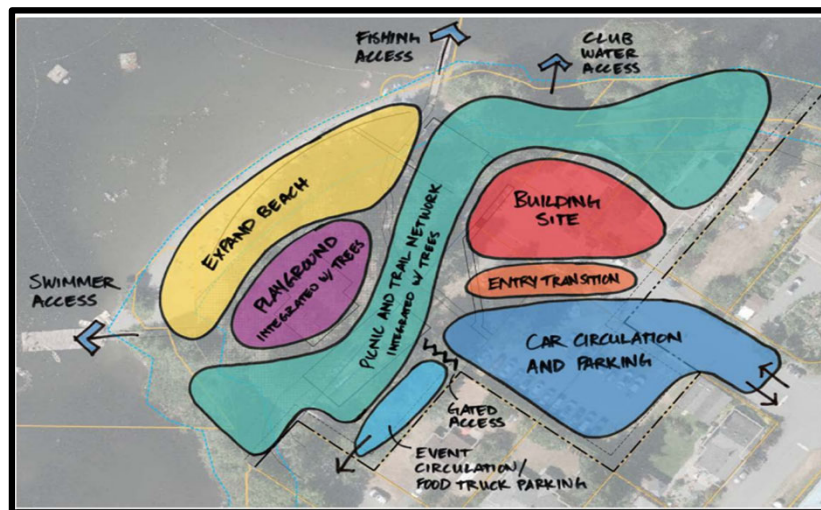
October 2025 Engagement

To confirm inputs for informing revised and new options



Photos of youth in canoes and kayaks on Long Lake

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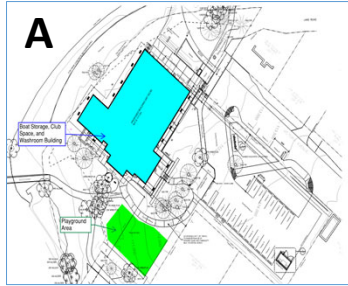


Site Layout Bubble Diagram

Expanded Site Layout

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Renderings of Option A

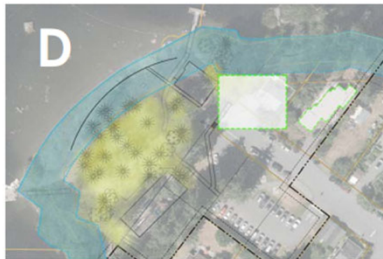
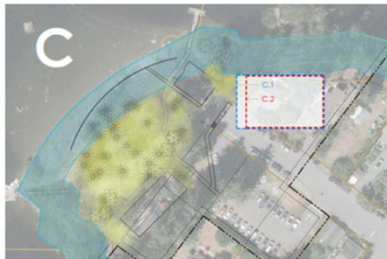
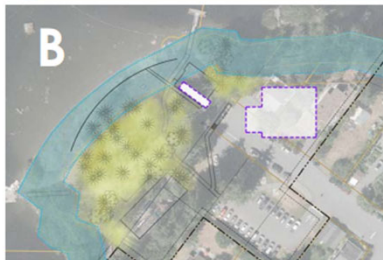
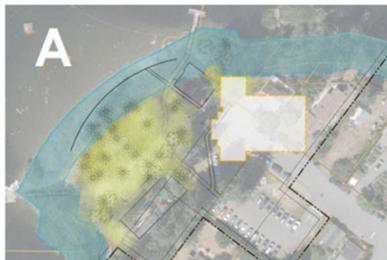


Renderings of Option B

Original Siting Options

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Air photos of Options A, B, C, and D Located on Acquired Residential Properties

New Siting Options

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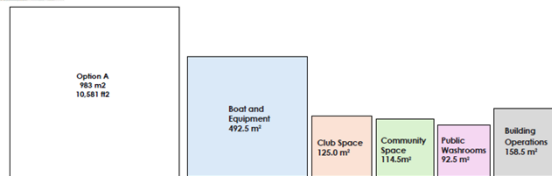
Air photo showing Option A

Option A Considerations

- Largest building area
- Club space includes fitness room and office space
- Community space includes community room, prep kitchen and equipment room
- Washrooms will consider a mix of public and restricted access
- Washrooms will be gender neutral and inclusive
- Limited equipment room area provided for all users

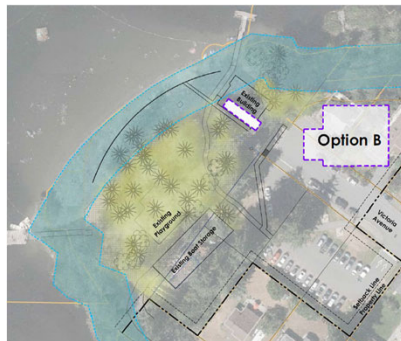
Option A
983 m²
10,581 ft²

\$9,750,000 -
\$11,520,000



Graphic representation of massing for Design Option A

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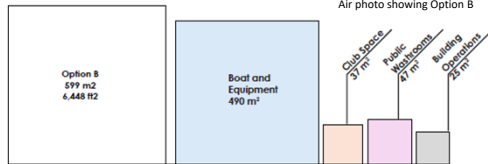
Air photo showing Option B

Option B Considerations

- Smallest building area
- Club space includes small fitness room and no office space
- No community space offered
- Washrooms will consider a mix of public and restricted access
- Washrooms will be gender neutral and inclusive
- No equipment room area provided
- The City will work in collaboration with the City's Advisory Committee on Accessibility and Inclusiveness to confirm accessibility requirements

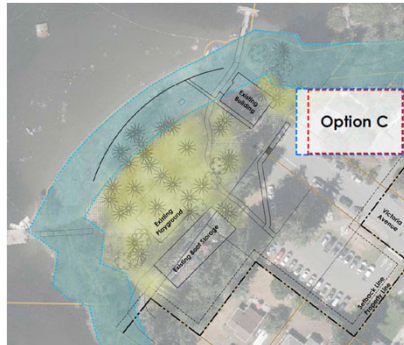
Option B
599 m²
6,448 ft²

\$7,020,000 -
\$8,080,000



Graphic representation of massing for Design Option B

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Air photo showing Options C

Option C.1
831 m²
8,945 ft²

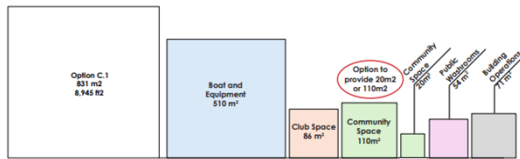
Option C.2
741 m²
7,976 ft²

\$8,755,000 -
\$10,230,000

\$8,080,000 -
\$9,400,000

Option C Considerations

- Intermediate building area
- Uses offered addresses input provided October 2025 from the:
 - Wellington Action Committee (WAC)
 - Nanaimo Rowing Club
 - Nanaimo Canoe and Kayak Club
 - Flat Water Society
 - Friends of Loudon Park
 - City of Nanaimo
- Club space includes suitable fitness and office space
- Community Space (C.1) includes a Community Room and Prep Kitchen
- Community Space (C.2) does not include a Community Room. Removing the community room in Option C.2 acknowledges the following feedback from Wellington Action Committee:
 - WAC recognizes the City may want indoor bookable space but reiterated that they do not drive the request. WAC does not require or desire indoor space.
 - WAC prefers funds to be allocated to outdoor park improvements that are free and accessible
- Adequate equipment room provided for all users



Graphic representation of massing for Design option C.1 and C.2

C.1 and C.2



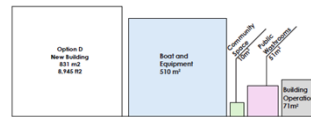
Air photo showing Option D

Option D
831 m²
8,945 ft²

\$7,985,000 -
\$9,310,000

New Building:

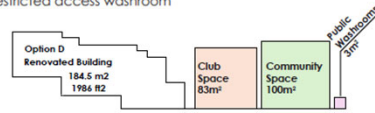
- Boat storage
- Adequate equipment room provided for all users
- All washrooms will be accessible to the public
- Washrooms will be gender neutral and inclusive



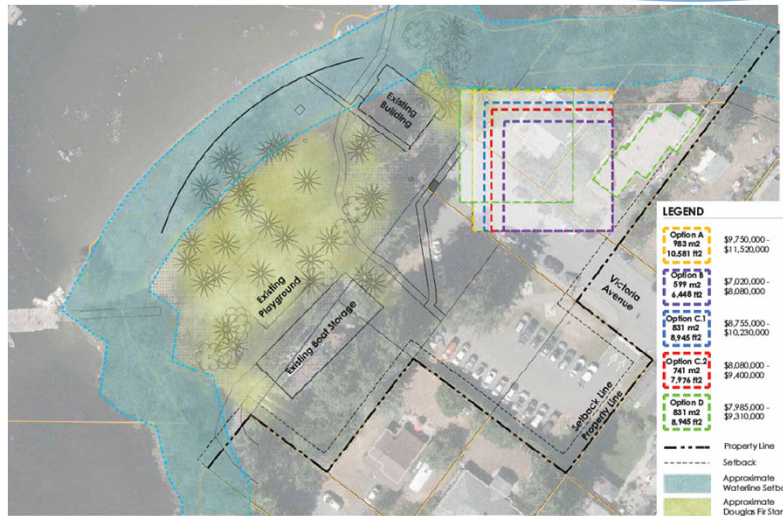
Graphic representation of massing for Design Option D - New Building

Renovated Building:

- Club space includes suitable fitness and office space
- Community space includes a community Room and a prep kitchen
- One restricted access washroom



Graphic representation of massing for Design Option D - Renovated Building



Generic Footprint Options Comparison

Overlay of Options

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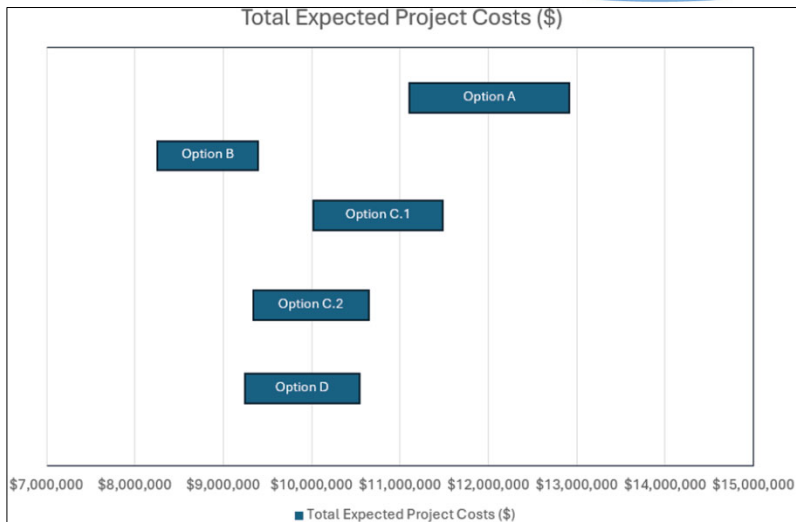
	Option A Integrated Activity Centre 1 New Building	Option B Dual Building Concepts 2 New Buildings	Option C Enhanced User Group +/- Community Space 1 New Building		Option D Hybrid New Build + Renovated 1 New 1 Renovated	
	A New	B New	C1 New	C2 New	D New	D Renovated
Boat and Equipment	493	490	510	510	510	0
User Group Space	125	37	86	86	0	83
Community Space	115	X	110	X	20	100
Washrooms	93	47	54	54	54	3
Building Operations	159	25	71	71	71	0
Total m²	983	599	831	741	831	
Total ft ²	10,581	6,448	8,945	7,976	8,945	
Total Building Cost High Estimate	11.5 M	8.1 M	10.2 M	9.4 M	9.3 M	
Non-Building Park Improvements	1.3 M	1.3 M	1.3 M	1.3 M	1.3 M	
Total Project Cost	12.8 M	9.4 M	11.5 M	10.7 M	10.6 M	

Loudon Park Amenity Building - Detailed Use Options Table

Options Comparison

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Options Costs Comparison

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- Advanced Design
- Community Engagement
- Council Approval
- Construction



Photos of people paddling on Long Lake

Next Steps Pending Council Direction

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Questions & Discussion



Photos of people paddling on Long Lake and walking in Loudon Park