



Subject: Parkette at H.H. Knoll Lakeview Park– Concept Plans

To: Council

From: Chief Administrative Office

Report Number: 2021-194

Meeting Date: July 26, 2021

Recommendation:

That Chief Administrative Office Report 2021-194 be received;

That Council approve the selection of concept plan Option Two for the Parkette at H.H. Knoll Lakeview Park;

That the Manager of Strategic Initiatives be directed to issue a tender to have a contractor complete the work in advance of the 2022 season; and

That Council approve the funding for this project come from the City's Federal Gas Tax Fund allocation and the 2021 Capital Budget Contingency Fund.

Purpose:

The purpose of this report is to update Council on the concept plans proposed for the Parkette at H.H. Knoll Lakeview Park and to seek Council's approval for staff's recommendation to ensure project completion by the spring of 2022.

Background:

At the June 8, 2020 meeting, Council authorized the Director of Community and Economic Development to have City staff proceed with the demolition and removal of the former mini-putt course and concession building at the parkette at H.H. Knoll Lakeview Park. City staff and contractors also installed electrical, water, and wastewater service for food trucks. These changes and upgrades created a functional landscaped site with minimal maintenance elements for the 2021 operating season.

Discussion:

Staff engaged The MBTW Group in the fall of 2020 to provide conceptual landscape plans for the parkette at H.H. Knoll Lakeview Park. The key objectives are as follows:

- Create a more attractive entry sequence to the marina that expresses the waterfront context;
- Create a plan that supports a concession program such as food truck access and a shaded seating area;
- Integrate the adjacent basin/pond area, concrete seawall and docks into the design;
- Create a simple yet functional design that maximizes flexible use of the site;
- Integrate potential partnership opportunities with other organizations (i.e. pollinator gardens with the local Conservation Authority);
- Have regard for environmental hazards related to high winds, high water levels, flooding, and wave overtopping; and
- Coordinate with the on-going business case work for the Marina being conducted by Sierra Planning & Management.

In December 2020, MBTW Group provided the City of Port Colborne with:

- Four (4) concept plans for the site including plan renderings and character sketches/sections illustrating design intent;
- High-level opinion on probable costs for each of the four plans

It is important for the parkette's design and uses to support the increase in residents and visitors anticipated in the future given the attraction of the City's waterfront, Sugarloaf Marina, H.H. Knoll Lakeview Park, premier events such as Canal Days, close proximity to the City's downtown business district, West Street promenade, and a new welcoming area for cruise ships.

Based on the concept plans provided by MBTW Group and attached to this report, the estimated cost of option two is \$95,029 and this includes a contingency of \$8,639. The staff project team have identified some cost saving opportunities. For example, the estimate includes a utility shed, however, there is already one in place and therefore this can be removed from the cost estimate. Also, staff intend to review the proposed cost estimates for picnic tables, umbrellas, and other options for custom asphalt paint.

The staff project team are also recommending that a new concrete pad be formed and poured to replace the existing pad that is old and deteriorating in some areas and is not level. Before new landscape amenities and various structures are fixed permanently to the concrete pad, it would be beneficial to have a new concrete pad in place that will last for several years. Engineering/Public Works have recommended that a new concrete pad be tied into the existing sidewalk in front of the pond area. The estimated cost of this concrete work is \$45,000 to \$50,000.

Internal Consultations:

These concept plans have been reviewed by a City Project Team comprised of key staff from Parks, Engineering/Public Works, and Economic Development and Tourism.

Financial Implications:

Staff are recommending a total project cost of \$150,000. This includes the estimated cost of option two of \$95,029 plus \$50,000 for a new concrete pad and any unforeseen project costs that may arise. This project is recommended to be funded eighty percent (80%) or \$120,000 from the Federal Gas Tax fund and twenty percent (20%) or \$30,000 from the 2021 Capital Budget Contingency Fund.

If this funding is approved the remaining funds available in the Federal Gas Tax fund would be \$204,679 and the estimated balance of the 2021 Capital Budget Contingency fund would be \$100,000.

Public Engagement:

Not applicable.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- City wide investments in infrastructure and recreational/cultural spaces
 - Attracting Business Investment and Tourists to Port Colborne
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Conclusion:

The redevelopment of the Parkette at H.H. Knoll Lakeview Park complements other upgrades made to H.H. Knoll Lakeview Park and potential investments at Sugarloaf Marina based on the new business plan. This project will also create new experiences and attract new food offerings for residents and tourists. Staff are recommending concept plan Option Two as it will enhance the site and support the initial objectives. Staff are also recommending that a new concrete pad be poured to replace the existing

pad before new permanent structures are attached. With Council approval, staff will ensure that the work is complete for the spring of 2022.

Appendices:

- a. Parkette at H.H. Knoll Lakeview Park Conceptual Plans and Cost Estimates

Respectfully submitted,

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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final approval is by the Chief Administrative Officer.