



**Subject: Lockview Park**

**To: Council**

**From: Public Works Department**

Report Number: 2024-73

Meeting Date: March 26, 2024

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**Recommendation:**

That Public Works Department Report 2024-73 be received; and

That Council pre-commit \$395,000 from the 2025 Capital and Related Projects Budget for the Lockview Park project; and

That Council allocate \$204,000 from the Canadian Community Building Fund for the Lockview Park project; and

That Council allocate the remaining \$1,000 from the capital budget under/over reserve for the Lockview Park project.

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**Purpose:**

The purpose of this report is to obtain funding to complete the construction of the new Lockview Park as was presented in Chief Administrative Officer Report 2021-256, and as updated within this report.

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**Background:**

On February 22, 2021, Council approved Report 2021-54 and enacted Bylaw 6868/16/21, being a By-law to Authorize Entering into a Memorandum of Understanding with Port Cares for an Affordable Housing Development, which authorized the proposed affordable housing development at Chestnut Park. This report also indicated that the public would be engaged on the future design and redevelopment of Lockview Park.

On March 22, 2021, Council approved Report 2021-95, which outlined a public engagement plan for Lockview Park. The redevelopment presented an opportunity to involve residents in helping decide the best uses for Lockview Park. The City's 2020-

2030 Parks and Recreation Master Plan was used as a strategic framework to guide the discussions and assist with decision-making.

Public Works staff held two virtual open houses to gather feedback regarding the Lockview Park renewal: the first was held on June 2, 2021, and the second was held on August 11, 2021.

On August 23, 2021, Report 2021-223 was presented to Council to provide an overview of the open house on August 11, 2021, and introduced an online survey to gather feedback on two conceptual designs that were completed based on the feedback provided to Staff. Members of the public were able to complete the survey from August 19, 2021, to August 31, 2021.

On October 12, 2021, Report 2021-256 was presented to Council to provide an overview of the community's preferences and comments on Lockview Park as gathered through online surveys, virtual open houses, and stakeholder engagement. The final conceptual plan that was approved is shown in Appendix "A".

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## **Discussion:**

After Council approved the conceptual plan, Public Works staff considered the current site conditions and the goal of increasing connectivity between parks and the City's overall trail system, and have altered the layout accordingly. The differences from the original conceptual design include:

1. John Street Entrance
  - a. In the original conceptual design, a more robust road network was proposed to be constructed at the John Street road end. The design now includes a trail system that connects the John Street road end to Lockview Park.
2. Playground Footprint
  - a. The footprint of the playground has been increased to include a swing set within the buildout. Public feedback has consistently favoured swing sets and the City has standardized the installation of swings when rebuilding playgrounds in neighbourhood parks.
3. Trail System
  - a. The trail system throughout the park has been altered from 1.5 meters (4.9 feet) to 3.0 meters (9.8 feet) in width, which is the standard multi-use trail width in the City. Having a consistently wider path throughout the City's trail network will provide users with a wider surface to pass each other when using the circuit track or the proposed Vale Health and Wellness Centre – Lockview Park – Lock 8 Park trail system.

- b. A sidewalk will be installed along John Street, from the Vale Health and Wellness Centre to Lockview Park, as planned in the 2024 Sidewalk Capital Projects. The new sidewalk will provide connectivity from the Vale Health and Wellness Center to Lockview Park. Funding is fully supported through the approved 2024 Capital and Related Project Budget for this work.
  - c. A trail system will be installed from Lockview Park to the intersection of Welland Street and Mellanby Avenue, which will provide further connectivity from Lockview Park to Lock 8 Park, and connect to the Main Street Business Area and trail systems leading to Dain City. The final location of the trail is currently under review, as the layout of this trail is proposed to be placed on lands owned by the Niagara Catholic District School Board. Public Works staff will continue discussions to ensure a trail system is installed along Welland Street in the safest and most effective manner.
4. Washroom Building
- a. A washroom building is present at the western road end of John Street, which has historically served the larger Lockview Park area. The building has been declared to be in poor condition following a recent assessment, which found significant foundation deterioration present. The City has standardized the installation of public washrooms within destination parks such as H.H. Knoll and Lock 8 Park, but not within neighbourhood parks like the proposed Lockview Park plan. Public Works staff recommend that the washroom building be demolished, and land used for future development because of the poor condition of the building, the short and long-term expenditures predicted at \$240,000 plus operating costs, and the anomalous washroom location.

The aspects noted above can be found in the Updated Layout Plans in Appendix “B”. To construct the amenities in the approved conceptual plan with alterations noted above, an additional \$600,000 is required. The breakdown of costs are as follows:

<b>Project Entity</b>	<b>Proposed Cost</b>
Multi-Use Court and Pathways	\$ 350,000.00
Playground	\$ 350,000.00
Pavilion & Park Amenities	\$ 100,000.00
Landscaping & Trees	\$ 100,000.00
Decommissioning & Demolition of Washroom Building	\$ 50,000.00
<b>Total Project Cost</b>	<b>\$ 950,000.00</b>
Approved Funding to Date	-\$ 350,000.00
<b>Funding Required</b>	<b>\$ 600,000.00</b>

Pending Council approval, Public Works staff are prepared to initiate construction this summer, with the project being substantially complete in December 2024. Final sod/seeding and minor grading may be required within the spring of 2025, but hard assets will be installed within 2024.

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### **Internal Consultations:**

Consultation with the City's Economic Development, Planning, Operations, and Finance Divisions have been considered in the development of the new Lockview Park plan to ensure a successful buildout of the new Lockview Park. Staff are prepared to initiate tendering of the playground and coordinating the construction of the basketball court, pathway, landscaping, and park amenities pending Council approval.

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### **Financial Implications:**

The cost estimate for the construction of Lockview Park is \$950,000. The 2022 Capital Budget approved \$350,000 to construct the Park from a donation from the Vale Community Improvement Fund.

Staff recommend the remaining budget requirement be funded by:

- Pre-committing \$395,000 from the 2025 Capital and Related Projects Budget;
  - Allocating \$204,000 from the Canada Community Building Fund (Financial Services notes after this allocation, there are no unallocated funds in the Canada Community Building Fund or Ontario Community Infrastructure Fund); and
  - Allocating \$1,000 from the capital budget under/over reserve (Financial Services notes after this allocation, the reserve is projected at \$113,000).
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### **Public Engagement:**

Public engagement has played an integral role in completing the final design of Lockview Park. Public engagement efforts consisted of a virtual open house held on June 2, 2021, a second virtual house on August 11, 2021, and a media release on August 19, 2021, which invited members of the public to complete an online survey. The survey was open until August 31, 2021, and received 255 responses.

Owners of properties adjacent to Lockview Park will be notified before construction commences to ensure they are aware of the construction timelines.

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## Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Environment and Climate Change
  - Welcoming, Livable, Healthy Community
  - Economic Prosperity
  - Sustainable and Resilient Infrastructure
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## Conclusion:

Approval of this report with funding will allow Public Works staff to move forward with the construction of Lockview Park as presented. The new Lockview Park will provide an area for residents of all ages to enjoy the outdoors and engage in physical activity. The alterations proposed to the previously approved conceptual plan will enhance connectivity to the City's trail network and ensure the standardization of the City's neighbourhood parks.

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## Appendices:

- a. Council Approved Conceptual Design, 2021
- b. Updated Layout Plans

Respectfully submitted,

Laura Blain  
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## Report Approval:

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