



**Subject: Lock 8 Gateway Park PRIP Funding Application**

**To: Council**

**From: Public Works Department**

Report Number: 2024-67

Meeting Date: April 9, 2024

---

**Recommendation:**

That Public Works Department Report 2024-67 be received; and

That Council authorize staff to prepare and submit applications for the 2024 Public Realm Investment Program (PRIP) for the total estimated cost of \$260,000.

---

**Purpose:**

The purpose of this report is to obtain Council's support and secure funding to submit applications to the Public Realm Investment Program (PRIP) funding program for Lock 8 Park.

Park enhancements included in the applications are the planting of trees, construction of an enhanced cycling trail, and the rehabilitation of the existing pavilion all of which align with the funding program requirements and the Lock 8 Park Master Plan conceptual design currently in progress.

---

**Background:**

In May 2023, Public Works received direction from City Council to complete a conceptual master plan of Lock 8 Gateway Park. The request was made to collectively understand the needs of the community, including stakeholders such as the Main Street Business Improvement Area (BIA) and St. Lawrence Seaway Authority (SLSA), while identifying a solution regarding the deterioration of the existing pavilion.

Staff retained MHBC, a landscaping consulting firm to assist with the development of the master plan conceptual design. In October 2023, a public engagement survey was initiated to better understand how the park is currently being used and the residents'

vision for future development. Two conceptual plans were developed based on the feedback from the survey. In January 2024 conceptual plans including both options were circulated to stakeholders for comment. Staff initiated a second round of public engagement in early March 2024, offering the public and community the opportunity to complete an online survey and provide feedback on the proposed options.

Following an in-depth analysis of the survey outcomes and key stakeholder comments, a comprehensive conceptual plan will be formulated, integrating the results received through the public engagement process. The plan is scheduled to be presented for Council consideration in the near future.

The PRIP presents an opportunity for the City to enhance the park with financial contributions from the Region of Niagara while supporting both Lock 8 conceptual designs already presented to the public and key stakeholders. Ideally, this report would be presented in tandem with the final Lock 8 Master Plan but, due to the Region requiring a resolution of Council to continue with the application process, staff are presenting this report separate from the Lock 8 Master Plan. The consultation process through the Master Plan will also apply to this project to ensure that feedback from the key stakeholders is considered and aligns with Council's vision.

---

## **Discussion:**

To help offset costs for the implementation of the Lock 8 Master Plan, staff have actively been seeking potential funding opportunities. The Public Realm Investment Program (PRIP) is a funding source offered by the Niagara Region which enables the Region to partner with and support local municipalities on capital projects that provide important public realm investments across 250 kilometres of Regional roads. The purpose of the program is to encourage investment in the urban and core area public realms along Regional roads by providing matching funding grants to local municipal partners for planned capital projects that have secured funding.

Lock 8 Gateway Park runs parallel to Mellanby Avenue, which is owned and maintained by the Niagara Region. The proposed enhancements included in the applications will not impact the final conceptual plan, as both designs support a trail system along the roadway and aligns with the future vision of the park.

Subject to approval, staff will submit two separate applications. Appendix A demonstrates a conceptual plan of the enhancements listed below:

### **Application 1:**

- Construction of a multi-use trail – estimated cost \$155,000
- Boulevard tree planting – estimated cost \$35,000

### **Application 2:**

- Restoration of the pavilion - estimated cost of \$70,000.

The total estimated cost to complete the project is \$260,000. To be eligible for PRIP funds, municipalities must have a confirmed commitment to matching the funding in the amount equal to the requested contribution.

If the application is not successful, staff recommend that comments and feedback from the public engagement of the master plan be considered. The rehabilitation or demolition of the pavilion will be confirmed after a conceptual plan has been finalized.

The Building Condition Assessment report of the pavilion identified the structure to be in fair condition. The main issues include the structural framing columns which are severely deteriorated with compromised structural capacity due to rot. Additionally, repairs are needed for the mortar joints at the footings and the chimney of the stone fireplace.

The options for restoration include the replacement of the framing, additional bracing, mortar joint repairs and repairs to the chimney and all footings for an estimated cost of \$70,000. The estimated cost to demolish and dispose of the structure is \$15,000, and approximately \$150,000 to have the structure replaced. Based on recent discussions with local contractors, the rehabilitation costs may be significantly more than anticipated.

Pending the outcome of the public engagement survey for the Lock 8 Master Plan and Council's direction, staff will promptly proceed with the recommended solution. Staff expect the integrated conceptual plan will be finalized and presented to Council in the near future.

Key points impacting this project and the Lock 8 Master Plan at this time include: Seaway and Region project approval, land lease renewal, funding timelines and project alignment (pending Council approval of the Lock 8 Master Plan), and alignment with the Active Transportation Master Plan (pending Council approval). Staff will continue to work through these items and update Council in the next Lock 8 Master Plan report.

---

### **Internal Consultations:**

Communication between Public Works, Corporate Communications, Planning, and Economic Development staff are ongoing throughout the design and development phases of the Lock 8 Gateway Park Master Plan project.

---

### **Financial Implications:**

Eligibility for PRIP funding requires that the municipal portion of the project be secured in advance. The total estimated cost of the project is \$260,000 of which the City's

portion of \$130,000 is proposed to be funded from project number 22C-PW-B42 – Lock 8 Park Improvement. The budget amount available in that project account is \$250,000.

---

### **Public Engagement:**

Public Works Staff initiated the public engagement portion of the Lock 8 Master Plan Design through a survey in October of 2023. Through the review of the comments and feedback received, two conceptual plans were developed. A second round of public engagement was initiated in March 2024 that allowed the public and stakeholders to provide feedback of the two options presented. Based on the outcomes of the public engagement, a third conceptual plan will be developed and presented to Council for consideration.

---

### **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
- 

### **Conclusion:**

The Lock 8 Gateway Master Plan Design was initiated in 2023. City staff retained engineering services to develop a conceptual design including comments received through public engagement.

Approval of this report will allow staff to proceed with the application of the PRIP funding program. Enhancements along Lock 8 Park will offer the public increased walking, jogging, and cycling activities that promote physical health and well-being. The addition of tree plantings and rehabilitation of the pavilion will also enhance the aesthetics of the area while providing many other benefits such as improved air quality, noise reduction, and community engagement.

---

### **Appendices:**

- a. Lock 8 Concept Designs

Respectfully submitted,

Eliza Durant,  
Project Manager  
905-228-8130  
Eliza.durant@portcolborne.ca

**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.