

# Municipality of Lakeshore – Report to Council

## Operations

## Public Works



**To:** Mayor & Members of Council  
**From:** Jeff Wilson, Division Leader – Public Works  
**Date:** September 27, 2023  
**Subject:** Shanahan Park - Shade Structure Assessment and Repair

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### Recommendation

Support the demolition of the existing shade structure in Shanahan Park in the amount of \$1,600.00 (including applicable HST) to be funded from the Parks reserve; and

Direct Administration to include the design and construction of a new shade structure in Shanahan Park in the 2024 budget, as presented at the October 10, 2023 Council meeting.

### Background

The shade structure in Shanahan Park has played a key role in the park user experience by providing shade, protection from the weather and a rest area when using the walking trail. It was constructed by volunteers with donated materials close to 30 years ago, with the construction taking place over a few weekends. The structural frame supporting wood poles, were donated used hydro poles when the structure was built.

This structure has served the community well to date.

In July 2023, a visual inspection of the structure was undertaken and because of the condition (rotting) of the timber main support posts at the base, the structure was determined to be unsafe and warranted temporary closure. The structure was secured at this time by the placement of construction fencing around the structure. This fencing is still in place.

Further discussions were held related to the condition and age of the structure, which led to a recommendation by Administration for the structure to be demolished.

Council was made aware of the above noted concerns and at the August 15, 2023 Council meeting, the following resolution was passed:

244-08-2023

Direct Administration to prepare a report regarding repair of the shade structure at Shanahan Park.

### Comments

Based on the above request, Administration retained Landmark Engineers Inc. to complete an inspection and structural assessment, and to further comment related to repairing the existing structure. A formal report was provided and has been appended for more detail.

As outlined in the report, although repairing the structure “*would be feasible and would serve to address the primary structural deficiency*”, other concerns (secondary) were also noted in the report, resulting in questioning the long-term value of repairing the structure (i.e., the value of the new foundation related to the end of service life based on the age and condition of the existing structure as a whole).

It was noted in the report that cracking, checking and weathering was also identified in the framing and sheathing members, therefore indicating that the structure is nearing the end of service life.

As wood ages, cracking/splitting generally occurs at an accelerated rate when exposed to weather and the elements. This cracking/splitting that is present in the exposed wood frame items will continue to degrade and worsen, with this, the risk of weaknesses and other defects in the structural frame’s integrity will increase over time, causing potential unknown maintenance costs annually until the end of the service life. This structure could last less than 10 years and is expected to present unknown challenges during this time.

The required process to repair this structure will involve the removal of the concrete slab to place new footings and the concrete piers. A temporary structural support system will be required to allow for the installation of the new footings and piers. As such, engineered stamped design drawings will be required to provide the details for both the permanent and temporary work. The estimated costs for engineering, removals, and construction are approximately \$30,000.00, which is anticipated to be approximately half the cost for a new structure.

The estimated cost to remove the existing structure is \$1,600.00.

Based on the information provided and considering the findings in the report, Administration recommends demolition of the existing structure at this time.

## Others Consulted

Landmark Engineers Inc was consulted as part of this report.

## Financial Impacts

The current financial impact in 2023 is \$1,600.00 (including applicable HST) to be funded from the Parks reserve.

If Council supports the recommendation to demolish the existing structure, the cost to design and construct a new structure will be brought forward in the 2024 budget for consideration.

## Attachments

Shanahan Park Gazebo – Structural Inspection & Assessment by Landmark Engineers Inc.

## Report Approval Details

Document Title:	Engineers Opinion - Shanahan Park Structure.docx
Attachments:	- 23-026 Shanahan Park Gazebo Assessment - Final Report.pdf
Final Approval Date:	Oct 5, 2023

This report and all of its attachments were approved and signed as outlined below:

Prepared by Jeff Wilson

Submitted by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride