

Municipality of Lakeshore – Report to Council

Operations

Capital Projects



To: Mayor & Members of Council
From: Wayne Ormshaw P. Eng., Division Leader – Capital Projects
Date: November 24, 2023
Subject: Stoney Point Community Park - Concept Design

Recommendation

Approve the Concept Plan as shown in Appendix B for the Stoney Point Community Park;

Direct Administration to proceed to detailed design for the Stoney Point Community Park based on the approved Concept Plan; and

Approve the additional detail design and tender for the additional items in the amount of \$33,339.07 (including applicable HST) from the Parks Reserve, as presented at the December 12, 2023 Council meeting.

Background

At the Regular Council Meeting on November 10, 2020, Council approved the Parks and Recreation Master Plan. As part of the Master Plan the recommendation was to classify the Stoney Point Park as a Community Park.

In the 2022 budget, Council approved the visioning and detailed design of the Stoney Point Community Park.

On April 29, 2022, Ron Koudys Landscape Architects was awarded, via the Request for Qualifications (RFQ), the contract for visioning and design of Stoney Point Community Park Concept Plan in the amount of \$41,945 (plus HST).

On June 9, 2022, park visitors and residents of the Municipality of Lakeshore were invited to participate in the first of two public engagements.

This first public engagement (PIC #1) was designed to gather feedback on the future design and desired or potential amenities of Stoney Point Park. As part of the process, visitors and residents were given the opportunity to learn about Stoney Point Park, its current amenities, as well as desired or potential new amenities guided by the Parks

Master Plan and provide their feedback on the future of the park using an online survey from the public engagement session.

Survey responses from the engagement were accepted from March 31, 2022 to June 14, 2022.

On September 19, 2023, park visitors and residents of the Municipality of Lakeshore were invited to participate in the second of two public engagements (PIC #2). This second public engagement was designed to present two concept park designs and to gather feedback on the two concept designs that were felt to provide the most feasible and desired amenities for the Stoney Point Park upgrade. As part of the process, visitors and residents were also given the opportunity to provide their feedback on the concept plans for the park using an online survey.

Survey responses from the engagement were accepted from September 19, 2023, to October 6, 2023.

The findings of these two engagement surveys have been included in the slide presentation.

The attached presentation - Stoney Point Community Park Presentation to Council (Appendix – A) outlines upgrades to Stoney Point Park that are all part of a Community Park in Lakeshore as defined in the Lakeshore Parks Plan. The Stoney Point Community Park proposed Concept Plan has been appended as Appendix B.

Comments

During the visioning stage, Council approved the purchase of the lands to the south previously occupied by the former Stoney Point Tavern. By securing this parcel of land it allowed for a formal (legal) access point from the south as well as the potential location for any planned future community hub. This land also allows for addition park parking. These lands have since been cleared by demolition of the tavern.

In addition to the above, notable additions to the concept were received through feedback from the engagement sessions for consideration. These additional items were:

- A splash pad;
- Rehabilitation of the existing washroom facilities;
- Improvements to the toboggan hill, including a new naturalized area adjacent to the hill; and
- A new entrance and parking lot to the south of the park, including a pedestrian crossing from the south side of Tecumseh Road. This entrance will provide another vehicular access from the south side of the park as well as a pedestrian access with a safe crossing.

As a result of the above it was identified by the architect that additional design fees would be necessary for the additional park features, resulting in the need for additional engineering and architectural services relating to the above. Details of the additional budget requirements are provided in the financial impact section below. These fees will bring the presented concept plan through the detailed design stage to tender award.

Others Consulted

Ron Koudys Landscape Architects were consulted.

Financial Impacts

A detailed breakdown of the costs and budget are included below:

	Total Project Cost (excluding HST)	Total Project Cost (including applicable HST)	Budget	Difference (over)/under
Ron Koudys Landscape Architects RFQ Award	\$41,945.00	\$42,683.23		
Stoney Point Park Detailed Design, addition design fees	\$57,150.00	\$58,155.84		
Total Visioning and Detailed Design		\$100,839.07		
GSA-21-6571 Community Parks: Review, Visioning Design (2022 Budget)			\$7,500	
CAP-22-6614 Community Park Design -Stoney Point (2022 Budget)			\$60,000.00	
Total Approved Budget to date			\$67,500.00	
Total Required Budget				(\$33,339.07)

Subject to the approval of the concept plan and proceeding with the detailed design stage the project will require additional budget in the amount of \$33,339.07 (including applicable HST), to be funded from the Parks Reserve.

The withdrawal will reduce the Parks Reserve to \$809,784.

Detailed design will continue into 2024 and subject to budget approval, tender and construction of the park will occur in 2025.

Attachments

Appendix A - Stoney Point Community Park Presentation to Council

Appendix B – Stoney Point Community Park Concept Plan

Report Approval Details

Document Title:	Stoney Point Park Concept Design.docx
Attachments:	- Appendix A - RTC Stoney Point Park Concept Presentation Dec 12, 2023.pdf - Appendix B - Stoney Point Community Park Concept Plan.pdf
Final Approval Date:	Dec 7, 2023

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

Prepared by Wayne Ormshaw

Submitted by Krystal Kalbol

Approved by Justin Rousseau and Truper McBride