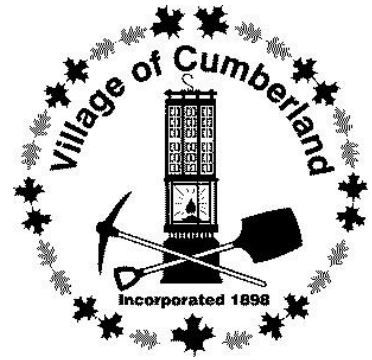


COMMITTEE OF THE WHOLE REPORT



REPORT DATE: 4/20/2021
MEETING DATE: 4/26/2021

TO: Mayor and Councillors
FROM: Kevin McPhedran, Manager of Parks & Recreation
SUBJECT: Cumberland Lake Park Boat Launch: Future Considerations and Safety Improvement Project

RECOMMENDATION

- 1) THAT the Committee receive the *Cumberland Lake Park Boat Launch: Future Considerations and Safety Improvement Project* report for discussion.

- 2) THAT the Committee receive a presentation from Tim O'Brien, Outlook Engineering and Landscape Architecture.

PURPOSE

The purpose of this report is to present information and options for the design and management of the Cumberland Lake Park boat launch to the Committee for discussion. Upon receipt of Committee comments on the long-term vision for the boat launch at Cumberland Lake Park, staff will proceed to either:

- a. Planning, design and implementation of the 2021-23 boat launch safety improvements project based on current service levels; OR
- b. Report back to Council to seek further direction should significant changes to boat launch policy or services levels be considered.

PREVIOUS COUNCIL DIRECTION

2020-10-13	THAT Council direct staff to submit an application to Community Economic Recovery Infrastructure Program, under Community Economic Resilience stream, for funding in support of infrastructure upgrades and/or improvements for Cumberland Lake Park, with a maximum project value of \$200,000
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BACKGROUND

The Village is currently working on planning and design works for safety improvements to the boat launch and shoreline/retaining wall at the waterfront area of Cumberland Lake Park. In support of this work, the Village was the successful recipient of a \$169,000 grant from the provinces Community Economic Recovery Infrastructure Program. In addition to these funds, the Village also has \$43,000 in the 2021 Parks Capital budget to contribute for a total available project budget of \$212,000. The project is expected to be implemented in phases beginning this year, and culminating in early 2023.

Both retaining wall design/replacement and boat launch design work are in the planning and conceptual design phase of the project. This report is focused on the boat launch improvement component of the project.

The Village has retained Outlook Engineering and Landscape Architecture (OELA) for project planning and design services. For the boat launch component of the project and in order to inform Council's feedback and direction, OELA has produced the attached draft "*Preliminary Report: Long Range Planning Options – Cumberland Lake Park Boat Launch*". Tim O'Brien of OELA is available to present the draft report and review the various factors and options that the Committee may wish to consider at this time.

Note that a variety of complex factors exist in recreational freshwater access facility planning at this location, including jurisdictional authorities, parks/lands governance, regional growth projections, drinking water protection, water level fluctuations, and other factors as described in the attached draft OELA report. In consideration of these factors, this report is intended to provide the background information necessary for the Committee to engage in long term visioning discussions for the Village's role in offering a boat launch service on Comox Lake. Pending the outcomes of this discussion, staff may then move forward to implement safety improvements to the site consistent with current boat launch service levels, or alternatively pursue further research to inform future direction on such topics as:

- significant changes to boat launch facility which would impact current service levels;
- implementing vessel size or other restrictions on use of the Village launch;
- service fee changes;
- a reservation service; and/or
- webcam system at the launch.

Following this, staff will continue to work with OELA and the Park Operator to inform next steps in the project, including potential revisions and updates to OELA's draft report.

Finally, in recognition that the existing boat launch log floats / ramps that access newer docks (upgraded in 2014) have reached the end of their service life, staff are also actively working with Campbell River Engineering (structural engineer) to design new access ramps to the existing docks. The need for a custom design is based on the stresses on the structure resulting from Comox Lake being a hydroelectric reservoir whereby lake levels fluctuate on average about 3m (10') annually. The goal is to have at least one new ramp installed to access the docks in summer 2021. Replacement of the access ramp to the second dock is under review pending clarity on what will

be required in the long term, and the determination of what level of importance a second dock serves when trailer parking and traffic flows dictate overall facility capacity constraints.

ALTERNATIVES

1. THAT the Committee recommend that Council Direct staff to bring a report to Council on service level changes to the Cumberland Lake Park boat launch.
2. Not proceed with any action at this time.

STRATEGIC OBJECTIVE

- Healthy Community
- Quality Infrastructure Planning and Development
- Comprehensive Community Planning
- Economic Development

FINANCIAL IMPLICATIONS

The Cumberland Lake Park waterfront safety improvements project is currently included within the Parks Capital project list in the 2021 Financial Plan and funded at \$212,000, which is to cover design and implementation of both boat launch and retaining wall projects. As the project moves from concept design into detail design and construction, available budget will guide final scope of work.

OPERATIONAL IMPLICATIONS

This project is included in the Village's Parks and Recreation Department staff work plan.

ATTACHMENTS

- A. *Draft* Preliminary Report: Long Range Planning Options – Cumberland Lake Park Boat Launch. Outlook Engineering and Landscape Architecture, April 17 2021.

CONCURRENCE

Rachel Parker, Corporate Officer RP

Respectfully submitted,

Kevin McPhedran
Manager of Parks and Recreation

Clayton Postings
Chief Administrative Officer