



## NANOOSE BAY WATER ACCESS IMPROVEMENT OPTIONS

Please note: The original recommendation was varied by the Nanoose Bay Parks and Open Space Advisory Committee as follows:

That staff be directed to enter into a License of Occupation with the Ministry of Transportation and Transit for water access sites E34, E57, E65, and E66, located in Electoral Area E, to enable the installation of access signage, undertake required archaeological assessments, and engage with neighboring residents as part of the improvement planning process.

### **RECOMMENDATION**

That the Nanoose Bay Parks and Open Space Advisory Committee provide feedback on the water access options presented in the Nanoose Bay Water Access Improvement Options report.

### **BACKGROUND**

At the April 22, 2025, Regional District of Nanaimo (RDN) Board meeting, the Board approved the following resolution:

*That staff prepare a water access report for the next Nanoose Bay Parks & Open Space Advisory Committee meeting.*

In 2017, the Nanoose Bay Parks and Open Space Advisory Committee and RDN Parks Staff, initiated a project which evaluated Ministry of Transportation and Transit (MOTT) owned water accesses. The goal of this project was to identify and determine which accesses would be most suitable for RDN to take over and improve. A priority list was developed however, it was not clear how these priorities were determined, and no further action was taken.

In 2023, the Committee requested to re-visit the water access study with an overall goal to facilitate and improve the visual consistency and recognition of RDN public corridors with access to the foreshore. Through a series of discussions and site visits, Nanoose Bay Parks and Open Space Advisory Committee members and RDN staff developed and refined a new set of criteria based on quality, cost, connectivity and distribution. New ratings were provided for the previously highest ranked water accesses (Attachment 1). A high score indicates that the access would be a valuable water access to improve.

Based on their evaluation, the following five water access sites ranked the highest:

- E4 Rowland Road Community Park
- E34 Between 1613 and 1605 Dorcas Point Road
- E65 At the end of Terrien Road
- E66 Beside 1469 Bay Drive
- E57 Between 1985 and 1995 Seahaven Road

The following table summarizes potential site improvements and associated capital and operating costs for the highest ranked water accesses. Generally, these sites are already well established. The improvements reflect on site discussions with the Nanoose Bay Parks and Open Space Advisory Committee. Each location except for Rowland Road Community Park is a MOTT road right of way and will require a License of Occupation for the RDN to manage and maintain.

**Table 1: Water Access Options**

Location	Site Improvements	Potential Capital Costs	Potential Annual Operating Costs
E 4 <i>Rowland Road Community Park</i>	<ul style="list-style-type: none"> <li>• Community Park identifier sign</li> <li>• Blackberry removal</li> <li>• Add compacted crush gravel to improve parking area</li> <li>• Add portable toilet and garbage service</li> <li>• Create a small, turfed gathering area for children and picnics.</li> </ul>	<ul style="list-style-type: none"> <li>• Archaeological Impact Assessment (AIA) \$25,000</li> <li>• Park Identifier Sign \$4,000</li> <li>• Parking Area improvements \$20,000</li> <li>• Blackberry Removal by excavator \$10,000</li> <li>• Turf Seed / Mulch \$10,000</li> <li>• Picnic Table with concrete pad \$4,500</li> <li>• Garbage Receptacle \$4,000</li> <li>• Portable Toilet Privacy Screen with concrete pad \$16,500</li> </ul> <p><b>TOTAL \$94,000</b>  <b>Contingency (20%): \$18,800</b>  <b>TOTAL w/ contingency: \$112,800</b></p>	<ul style="list-style-type: none"> <li>• Portable Toilet \$5,000</li> <li>• Garbage Receptacle Service \$1,100</li> <li>• Annual Maintenance \$3,000</li> </ul> <p><b>TOTAL \$9,100</b></p>
E34 <i>Between 1613 and 1605 Dorcas Point Road</i>	<ul style="list-style-type: none"> <li>• Install trail signage on the road and water side of trail</li> <li>• Install “no parking” signs by mailboxes and add a bench.</li> </ul>	<ul style="list-style-type: none"> <li>• MOTT License of Occupation \$300</li> <li>• Trail signage (2 6x6 cedar posts) \$1,200</li> <li>• No parking signage \$800</li> <li>• Archaeology \$3,000</li> <li>• Tree Assessment \$600</li> <li>• Potential Hazard Tree Removal \$2,500</li> <li>• Bench &amp; concrete pad \$5,000</li> </ul> <p><b>TOTAL: \$13,400</b>  <b>Contingency (20%): \$2,680</b>  <b>TOTAL w/ contingency \$16,080</b></p>	<p>Annual Maintenance \$3,000</p> <p><b>TOTAL \$3,000</b></p>
E 57 <i>Between 1985 and 1995 Seahaven Road</i>	<ul style="list-style-type: none"> <li>• Install trail signage on the road and water side of trail.</li> </ul>	<ul style="list-style-type: none"> <li>• MOTT License of Occupation \$300</li> <li>• Trail signage (2 6x6 cedar posts) \$1,200</li> <li>• Archaeology \$3,000</li> <li>• Tree Assessments \$600</li> <li>• Potential Hazard Tree Removal \$2,500</li> </ul> <p><b>TOTAL: \$7,600</b>  <b>Contingency (20%): \$1,520</b>  <b>TOTAL w/ contingency \$9,120</b></p>	<p>Annual Maintenance \$3,000</p> <p><b>TOTAL \$3,000</b></p>

E 65 1559 Terrien Road	<ul style="list-style-type: none"> <li>• Install trail signage on the road and water side of trail.</li> <li>• Incorporate native plantings for privacy screen</li> </ul>	<ul style="list-style-type: none"> <li>• MOTT License of Occupation \$300</li> <li>• Trail signage (2 6x6 cedar posts) \$1,200</li> <li>• Archaeology \$3,000</li> <li>• Tree Assessments \$600</li> <li>• Potential Hazard Tree Removal \$2,500</li> <li>• Planting Native Plants \$5,000</li> </ul> <p><b>TOTAL: \$12,600</b>  <b>Contingency (20%): 2,520</b>  <b>TOTAL w/ contingency \$15,120</b></p>	Annual Maintenance \$3,000  <b>TOTAL \$3,000</b>
E 66 Beside 1469 Coast Place	<ul style="list-style-type: none"> <li>• Install trail signage on the road and water side of trail.</li> </ul>	<ul style="list-style-type: none"> <li>• MOTT License of Occupation \$300</li> <li>• Trail signage (2 6x6 cedar posts) \$1,200</li> <li>• Archaeology \$3,000</li> <li>• Tree Assessments \$600</li> <li>• Potential Hazard Tree Removal \$2,500</li> </ul> <p><b>TOTAL: \$7,600</b>  <b>Contingency (20%): \$1,520</b>  <b>TOTAL w/ contingency \$9,120</b></p>	Annual Maintenance \$3,000  <b>TOTAL \$3,000</b>
<b>Total</b>		<b>TOTAL: \$135,200</b> <b>Contingency (20%): \$27,040</b> <b>TOTAL w/ contingency \$162,240</b>	<b>TOTAL \$21,100</b>

## **FINANCIAL IMPLICATIONS**

There is \$65,000 allocated in 2026 for the water access improvements project in the approved 2025-2029 Financial Plan in the Electoral Area E Community Parks and Halls services funded from reserves. Staff will continue to work with members of the Electoral Area E Parks and Open Space Advisory Committee to discuss planning and development options for prioritization, resource allocations and budgeting.

## **STRATEGIC PLAN ALIGNMENT**

Planning and Managing for Growth - Understand and develop an inter-connected framework of strategies and plans to manage growth to support complete communities, including planning, transportation, infrastructure, and fiscal sustainability.

## **REVIEWED BY:**

- A. Gore, Superintendent Parks Planning and Development
- R. Daykin, Manager Park Services
- T. Moore, Chief Financial Officer
- T. Osborne, General Manager, Recreation and Parks Services
- D. Holmes, Chief Administration Officer

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## **ATTACHMENTS**

1. 2024 Criteria and Rating Summary
2. Electoral Area E Water Access Map