



REGIONAL
DISTRICT
OF NANAIMO

MAPLE LANE COMMUNITY PARK MASTER PLAN

RECOMMENDATION

That the Board approve the Maple Lane Community Park Master Plan.

BACKGROUND

At the December 6, 2022 Regional District of Nanaimo (RDN) Board meeting, the following resolution was approved:

22-678

"That a master plan be developed for Maple Lane Community Park that will include engagement with the neighborhood of San Pareil to guide the planning and placement of future amenities and leverage the Regional District of Nanaimo Parks amenity donation program and application to future applicable grant programs for select features."

Public engagement for the master plan occurred in fall 2023 and summer 2024. Feedback consistently emphasized a desire for modest improvements that respect the park's natural character, with support for playground upgrades and park furnishings but opposition to more urban infrastructure such as a paved sport court and pump track.

At the November 26, 2024 RDN Board meeting, the following resolution was approved:

24-643

- "1. That item E - Playground Expansion, on the Maple Lane Community Park draft concept site plan, be retained in the park master plan as a modest expansion that minimizes the impact on immediate neighbours.*
- 2. That item G - Paved Sport Court, on the Maple Lane Community Park draft concept site plan, be removed from the park master plan.*
- 3. That item H - Bike Rack, on the Maple Lane Community Park draft concept site plan, be retained in the park master plan.*
- 4. That item I - Storage Shed, on the Maple Lane Community Park draft concept site plan, be retained in the park master plan.*
- 5. That item J - Benches, on the Maple Lane Community Park draft concept site plan, be retained in the park master plan.*
- 6. That item K - Pump Track, on the Maple Lane Community Park draft concept site plan, be removed from the park master plan.*
- 7. That item L - Open Field, on the Maple Lane Community Park draft concept site plan, be retained in the park master plan.*
- 8. That the existing park amenity item B - Kiosk, on the Maple Lane Community Park draft concept site plan, be retained in the park master plan.*

9. That the existing park amenity item D - Horseshoe Pit (relocated), on the Maple Lane Community Park draft concept site plan, be retained in the park master plan.
10. That staff proceed with a site plan with the retained park amenities that minimizes the impact on the neighbouring properties to the park for the Electoral Area G Parks and Open Space Advisory Committee to review.”

At the June 24, 2025 RDN Board meeting, the following resolutions were approved:

25-316

“That Maple Lane Community Park receive community parks staff priority for the completion of the draft Maple Lane Community Park Master Plan for Parks and Open Space Advisory Committee (POSAC) endorsement at the next 2025 Electoral Area G POSAC meeting prior to commencing with new Electoral Area G projects, and that the POSAC provide priority funded features for completion in 2026.”

25-308

“That the Maple Lane Community Park Master Plan be referred to staff for its inclusion on the Maple Lane Community Park webpage on the Regional District of Nanaimo website.”

Staff have prepared a master plan for Maple Lane Community Park as depicted in Attachment 1. Table 1 outlines the amenities that have been approved for the master plan and the estimated costs associated with these improvements. In addition, table 1 outlines amenities that could be captured through donations.

Table 1: Maple Lane Community Park Improvement Cost Estimates

Amenity	Estimated Cost	Funding Source
Modest playground expansion	\$100,000	Community Works Funds
Benches (4)	\$12,000	by donation
Bike Racks (1)	\$2,600	by donation
Modest storage shed for storing park games	\$12,000	by donation
Kiosk building permit and engineering review	\$1,800	Operations

If approved, the final master plan will be posted on the Maple Lane Community Park Get Involved project page for information and a Maple Lane Community Park web page will be developed.

FINANCIAL IMPLICATIONS

The approved 2025-2029 Financial Plan included \$100,000 of Community Works Funds in the EA G Community Parks and Halls capital budget for Maple Land Community Park improvements. The furnishings and storage shed could be funded through donations.

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, Parks Services
- T. Moore, Chief Financial Officer
- T. Osborne, General Manager Recreation and Parks, A/Chief Administrative Officer

ATTACHMENTS

1. Maple Lane Community Park Master Plan