



REGIONAL
DISTRICT
OF NANAIMO

LIONS AND WILDWOOD COMMUNITY PARK IMPROVEMENTS

Please note: The original recommendation was varied by the Electoral Area H Parks and Open Space Advisory Committee as follows:

1. That staff proceed with the paved multi-use sport court and water fountain as the next phase of the Lions Community Park improvements.
2. That staff proceed with the installation of a portable toilet at McColl Road and gather community feedback for amenities at Wildwood Community Park.
3. That staff proceed with the installation of a seasonal porta-potty at Illusions Lake Community Park.

RECOMMENDATION

That the Electoral Area H Parks and Open Space Advisory Committee determine the priority order for the projects identified in this report and forward to the Board for approval.

BACKGROUND

At the July 22, 2025, the following motion was approved:

That staff provide a report with cost estimates for the following Electoral Area H Capital Project Priorities, determined by the Electoral Area H Parks and Open Space Advisory Committee:

- *Installation of a portable toilet at the Lighthouse Country Regional Trail North Loop Trailhead / Wildwood Community Park*
- *Adding picnic tables and/or benches and brush clear out in the meadow area at Wildwood Community Park*
- *Installation of a seasonal toilet at Illusion Lake*
- *Paved multi-use area (for basketball, pickleball, skateboarding, etc.) in or adjacent to Lions Community Park*
- *Covered seating area between the bike park and playground in Lions Community Park*
- *Water fountain within Lions Community Park or on the Lions Hall building*

This report updates the status of projects at Lions Community Park and Wildwood Community Park and identifies projects for consideration with the remaining funds. Staff are recommending that motions be developed for the priority projects that are supported by the Electoral Area H Parks and Open Space Advisory Committee.

Lions Community Park

Lions Community Park has undergone numerous improvements as part of the implementation of the park master plan (Attachment 1). This plan identified three initial phases of park improvements:

Phase 1 improvements were completed in 2023 and included a new playground, landscaping and a washroom.

Phase 2 improvements began in spring 2023 and remain ongoing. These improvements include:

- Design and installation of a new bike park (completed)
- Installation of new shipping containers and renovations of the existing barn (completed)
- Design and installation of a totem pole – (in progress)
- Design and installation of a pump track – (in progress). See Attachment 2 for the siting of the pump track.

Phase 3 improvements began in spring 2024 and include:

- Backstop/dugout upgrades (completed)
- Replacement of spectator seating (completed)
- Clay/Soil infield improvement – (in progress)

Outfield improvements were initially planned as part of Phase 3 however; the Qualicum Bay Horne Lake Waterworks District have advised that they will not support providing water for the Lions Community Park ball fields. Therefore, a modified turf care program will be undertaken for the Lions ball fields. The table below outlines the current improvement projects and allocated capital budgets.

Table 1: Lions Community Park improvement projects underway

Project	Description	Budget	Operating Budget
Totem Pole (Phase 2)	Installation of the totem pole, including consultant services required for a structural engineer.	\$45,000	\$1,000
Pump Track (Phase 2)	Design and installation for a pump track for bikes	\$35,000	\$6,000
Clay/soil infields (Phase 3)	Removal of existing sod and site soils and replace with compacted clay infield	\$125,000	Already in operating budget
Total		\$205,000	\$7,000

Projects currently under consideration for the remaining balance of \$115,000 for Lions Community Park are outlined in Table 2 with accompanying operating costs. They include a sport court (Attachment 3), a covered seating area and a water fountain.

Table 2: Phase 3 Lions Community Park improvements under consideration

Project	Description	Estimated Capital	Operating (Annual)
Paved multi-use sport court	Installation of a 64'x34' asphalt sport court to accommodate multiple uses, including, but not limited to, basketball, pickleball and hockey. Option to include fencing (not included in estimated cost)	\$150,000	\$5,000
Covered seating area	A picnic shelter was identified as a future consideration in the Master Plan and would provide a covered seating area in between the playground and	\$175,000	\$1,000

	bike park with views to both. A timber structure and concrete pad with two picnic tables would be approximately 26'x 18'		
Water Fountain	A drinking fountain was not identified in the Master Plan. If installed within the park or on the Lions Hall building, it could be connected to the existing water line.	\$25,000	\$500
Total		\$350,000	\$6,500

Wildwood Community Park

Wildwood Community Park potential improvements include a picnic area and a porta potty as detailed in Attachment 4. Table 3 provides a breakdown of capital and operating costs for these proposed improvements. There is \$133,064 available in the financial plan for these improvements.

Table 3: Wildwood Community Park improvement projects under consideration

Improvement	Description	Estimated Capital	Operating
Picnic Tables & benches	Purchase and Installation of 6 picnic tables with benches on concrete slab in the cleared area of the park.	\$30,000	\$1,000
Portable Toilet at McColl Road	Install a portable toilet with cedar privacy surround at the entrance of Wildwood Community Park on McColl Road	\$9,000	\$5,000
Total		\$39,000	\$6,000

Illusion Lake Community Park

Table 4 outlines the costs associated with the installation of a porta potty for Illusion Lake Community Park.

Table 4: Illusion Lake Community Park porta potty

Improvement	Description	One Time Operations Project	Operating (seasonal)
Porta Potty	A Porta Potty was identified as a desired improvement. A concrete pad will be installed for the Porta Potty	\$5,000	\$2,250

FINANCIAL IMPLICATIONS

The 2025-2029 Financial Plan included \$324,847 in 2025 and \$500,000 in 2026 for the Lions Community Park improvements in the Electoral Area H Community Parks and Halls capital budget. At the May 27, 2025 RDN Board meeting, the following resolution was approved:

That the Lions Park Improvements project budget of \$500,000 be removed from the 2026 budget, that \$500,000 be returned to Electoral Area H Community Works Funds and that the 2025-2029 Financial Plan be amended accordingly.

The preceding motion leaves a budget of \$324,847 for Lions Community Park improvements. Of the remaining \$324,847, \$205,000 is committed to improvements projects underway, leaving a balance of \$119,847 for priority projects.

The 2025-2029 Electoral Area H Community Parks and Halls capital budget Included \$183,064 for the Wildwood Community Park improvements. At the April 22, 2025 RDN Board meeting, the following resolution was approved:

That \$50,000 of Community Works Funds be reallocated from the Wildwood Parking and Bridge project to the Community Trail - Lighthouse Country Regional Trail to Colburne Road Feasibility work.

The preceding motion leaves a budget of \$133,064 for Wildwood Community Park improvements. There are only \$39,000 of improvements proposed for Wildwood Community Park, leaving a balance of \$94,064.

After the priority projects are determined and approved for the Lions, Wildwood and Illusion Lake Community Park, the associated operating costs will be included in the Electoral Area H Community Parks and Halls 2026-2030 Financial Plan.

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:

- B. Legg, Superintendent Parks Operations
- A. Gore, Superintendent, Parks Planning and Development
- R. Daykin, Manager, Parks Services
- T. Osborne, General Manager, Recreation and Parks Services
- D. Holmes, Chief Administrative Officer

ATTACHMENTS

1. Lions Community Park – Master Plan
2. Lions Community Park – Pump Track location
3. Lions Community Park – Sport court siting options
4. Wildwood Community Park – Picnic area siting