
TO: Nanoose Bay Parks and Open Spaces Advisory Committee **MEETING:** October 3, 2018

FROM: Kelsey Cramer
Parks Planner

SUBJECT: Bonnington-Coventry Trail Corridor Review – Area E

REQUEST

1. That the Parks and Open Spaces Advisory Committee consider the priority level of the Bonnington-Coventry Trail Corridor site survey, design, funding and construction in the 5-year Community Parks work plan for Area E and that the work plan be updated accordingly.

BACKGROUND

At the February 7th, 2018 Nanoose Bay Parks and Open Spaces Advisory Committee (POSAC) meeting, the Committee received a delegation requesting that a walking trail be developed within the undeveloped park corridor between Bonnington Drive and Coventry Place. An existing trail across adjacent private land had recently become unavailable to area residents due to development of the adjacent residential lots.

The park land corridor (Attachment 1) is comprised of two lots; one is dedicated park and the other (Lot 3 District Lot 78 Nanoose District Plan VIP80855) is privately owned but designated for park use through a covenant over the property, along with two other similar corridors (Lot 1 and Lot 2) that abut Bonnington Drive. The narrow corridor (3 metres in width) includes steep terrain and would require stairs to provide a suitable recreational walking corridor.

This high-level review of the corridor was initiated per the March 27, 2018 Board motion below, and is meant to provide sufficient background information so that the Committee can consider if and when to include the project within the Community Parks work plan. The 5-year Community Parks project work plan will next be updated in 2019.

It was moved and seconded that staff provide a preliminary 'high level' report on the costs and process involved with tree removal and stair construction in the park land corridor between Bonnington Drive and Coventry Place.

Staff visited the site in May, 2018 and noted existing storm water and sewer utilities within the corridor. In addition, existing hydro, telephone and cable conduits are located within the Bonnington road allowance, with an in-ground kiosk located directly in line with the corridor. As confirmed with RDN Utilities staff, the infrastructure is managed by both the RDN and the Ministry of Transportation and Infrastructure (MoTI). RDN staff have requested a one metre

setback from manholes and that no structure be located over existing conduits. MoTI staff indicated no objection to the *conceptual* idea of stair/trail development, provided that Ministry infrastructure is not compromised, including the ability to maintain the infrastructure. Design drawings are to be submitted to the Ministry for review to confirm.

In July, Park staff met on site with a contractor to assess the feasibility of constructing in the corridor. In addition to the location of the utilities, which could impact placement of stair landings, several other constraints were noted (see Attachment 2 for images).

Site limitations include:

- **Slope stability** – neighbours on both sides of the corridor have used large boulders to retain the bank at the Bonnington Drive end of the corridor. The grade change is approximately 2m (to be confirmed by a topographical survey of the corridor). Regenerating vegetation is currently holding the soil from sloughing down the bank. A geotechnical review is recommended to assess soil stability and the need for bank retention. Concrete lock-blocks placed in a u-shape 2-3 blocks high or cast-in place concrete walls could be considered in combination with the stair design. Furthermore, adjacent rock retaining walls midway down the corridor should also be assessed and monitored to ensure no risk of undermining if site work is pursued.

Anticipated cost for geotechnical review and monitoring: \$1,500

Anticipated cost for site survey: \$1,500

Anticipated cost for wall and stair design: \$2,500

- **Bedrock and fill material** – bedrock observed centrally in the corridor will likely impact stair placement and chipping (with a jack hammer) is anticipated. Fill material (soil) placed on this part of the corridor as a result of the adjacent developments made it difficult to view the extent of the bedrock. The fill would require removal prior to construction. A small run of box-steps may be needed, which would be confirmed following site survey.
- **Trees** – to continue a trail through the corridor at the east (Coventry) end, 2 small trees will require removal from a group of regenerating conifer trees. The landowner to the north has indicated preference for the trees to remain, while the landowner to the south would like them removed. From a parks-perspective retaining the trees would provide recreational and environmental value to the trail. Given the existing sewer infrastructure in this location, RDN utilities may request the trees be removed. Further consideration and assessment may be required to determine whether the trees must be removed or whether they can be managed over the long-term.
- **Construction access** – machine access to the full 80m length of the narrow corridor for site preparation and construction work will be extremely difficult once the adjacent properties to the south are complete. Permission for access across the neighbouring properties could be requested at this time as once fences and landscaping are installed this will likely not be an option. The project is expected to be labour intensive.
- **Utilities** – construction of stair landings could be limited by the location of these services (to be confirmed following site survey and preliminary design).

Stair Design Considerations:

Both timber and concrete stairs were considered for the site. Originally the focus was on wooden stairs that would blend with the natural Nanoose Bay character and would be of similar style to those in nearby Ainsley Place Community Park. However, due to the site constraints described above, an option for concrete retaining walls with stairs cast-in-place are expected to respond better to the slope constraints and result in fewer maintenance needs. Two staircases would be required: one at the west (Bonnington) end and one centrally in the corridor.

Anticipated cost for stair construction, including bank retention: \$25,000 each.

Anticipated cost for general site preparation and trail completion: \$5,000-10,000

Understanding the Need

The former trail over private land was used enough that once it became unavailable, the delegation came forward to request this project. Conversations with a neighbour provided some information on numbers of people who formerly used the trail over private land. An average of 15-20 entries/day was estimated, with each entry having 1 to 5 people. A trail counter could be placed to further assess current use; however, the site is not currently suitable for recreational access given the narrow and steep conditions. Other trails in the neighbourhood could possibly be used instead to gauge neighbourhood walking frequencies. Staff recommend pursuing the project as it will contribute to walkability in the neighbourhood and will complete a recreational connection that was envisioned at the time of subdivision. The timing for the project must be considered in relation to the other projects in the Nanoose Bay Community Parks work plan.

NEXT STEPS

The 5-year project plan for Area E Community Parks currently locates this project in year 2021 due to other project priorities in 2019 and 2020 (see Page 4). If there is interest from the Committee in initiating this project sooner than 2021, other projects such as investigating a racquetball court at Jack Bagley Community Park and the beach access signage plan would need to be moved to a later date. Following input from the Committee, the work plan will be updated accordingly. Staff workload and funding availability are factors that are considered in developing the 5-year work plan.

FINANCIAL IMPLICATIONS


An estimated \$5,500 in professional fees and \$60,000 - \$65,000 in construction cost has been summarized. Actual costs would be subject to quotes and detailed design work. In addition, staff time will be required to coordinate and oversee construction. The Area E Community Parks budget contains \$115,356 in capital reserves, which could be used to fund this project, possibly in combination with Community Works Funds.

Other priority projects listed in the Community Parks work plan, along with estimated costs are:

High Priority Projects (2019-2020)		Estimated Cost
Community Works Funds		
2019	Natural Playground detailed design and approvals (MoTI, RDN)	\$10,000
2019/ 2020	Natural Playground development	\$35,000
Area E Community Parks Funds		
2019	Jack Bagley CP: consultation and assessment for racquetball sport court	\$20,000
2019	Beach Access signage assessment and plan	staff time
2019	Beach Access signage MoTI permits and installation	\$500 - \$1,000
2019	Park signs pilot project - design and install (Es-hw Sme~nts CP selected)	\$5,000
2020	Nanoose Road CP: evaluation of land ownership options	staff time
2020	Nanoose Road CP: options for use and consultation	\$5,000
2020	Jack Bagley CP: racquetball sport court detailed site design	\$8,000
2019-2020 Estimated Costs Total:		\$84,000
Community Works Funds Estimated Costs:		\$45,000
Area E Capital Reserves Estimated Costs:		\$39,000

With approximately \$39,000 of the \$115,356 Area E capital reserves allocated to other projects over 2019-2020, approximately \$76,000 would remain and could be considered for the Bonnington-Coventry Trail project.

An increased operational cost for occasional trail brushing and infrequent repairs to the stairs is expected to be in the order of \$500 annually and would be completed by staff at a time commitment of approximately 12 hours/year. If concrete steps are installed, over an expected 40-year life span, \$1,500/year should be allocated for future replacement.



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 September 14, 2018

Reviewed by:

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- T. Osborne, General Manager, Recreation and Parks Services
- P. Carlyle, Chief Administrative Officer

Attachments

1. Context map
2. Images of the Bonnington-Coventry corridor