



CITY OF HAMILTON
PUBLIC WORKS DEPARTMENT
Environmental Services Division

TO:	Chair and Members Public Works Committee
COMMITTEE DATE:	June 18, 2018
SUBJECT/REPORT NO:	William Connell Winter Wonderland Park Development Concept (PW18046) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Meghan Stewart (905) 546-2424 extension 5653
SUBMITTED BY:	Craig Murdoch, B.Sc. Director, Environmental Services Public Works
SIGNATURE:	

RECOMMENDATION

- a) That Council approve the single source procurement to Baker Turner Inc., pursuant to Procurement Policy #11 – Non-competitive Procurements, for the detailed design work for the creation of a winter destination at William Connell Park;
- b) That the General Manager of Public Works, or his designate be authorized to negotiate, enter into and execute a contract and any ancillary documents required to give effect thereto with Baker Turner Inc, in a form satisfactory to the City Solicitor;
- c) That the detail design work in the amount of \$100,000, be funded through the previously approved \$200,000 upset limit (\$100,000 for 2017 and \$100,000 for 2018 from Ward 8 Area Rating Reserve 108058), be approved;
- d) That when and if the toboggan hill at William Connell is constructed and functioning, staff be directed to remove Garth Street Reservoir from the list of approved and maintained toboggan hill locations and replace it with William Connell Park.

EXECUTIVE SUMMARY

In 2017, Council approved a motion that directed staff to investigate opportunities to enhance the existing tobogganing hill at the Garth Street Reservoir, however staff recommended that the expansion lands at William Connell Park be considered as an

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alternative to the Garth Street Reservoir as the programming opportunities are much greater at the adjacent site. This direction was given through the motion approved by Council on November 8, 2017, Report 17-020 Item 7.2.

The completed concept plan as shown in Appendix “A” attached to Report PW18046 fulfils the Council approved Motion, item 7.2 of Report 17-020 to report back on the concept plan for a new Winter Wonderland project. The concept illustrates that a winter destination is feasible at William Connell Park, will connect to existing park amenities and create a unique recreation experience for the residents of Hamilton. The costs associated with the concept plan can be found in the Financial Section of this report.

The recommendations of this Report include direction to staff to continue to refine the Winter Wonderland concept through detailed design work using the firm Baker Turner Inc., who developed the concept and is a specialist in toboggan hill design.

Alternatives for Consideration – See Page 5

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The funds to hire Baker Turner Inc. have been previously allocated to this project through a Council motion approved on November 8, 2017, Report 17-020, Item 7.2. There are sufficient funds in this project to cover the costs for detailed design.

Full build-out of this park development project is estimated at \$7,000,000 and would be a joint project between Landscape Architectural Services and Strategic Planning, Capital & Compliance. This project is not currently in Strategic Planning, Capital & Compliance’s ten-year capital plan and there is currently no funding source. Future capital construction costs will be required and will be brought forward in a phased approach for consideration by Council during the capital budget process.

Additionally, if grant funds become available, by having the detailed design complete, it will increase the opportunity to apply as the project will be “shovel ready”.

Staffing: There are no staffing implications for the detailed design portion of the project, however, if constructed, there will be operating impacts from this capital project that will be outlined in future capital budget detail sheets.

Legal: There are no legal implications.

HISTORICAL BACKGROUND

At its meeting of November 8, 2017, Report 17-020 Council approved the following Motion, item 7.2, which reads:

7.2

WHEREAS, the Garth reservoir has already been designated as a toboggan hill; WHEREAS, staff have already been working in earnest with the City Councillor to establish the Garth reservoir as a winter destination;

WHEREAS, winter activities are limited for families across the city;

WHEREAS, William Connell Park is adjacent to the Garth Reservoir and may afford opportunities for winter destination activities as well;

WHEREAS, tobogganing hill design is a specialty within landscape architecture profession and Baker Turner Inc. is an Ontario firm that has experience in the design and construction of tobogganing and winter recreation facilities;

WHEREAS, the City has already established the healthy kids community initiative to encourage healthy habits in our youth; and,

WHEREAS, the reservoir is well attended in the winter months;

THEREFORE BE IT RESOLVED:

- (a) That staff be directed to bring back a concept plan funded through Ward 8 Area Rating to an upset limit of \$200,000 (\$100,000 for 2017 and \$100,000 for 2018 from Ward 8 Area Rating Reserve 108058) that would evaluate the capital and operating costs and scope of work for the options for the creation of a winter destination at either the Garth Reservoir or William Connell Park or a combination thereof; and,
- (b) That the single source procurement to Baker Turner Inc., pursuant to Procurement Policy #11 – non-competitive procurements, for the design and analysis of the options for creating a winter destination in Ward 8, funded by Area Rating Reserve 108058, be approved.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The City's Procurement Section has advised the applicable policy is Procurement Policy #11 – Non-competitive Procurements.

RELEVANT CONSULTATION

The following groups have been consulted and/or are supportive of the future development of the winter destination at William Connell City Wide Park.

Ward 8 Councillor
Public Works - Parks Operations and Maintenance Section
Public Works - Corporate Facilities and Capital Compliance Section
Corporate Services – Capital Budgets and Development Section
Healthy and Safe Communities – Recreation Planning Section

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Due to the expertise required to design a tobogganing hill, including calculations related to the physics of tobogganing, such as the height of the hill versus friction of the snow and length of outrun calculations, staff felt it was prudent to hire professionals that specialize in this type of design for the health and safety of the end users.

Prior to seeking a single source procurement with Baker Turner Inc. for the feasibility of a winter destination project, staff surveyed municipal landscape architects in the southern Ontario region to determine what consultants had been used to design a toboggan hill in the past. Of those surveyed, only the municipality of Mississauga responded to confirm they had undertaken this kind of design work and the consultant they had used was Baker Turner Inc. Additionally, staff received comment back from multi-disciplinary Ontario based consulting firms that they would not take this work on due to the specialized nature. Staff therefore recommended the hiring of Baker Turner Inc. through the motion on November 8, 2017 as it was not apparent that other consulting firms had relevant expertise in this specialized work.

Upon review of both the Garth Street Reservoir and William Connell Park sites, staff found that the expansion lands at William Connell Park offered more opportunity to provide an exciting winter destination with varied recreational experiences. The 2013 Hamilton Water Facilities Security Master Plan identified the Garth & Stone Church Reservoir as a High Criticality Facility. This Reservoir services the greater Hamilton Mountain (South of Stone Church Rd.) and is also a critical support for the supply of water to Ancaster and parts of West Hamilton and Dundas. Any threats to the drinking water that is stored at this location would have significant impacts for a large percentage of the population of the City of Hamilton. Additionally, the Reservoir structure was not designed to accommodate intensive winter destination amenities such as a concrete skating loop or ancillary buildings, and there is not sufficient space to provide a safe run out for a toboggan facility on the Eastern slope. Therefore, it was determined that the expansion lands at William Connell Park would be a more suitable location for a winter activity destination.

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Staff worked with Baker Turner Inc. to design a winter destination concept that also provides opportunities for summer activities which will complement the newly built amenities at William Connell Park. The design of the expansion lands includes toboggan hills of different heights to accommodate slower and faster tobogganing, a skating loop with associated support buildings and plaza, parking lot, playground and trail system.

If the winter amenities are designed for all-season use, the William Connell Park site will provide residents with a unique opportunity to participate in new and traditional winter and summer activities.

People will be able to enjoy tobogganing and skating at the newly constructed hills and artificially refrigerated skating loop. Additionally, the proposed support buildings will provide space for change rooms and concession stand as well as a separate Zamboni building. The proposed trail system will connect with the existing trails at William Connell Park to the east and offer opportunities for kilometres of cross-country skiing, snow shoeing and fat tire biking.

In the summer, the toboggan hills can be used as an amphitheatre for outdoor events, mountain biking, and free play. The proposed trail system will connect with the existing trails at William Connell Park to the east and offer opportunities for kilometres of walking and cycling. The concrete skating loop will provide space for children, youth and adults to inline skate and ride bikes, manual scooters and skateboards, with the landscaped centre of the skating loop providing potential to be designed as a pump track or other bike park amenity.

To serve the neighbourhood to the south and west, a playground is proposed to be close to the future and existing residents, and the entrance road will meet up with future road infrastructure.

This programme meets the criteria presented to staff for winter destination park amenities. There is no other park proposed in Hamilton that will be able to accommodate all of these features, including the Garth Street Reservoir. It is for this reason that staff recommends that once constructed, all tobogganing be redirected to the William Connell Winter Wonderland Park, and that the Garth Street Reservoir is removed from the endorsed toboggan hill list.

ALTERNATIVES FOR CONSIDERATION

An alternative to the approval of Recommendation (a) of Report (PW18046) is that staff be directed to undertake a Request for Proposal (RFP) process to hire a consultant to complete the detailed design for this project. This alternative is not recommended because the expertise required to complete this type of design work is limited in

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southern Ontario. The RFP process could result in only Baker Turner Inc. submitting a proposal or the City could potentially receive no proposals. Staff did contact multi-disciplinary consulting firms in Ontario and received comment back that they would not take on this work on due to the specialized nature.

An alternative to proceeding with the project to create a destination park at William Connell is staff be directed to stop work on this project. This alternative is not recommended because it would not fulfil the desire to create a winter destination amenity for the City of Hamilton. Garth Street Reservoir is functioning for tobogganing at the present time, however expansion potential is limited due to property restrictions, future development and the site's primary function as a utility. William Connell Park expansion lands are a unique opportunity to create an exciting winter and summer destination.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" - Concept plan for William Connell Winter Wonderland Park development.