



Staff Report

Community Services

Report To: COW_Finance_Admin_Fire_Community_Services
Meeting Date: November 18, 2024
Report Number: CSOPS.24.061
Title: Lora Bay Park Watercraft Storage Facility
Prepared by: Ryan Gibbons, Director of Community Services

A. Recommendations

THAT Council receive Staff Report CSOPS.24.061, entitled "Lora Bay Park Watercraft Storage Facility";

AND THAT Council direct staff to include this project in the 2026 budget process for further consideration.

B. Overview

Council provided direction to staff through the 2024 budget:

"THAT, Council direct that the "Lora Bay Park Indoor Watercraft Storage Facility", be removed from the 2024 Draft Budget and direct staff to provide a staff report to develop a business case for the development of an Indoor/Outdoor Watercraft Storage Facility(s) for Council consideration by the end of June 2024."

This report outlines the proposed business case for the Lora Bay Watercraft Storage Facility and recommends reviewing the market for indoor and outdoor storage in 2025.

C. Background

Around 2019 residents requested a non-motorized watercraft storage building at Lora Bay Park. This request included a list of approximately 80-100 people that were interested in pay for use storage space. Since that time the project has been included in budgets and has not been completed due to a number of reasons including project management expertise, inflating costs, re-prioritization through the pandemic, etc.

The Town now has in-house resources that can facilitate this project either through a contract project manager or by consultant project management services.

This project was identified within the current Leisure Activities Plan including the town waterfront property classification:

CLASS 2 WATERFRONT PROPERTY:

Parking lot of 49 vehicles or less, paid parking and may incorporate the establishment of no on-street or time limit parking by-laws, required signage and enforcement; permanent washrooms or portable toilets; waste receptacles. Non-motorized watercraft use only, only food truck commercial operations permitted.

- Intended Use: Beach or park activities specific to the amenities for prolonged visits but will be restricted due to space and parking availability.

LORA BAY PARK PARKLAND	
Legal Description: PCL 19-1 SEC 16MB; BLK 19 PL 16MB T/W EASEMENT OVER THE COMMON ELEMENTS IN GREY COMMON ELEMENTS CONDOMINIUM PLAN NO. 63 AS IN LT234; T/W AN EASEMENT OVER PT OF LT 36 & 37, CON 11, AND PT OF KENWOOD RD ON PL442 DESIGNATED AS PT 5 TO 11, 21 TO 24, 16R8704 AS IN R512173 & R514047; T/W EASEMENT OVER PT LT 34, PL 931 BEING PT 25, 16R8681 AS IN R490976; S/T R350371; THE BLUE MOUNTAINS	
Name / Description	Lora Bay Park
Plan#	442
Current Use	Developed park
Current Formalized Access to Waterfront	Yes
Parcel Size (acres)	2.88
Water Frontage (m)	215
Parking Available	Yes – Paid Parking for visitors
Washroom Facilities	Yes
Waste Receptacles	Yes
Other Town Infrastructure	Wastewater Pumping station
Historical Significance	MNRF water lot, Ken Huggard Cottages storing watercraft
Proposed Access	Full public access
Proposed Classification	2
Other Considerations	Capital project for watercraft storage building; t/w easement as in R512173, R514047, R490976 s/t R350371



RECOMMENDED ACTIONS:	
Signs identifying permitted access	Yes
Fencing / Gate, Property Delineation	No
Amenities – Washroom (permanent, portable), pavilion, other	Consider enhancing non-motorized watercraft launching facilities
Waste Receptacles	Yes

This property also includes existing structures that were previously used as cottages and more recently storage. This is an opportunity to remove these structures that are at or past the end of their useful life and are no longer being used.

D. Analysis

This project is supported by the Leisure Activities Plan and responds to a request from residents for a watercraft storage facility at Lora Bay Park.

Facility Features:

- **Capacity:** Storage for up to 100 kayaks and other non-motorized watercraft.
- **Design:** Efficient use of space with tiered racks or modular shelving.
- **Water Accessibility:** Easy access points for loading/unloading watercraft.
- **Security:** Secure, weather-resistant enclosure with lockable sections. Security cameras and access to be included in construction.

Market Analysis

- **Demand Assessment:**
 - Current growth in local water-based recreation. Harbour outdoor kayak storage has grown over the past several years.
 - Thornbury Harbour Outdoor storage: 2022 – 17 kayaks, 2023 - 55 kayaks and in 2024 – 50 kayaks.
 - Positive reception and requests from local residents.

Risk Analysis

- **Potential Risks:**
 - Underutilization due to seasonal demand variances.
 - Environmental impacts and community opposition.
- **Mitigation Plans:**
 - If there is additional unused space, a rental program could be considered.
 - Building could be easily modified if demand reduced to the point that the program was no longer sustainable. Options include storage, or alternative recreational uses, markets, environmental education space, etc.

Another option is to consider outdoor kayak racks. This is not what was requested but are provided at the Thornbury Harbour from May until November.

Interest in this option could be gauged through the community engagement for interest in non-motorized watercraft storage at Lora Bay Park.

Staff recommend that community consultation take place in 2025 to determine if there is still interest in storage at the estimated cost.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Environmentally responsible construction will be considered through the design process.

G. Financial Impacts

- **Capital Costs:**
 - **Construction:** \$576,000 for building, \$50,000 for racking, fittings and security installations.
 - **Permitting and Fees:** Estimate \$5,000
 - **Geotechnical Study:** Estimate \$15,000
 - **Environmental Impact Study:** Estimate \$25,000
 - **Survey:** \$5,000
 - **Design and Engineering:** \$25,000
 - **Contingency:** \$65,000 for unforeseen costs

Total Capital Cost Estimate: \$766,000

- **Operational Costs:**
 - **Annual Maintenance:** \$5,000.
 - **Transfer to reserves – Asset Replacement:** \$30,640 + annual inflation
 - **Utilities:** \$3,000/year.
- **Additional Opportunity Costs – Removal of existing unused structures**
 - **Grey Sauble Conservation Authority Fees -** \$5,000
 - **Demolition Costs -** \$35,000

Total Budget - \$806,000

- **Revenue Projections:**
 - **Storage Fees:** \$38,640 / Year + annual inflation to match utility and asset replacement transfer costs

Staff propose a cost recovery fee structure – Average \$386.40/unit = operational cost recovery + building replacement in 25 years. Fees to be adjusted based on actual number of storage spaces following final design and include regular fee increase to offset inflation costs and operational costs.

Construction funding proposed to come from the Parks and Recreation development charges reserve.

H. In Consultation With

Phil Pesek, Manager of Facilities and Fleet

Monica Quinlan, Director of Corporate Services

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Ryan Gibbons, Director Community Services directorcs@thebluemountains.ca.

J. Attached

1. Lora Bay Watercraft Storage Site Map

Respectfully submitted,

Ryan Gibbons
Director Community Services

For more information, please contact:
Ryan Gibbons, Director Community Services
directorcs@thebluemountains.ca
519-599-3131 extension 281

Report Approval Details

Document Title:	CSOPS.24.061 Lora Bay Park Watercraft Storage Facility.docx
Attachments:	- Attachment-1-Lora-Bay-Watercraft-Storage-Site-Map.pdf
Final Approval Date:	Nov 8, 2024

This report and all of its attachments were approved and signed as outlined below:

Ryan Gibbons - Nov 8, 2024 - 9:20 AM