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To: Mayor and Members of Council
From: Steve Brake, Director of Public Works
Date: December 8, 2020
Subject: North Bowmanville Dog Park and LED Lighting
File:

At the Regular General Government Committee meeting held on Monday, October 19, 2020, Council passed resolution #GG-373-20. This resolution requested that staff report back at the November 9, 2020, General Government Committee meeting with an estimated cost to include a new off-leash dog park in North Bowmanville for the 2021 budget. This resolution also requested that an estimate be provided to install LED lighting for the new North Bowmanville off-leash dog park as a Schedule B, Budget option.

At the November 2, 2020, Council meeting, resolutions C-438-20 to C-440-20, as amended, were introduced. These resolutions referred the costing for the new off-leash dog park and the associated LED lighting directly to the 2021 Budget. The resolution further requested that LED lighting costs for Clarington's other existing off-leash facilities also be included in the 2021 Budget, as Schedule B options.

This correspondence is intended to provide Council with background information regarding the development of a new off-leash dog park in North Bowmanville and the associated LED lighting costs in advance of the 2021 budget discussions.

Background

The Municipality of Clarington currently has three off-leash dog parks that are located in the urban areas of Courtice, Bowmanville and Newcastle. The size of each existing park is roughly 5,000 m² in Courtice, 10,000 m² in Bowmanville and 5,750 m² in Newcastle.

In June, 2020, Council approved the Outdoor Recreation Needs Assessment (ORNA) for the Municipality. This report identifies the proposed type and number of additional outdoor recreation facilities that are expected to be needed in Clarington over the next 15 years. These additional facilities are recommended to suitably keep pace with the proposed changes to Clarington's population and the anticipated trends in outdoor recreation facility use.

The North Bowmanville area is expected to grow by approximately 19,000 residents over the next ten years. As a result of the proposed growth the ORNA has recommended the construction of a new off-leash park in North Bowmanville. This additional park is proposed to help balance geographic distribution with the existing leash-free park that is presently located in South Bowmanville.

The implementation strategy outlined within the ORNA suggests that the additional off-leash park should be constructed between the years 2020 to 2025. At this time, however, the funding for an additional off-leash dog park has not been identified within the current Capital Program as either a future Development Charges or a Tax Levy expense.

Preferred North Bowmanville Off-Leash Park Locations

Council Resolution #GG-373-20 noted three preferred sites for the location of a new off-leash dog park in North Bowmanville. The opportunity to develop a site at each of these locations has been reviewed and the findings are provided as follows:

1. The North end of the Former Bowmanville Zoo Lands

As shown in Figure 1 below, a future Municipal park is proposed on the former Zoo lands that could include a splash pad, soccer field and basketball court. The layout of these facilities, however, still needs to be determined. Design considerations for a new dog park at this location would also require the construction of a 40 space vehicle parking lot that typically would not be permitted on floodplain areas.

The creation of a new off-leash dog park of comparable size to the existing facilities in Courtice and Newcastle should be planned concurrently with the overall design of the future proposed park. Development of this new park will require consultation with CLOCA and the Public in addition to significant budget requirements. Given that the Municipality of Clarington presently does not have ownership of the former Bowmanville Zoo lands and the actual date of transfer is still unclear at this time the construction of a new dog park at this location is likely to occur beyond 2021.



Figure 1: Former Bowmanville Zoo Lands

2. Adjacent to Camp 30

The Municipality presently does not own land in the area of Camp 30 to establish a new off-leash dog park (please see Figure 2). Although the planning process for the Camp 30 site remains on-going there are currently no agreement on land uses. While it is expected that areas within the development site will eventually be transferred to the Municipality, the site is not expected to be available for the construction of a new dog park in 2021.

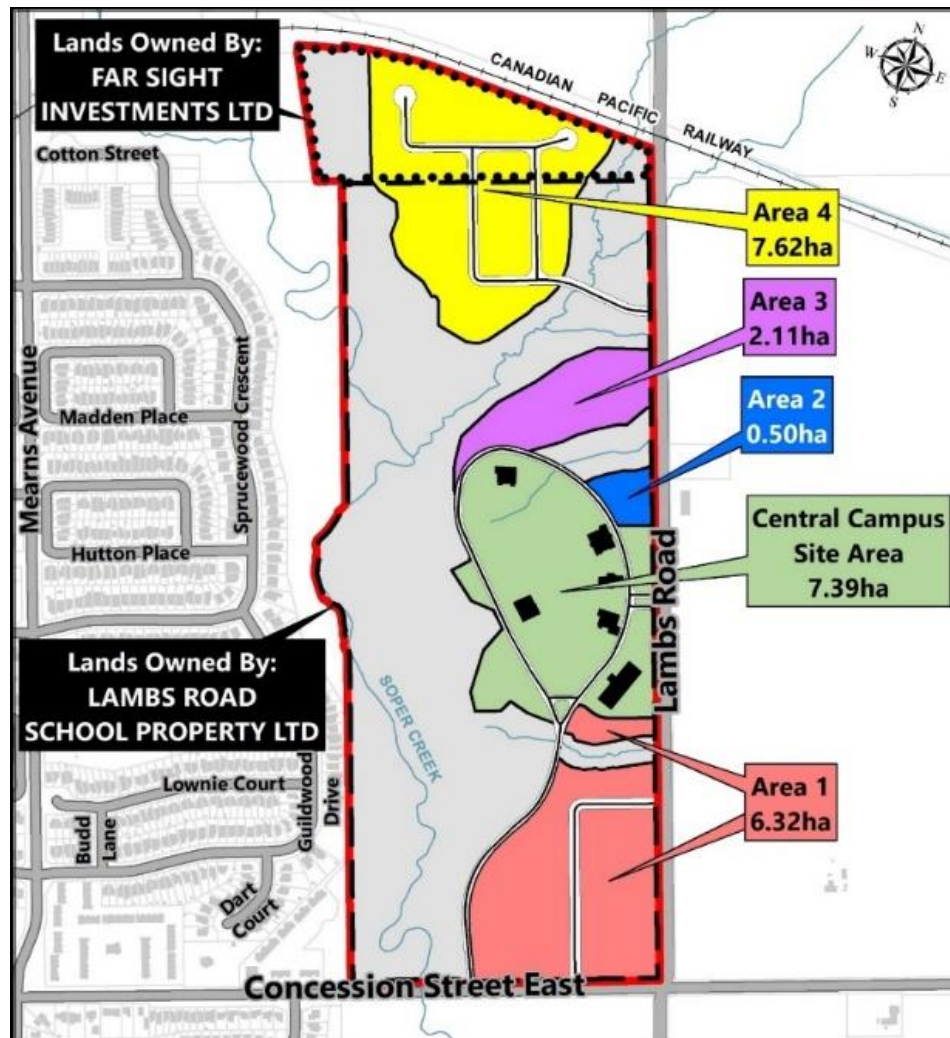


Figure 2: Camp 30 Lands

As noted in Figure 3, the Concession Street and Lambs Road area is currently undergoing Secondary Plan review. While it is expected that this area will include a future Community Park on the east side of Lambs Road, the programming for this infrastructure is currently unknown. The development of an additional off-leash dog park in this area would not be available in 2021.

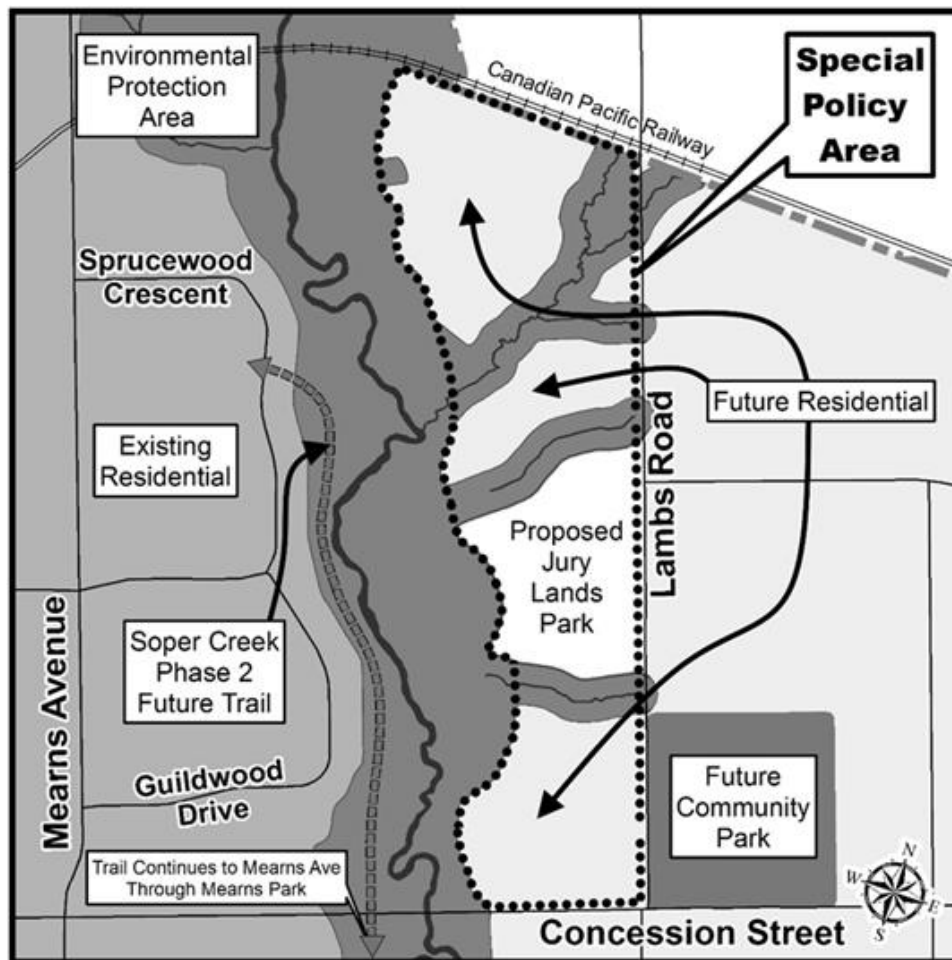


Figure 3: Secondary Plan for Concession Street and Lambs Road area

3. In the Vicinity of Concession Road 3 and Liberty Street

As shown in Figure 4, the only Clarington owned properties within a 1.5 km radius of the Concession Road 3 at Liberty Street intersection are existing Municipal Parks and Environmentally Protected lands.

The Parks in this area have already been programmed with amenities for community use while the environmentally protected sites are considered unsuitable due to existing topography and or the presence of wet lands.

Future development plans in other areas of North Bowmanville beyond the 1.5 kilometer radius will not be available for the construction of a new off-leash dog park in 2021.

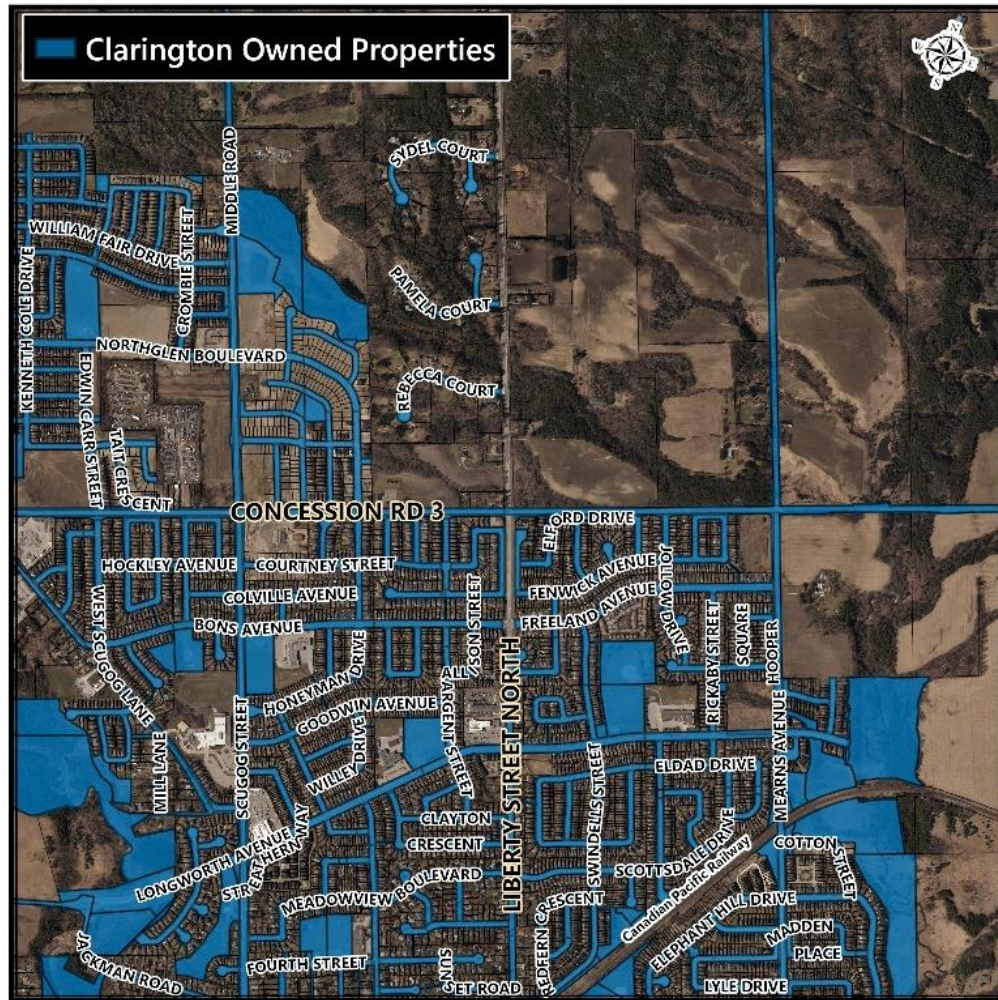


Figure 4: Clarington owned properties in the vicinity of Concession Road 3 and Liberty Street

Alternate Park Locations

CLOCA Lands on Longworth Avenue

The property on the north side of Longworth Avenue west of the Bowmanville Creek is a former dump site that is currently owned by CLOCA. As shown on the aerial photograph below, Figure 5, this site would allow for a 6,100 m² facility with a 1,000 m² small dog area and a 40 space parking lot. CLOCA has been contacted about this proposal and are interested in having further discussions with the Municipality about entering into a lease agreement to utilize the property for such purposes. The estimated cost to construct this facility would be \$235,000, plus HST.

The cost to provide lighting at the site is based on the design concept of an available power supply from the existing street lights on the north side of Longworth Avenue. Cable would be direct buried into the facility to feed two lights on the south side of the dog park and one each on the west and east sides. The approximate cost to include this upgrade would be an additional \$41,000, plus HST.



Figure 5: Potential Dog Park site at Longworth Avenue west of Bowmanville Creek

Mearns and CPR

The property on the north side of Cotton Street, east of Mearns Avenue and south of the CP rail line is owned by the Municipality of Clarington. As shown on the plan below, this site would allow for a 6,000 m² facility with a 1,000 m² small dog area and a 40 space parking lot. Given that the location is zoned Environmental Protection and that the site is located directly adjacent to a local residential area consultation with the Public and CLOCA would be critical. The estimated cost to construct this facility would be \$215,000, plus HST.

The expected cost to provide lighting at this site is based on the design concept of an available power supply from an existing transformer on the north side of Cotton Street to a meter base and power supply cabinet. Cable would be direct buried into the facility to two lights on the south side of the dog park. The approximate cost to include this upgrade would be an additional \$22,000, plus HST.

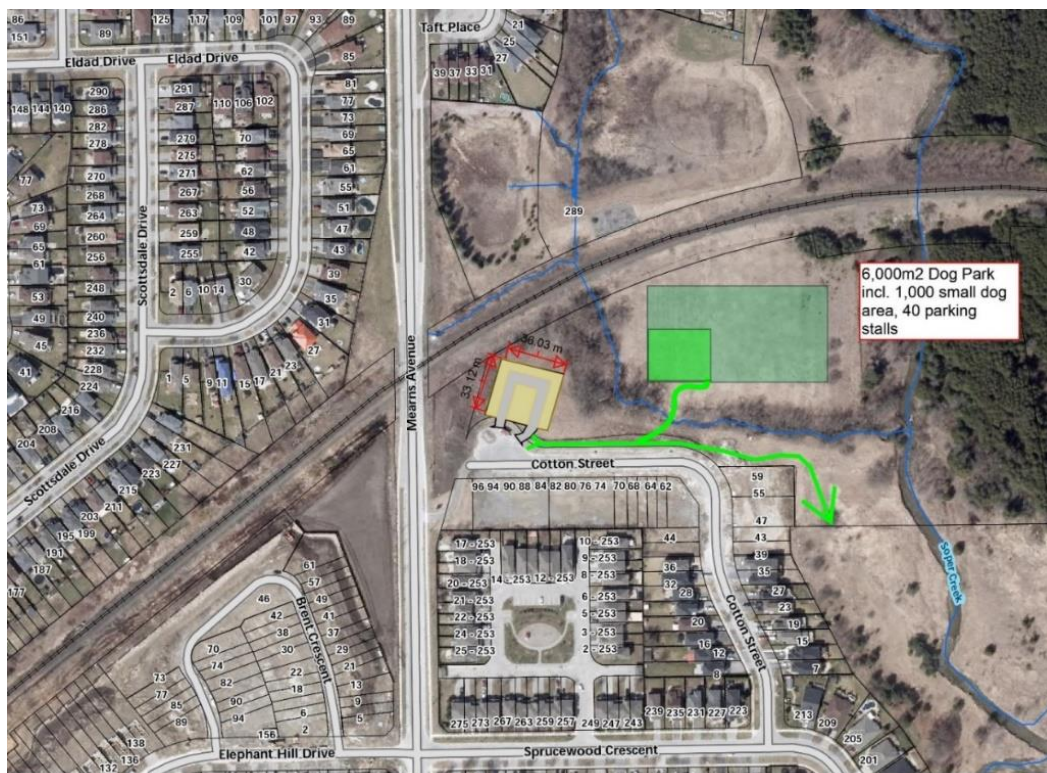


Figure 6: Potential Dog Park site north of Cotton Street

LED Lighting for Existing Dog Park Locations

The cost to provide LED lighting at the three existing Clarington dog parks is based on connecting into an existing power source from adjacent sportsfield or parking lot lighting. Cable would be direct buried into each facility to supply new efficient flood lighting systems.

The cost to include LED lighting upgrades at the Courtice and Bowmanville dog parks is estimated at approximately \$40,000 each, plus HST. Due to the need for a longer underground cable run into the Newcastle dog park the estimated cost is \$50,000, plus HST.

Provisions for these lighting upgrades will be included in the 2021 Capital Budget as Schedule B considerations.

Regards,



Stephen Brake
Director of Public Works

SB/kb