ADDITIONAL INFORMATION:
April 10, 2024 Regular Council Meeting
Re: Agenda Item 12.g)

District of Lant

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: April 10, 2024

SUBJECT: Jacks and Lavender Road Ends - Concepts

PURPOSE

To provide Council with a follow up report from the closed portion of the September 13, 2023, Council meeting during which staff were directed to carry out enhancements of both the Jack's Road and Lavender Road Ends. Prior to carrying out these works, staff require Council's approval and direction on design concepts.

RECOMMENDATION

1. THAT Council approve the themed "Lantzville Coal Mine History" approach to the Jack's Road End concept, as presented.

2. AND FURTHER THAT Council approve the themed "Dedicated to Lantzville's Military Veterans" approach to the Lavender Road End concept, as presented.

3. AND FURTHER THAT staff are to provide cost estimates to carry out each concept with the majority of the project to be carried out with staff as an "in-house" project utilizing the newly re-introduced Maintenance Tech II position, if approved.

COMMITTEE/COMMISSION RECOMMENDATION - N/A

ALTERNATIVES AND IMPLICATIONS

1. THAT Council approve the themed "- - Insert theme -or- No theme - -" approach to the Jack's Road End concept, as presented.

2. AND FURTHER THAT Council approve the themed "- - Insert theme -or- No theme - -" approach to Lavender Road End concept, as presented.

3. AND FURTHER THAT staff are to provide cost estimates to carry out each concept with the majority of the project to be carried out with staff as an "in-house" project utilizing the newly re-introduced Maintenance Tech II position, if approved.

The 2024 construction season is fast approaching so staff require clear direction on a concept for both road ends as soon as possible.

BACKGROUND/RELEVANT HISTORY

There have been several motions passed surrounding the Lavender Road and Jack's Road Ends. Those motions are as follows:

2019 Council resolutions:

C19-140	9-Sep-19	THAT the Parks and Trails Committee recommendation (THAT $9,800 be included in the 2020 budget to green up the Lavender Road and Harper Road beach road ends, subject to public consultation.) be referred to the 2020 financial planning process.
C19-175	4-Nov-19	THAT $9,800 be included in the 2020 Financial Plan to green up the Lavender Road and Harper Road beach road ends.

2020 Council resolution:

C20-93	11-May-20	THAT the May 4, 2020 Lavender Road & Harper Road Beach Road Ends 2020 Project defeated motion be reconsidered: THAT Option 3, item 6. Lavender Road & Harper Road Beach Road Ends ($9,800) from the 'Potential 2020 Financial Plan Amendments to Reduce 2020 Property Taxation' report, for adjustment in the 2020-2024 Financial Plan be selected; AND FURTHER THAT staff be authorized to prepare a 2020-2024 Financial Plan Amendment Bylaw and 2020 Tax Rates Bylaw that reflects the option(s) selected by Council.	NOTE: Motion to reconsider passed; however, motion re Option 3 DEFEATED; no action required

2021 Council resolutions:

C21-45	31-Mar-21	THAT staff prepare a report on how to calm the traffic at the Lavender Road Beach end, considering adding speed bumps and/or changing the direction of the stop signs at the corner of Lavender Road and Lancrest Terrace; AND FURTHER THAT staff identify the funding sources.
C21-124	21-Jul-21	THAT staff remove all encroaching hedges, bushes and tree branches impeding the line of sight for vehicles exiting Oar, Myron, Lavender, and Jacks Roads onto Dickinson Road; AND FURTHER, THAT the preceding work (includes surveys, contractor and arborist work) be funded from the remaining funding in the COVID Restart Grant reserve.
C21-125	21-Jul-21	THAT staff remove all nonconforming encroachments at beach road ends, including rocks, allowing full parking access on District road rights-of-way; AND FURTHER, THAT the preceding work (includes surveys, contractor and arborist work) be funded from the remaining funding in the COVID Restart Grant reserve.

2023 Council resolutions:

C23-185	26-Jul-23	THAT Council refers to the District solicitor to review the Traffic & Parking Regulations Bylaw to draft an amendment bylaw to permit further regulation of the Jacks Road beach road end access for the purpose of regulating vehicular access including no parking or public vehicle access to that a section of Jacks Road between McGill Road and the foreshore, and with the solicitors review to be presented at the September 6, 2023 Committee of the Whole meeting; AND FURTHER THAT Council will facilitate and approve a green space design, with funding up to $20,000 for this project to be funded from Gas Tax, and if not possible, funded from the money allocated to Special Projects in the District of Lantzville 2022/2023 Financial Plan.
C23-213	13-Sep-23	THAT Council directs staff to enact the following improvements, as soon as possible, to that section of Jack's Road between McGill Road and the foreshore: a. Engage a contractor to remove all the remaining pieces of asphalt in this section; b. Engage a contractor to implement a layout design submitted and approved by Council, of a path with areas of greenery and a pedestrian ocean viewing area; and c. Obtain a cost estimate for creating a safer walking route down to the beach, be it stairs formed from big rocks similar to Myron Road or more traditional stairs similar to Huddlestone Road; AND FURTHER THAT funding to engage a contractor to carry out the improvements be funded from the One Time Operating Projects Reserve Fund of the 2023 Financial Plan to a maximum of $25,000.00.
C23-214	13-Sep-23	THAT Council requests a report from staff outlining the works and costs to complete the following improvements [as shown in Figure 1 submitted by Mayor Swain at the COTW Sept. 6th, 2023] at the Lavender Road beach end including: • Install parking in Area A including removal of blackberries, install a culvert and install grass matting as the parking surface • In Area B, remove the stairs and wooden cribbing, add fill and soil, and slope the property to connect the upper and lower levels; • In Area C, create the hammerhead vehicle turn-around including installing removable bollards, and remove all asphalt on the waterfront side of the removable bollards and replace with surface materials as per green shores best practices; AND FURTHER THAT any required land surveying or other professional services required to prepare the report for Council consideration be funded from the Accumulated General Operating Surplus Reserve Fund.

ATTACHMENTS

1. Jack's Road End, concept
2. Lavender Road End, concept
3. Wall memorial example
4. Rain Garden, RDN trial

DISCUSSION

Staff have been working on a concept for each road end designed to best carry out Council's vision as per the motions presented above.

ANALYSIS/RATIONALE

Staff initiated the design concept process with a review of the motions previously passed including the September 13, 2023, motion which is the last motion on record. The history of the road ends appears to have evolved over time as to what is the best solution to each end, as each have their own challenges.

Adding to the complexity is the potential of the District introducing "in-house" capital projects carried out by staff for the most part. This is contingent on Council's approval to reintroduce a Maintenance Tech II position. Otherwise, the Lavender and Jacks Road Ends design concepts will be carried out by external contractors. Either approach will have an impact on how the Public Works Department estimate each project.

During the design review process, staff identified a potential enhancement to each concept by introducing a themed approach to each end. For example, Jack's Road End to potentially be themed as "Lantzville's Coal Mine History" (see attachment 1) and the Lavender Road End as "Dedicated to Lantzville's War Veterans" (see attachment 2). Each road end has further enhancements like expanded potential memorial bench locations. Both ends have a unique memorial capability with Jack's proposing memorial pedestals and Lavender to have a wall approach to memorializing Lantzville's war veterans (attachment 3). Plus, Jack's concept is proposing a "rain garden" trial location, a first in Lantzville. The Regional District of Nanaimo implemented a trial location last year (see attachment 4).

Financial/Budget Implications

The project was budgeted at $37,690 in the 2024 Financial Plan. If project costs exceed budget, we will seek approval from Council for more funding.

Prepared by:

Glenn Morphy
Acting CAO/Director of Public Works
Date: April 9, 2024

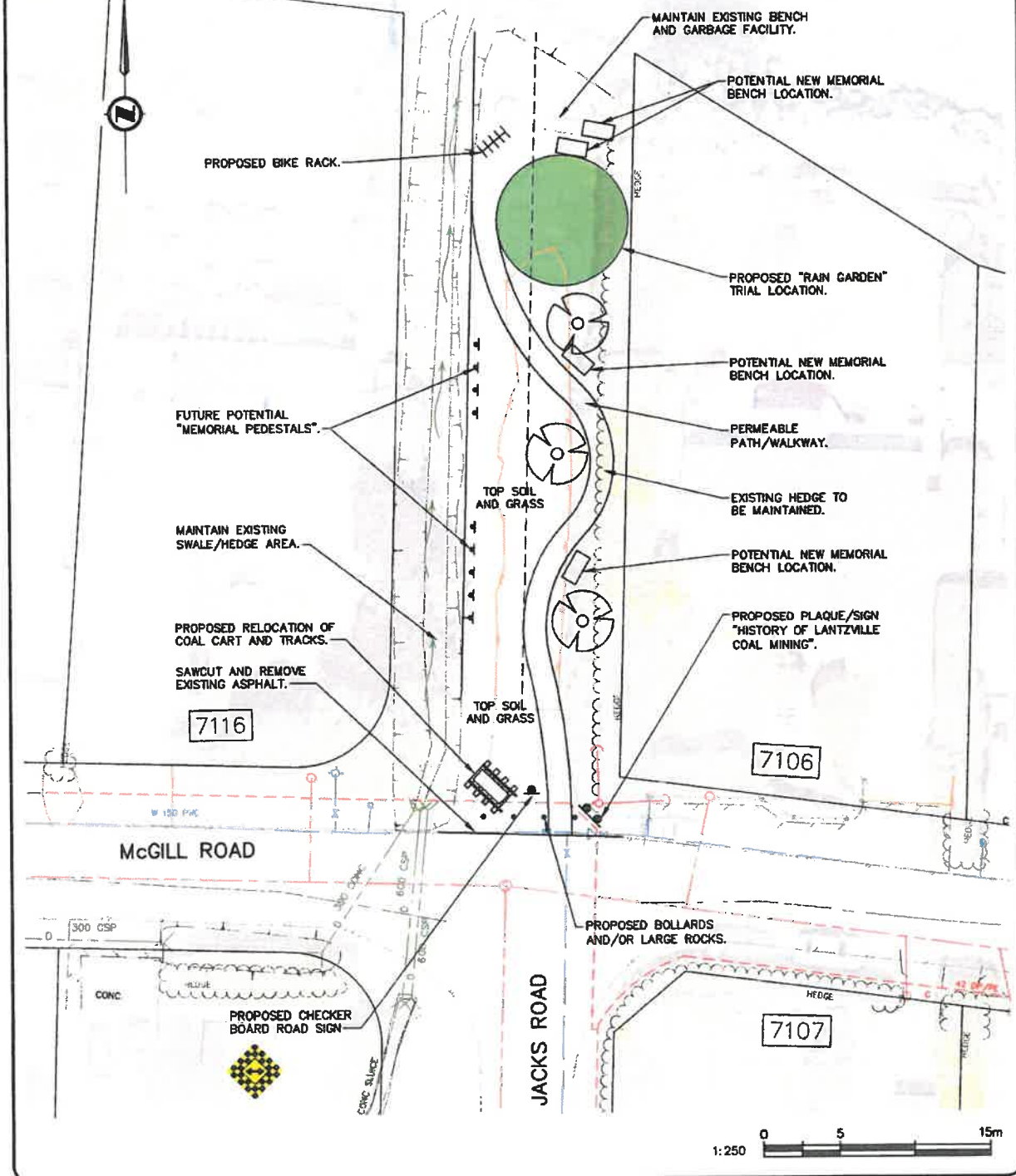
REVIEWED WITH:			
☑ Corporate Administration	☐ Fire Rescue	☑ Public Works/Engineering	☐ RCMP
☑ Financial Services	☐ Planning	☐ Solicitor	☐ Committee:
☐ Other:			

COUNCIL AGENDA INFORMATION:		
Meeting Type	**Date**	**Agenda Item #**
Regular		
Special		
Closed (In-Camera)	April 10, 2024	

ATTACHMENT 1

JACKS ROAD END CONCEPT

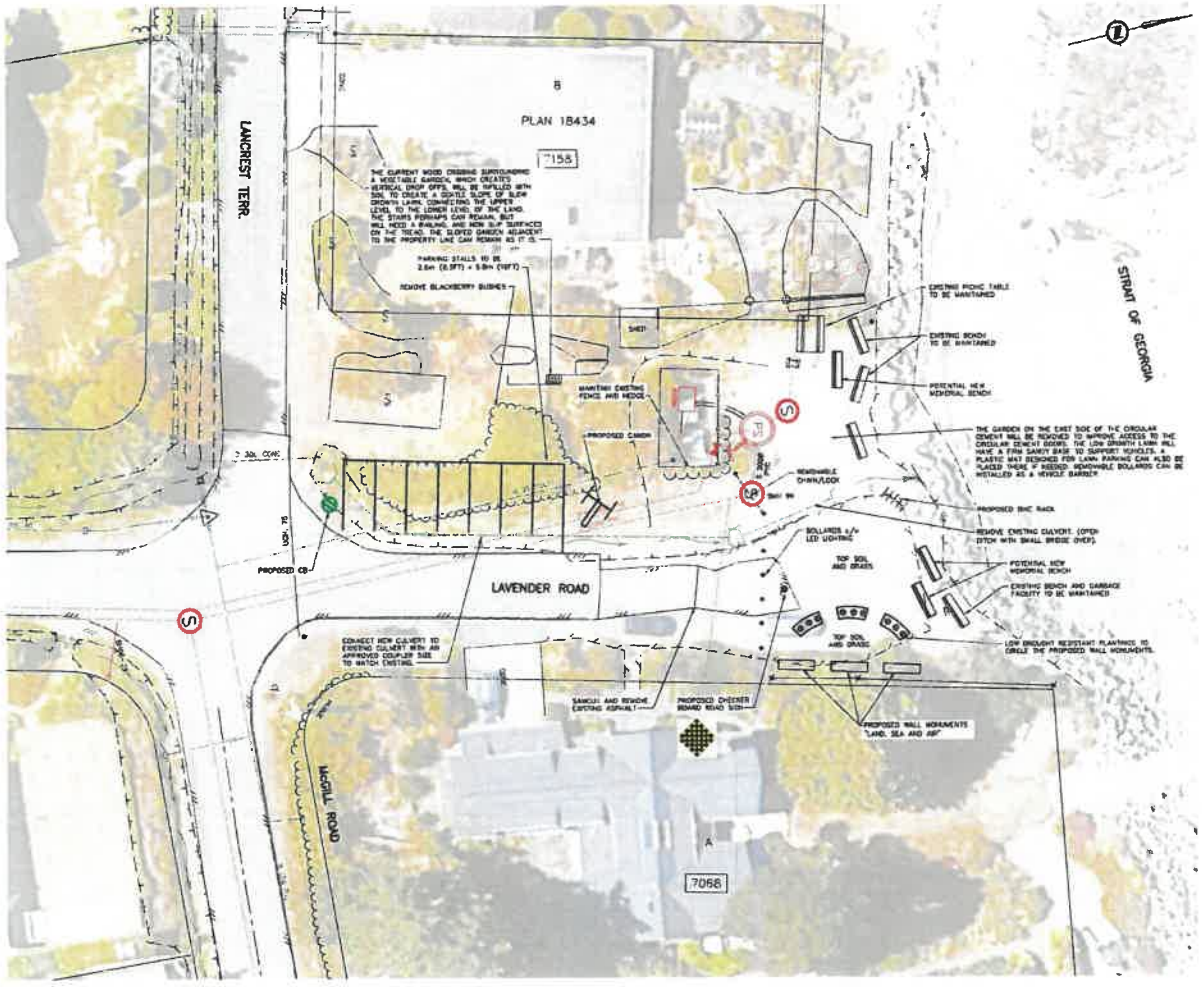
THEME
"LANTZVILLE COAL MINE HISTORY"



CLIENT	DISTRICT OF LANTZVILLE
PROJECT	

TITLE	JACKS ROAD END CONCEPT THEME "LANTZVILLE COAL MINE HISTORY"
APPROVED	
DATE	APRIL 2024
JOB No.	0343-244
SCALE	1:250 @ 11x17
DWG No.	

Lantzville



RECORD OF REVISIONS

REV	DATE	BY	ENG	DESCRIPTION

ISS	DATE	BY	ENG	DESCRIPTION

RECORD OF ISSUE

ATTACHMENT 2

ATTACHMENT 3



RDN Rain Garden Demo Site

In 2023, DWWP launched a new funding initiative, the **Demonstration Site & Interpretive Signage Program**, which supports local governments, partners, and environmental stewardship organizations with the installation of green infrastructure, such as rain gardens, and interpretive signage at demonstration sites or watershed features.



RDN Rain Garden Pilot Project:

- to learn more about associated costs and processes of projects of this type to fully inform the new funding program
- amend an existing swale so that it functions to slow, capture, and infiltrate rainwater run-off from the surrounding landscape
- create a demonstration space for public awareness and education

ATTACHMENT 4

Current state of the RDN Rain Garden

- Turf grass covering hard-packed and poor soil
- Lack of vegetation
- Invasive species
- Uncovered storm drain

All of this results in...



RDN Rain Garden - Overlooking the East side of swale/rain garden from RDN Admin Building



RDN Rain Garden - overlooking the West side of swale from RDN Admin Building





Invasive English Ivy at the East end of the rain garden

Vision for the RDN Rain Garden

NORTH ARROW Landscapes

We plan to:

- Remove turf and amend soil
- Remove invasives and plant native species throughout
- Raise and cover storm drains
- Upgrade pathways & install interpretive signage





The top of the rain garden berm along Hammond Bay Road

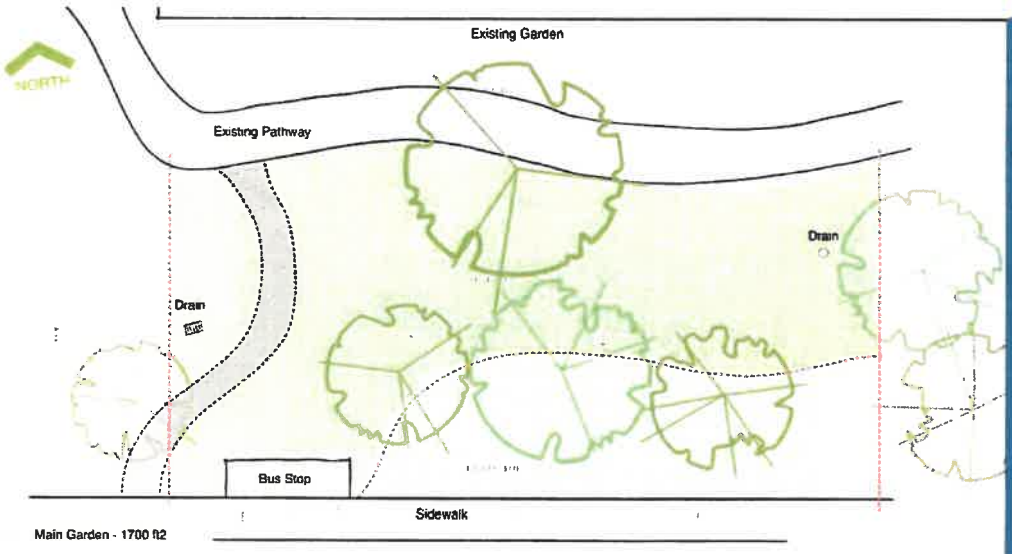
Zone 1
The deepest and wettest part of the rain garden.

Zone 2
The bank slopes of the rain garden.

Zone 3
The driest areas along the perimeter of the rain garden.



RDN Rain Garden Scope & Timeline



Track progress at **rdn.bc.ca/rdn-rain-garden**

NORTH ARROW

Project estimate of $40,967.74

- **Fall 2023**
  RFSQ to select a landscaping firm
- **Winter 2024**
  Agreement with selected firm North Arrow Landscapes
- **Early Spring 2024**
  Draft and finalize site plan
- **Spring 2024**
  Landscaping work begins: excavation, soil amendments, planting, irrigation, pathway
- **Summer to Fall 2024**
  Plantings and function monitored; additional plantings as needed
- **Completed Rain Garden!**
  Educational signage designed and installed in 2025

Shade / Part Shade / Wetland

Polystichum munitum
Sword fern



Dicentra formosa
Bleeding heart





Tellima grandiflora
Fringe Cup



Juncus effusus
Common rush



Aquilegia formosa
Western Columbine



Mahonia nervosa
Oregon Grape



Fragaria vesca
Woodland Strawberry



Carex obnupta
Slough sedge

NORTH ARROW

Sun / Part Sun

Ribes sanguineum
Red flowering currant



Koeleria macrantha
June grass





Symphyotrichum subspicatum
Douglas aster



Eriophyllum lanatum
Woolly sunflower



Armeria maritima
Sea thrift



Festuca roemeri
Roemer's fescue



Iris tenax
Toughleaf Iris



Lupinus polyphyllus
Large-leaved Lupine



Achillea millefolium
Common yarrow



Anaphalis margaritacea
Pearly everlasting



Allium cernuum
Nodding onion



Prunella vulgaris
Heal all

NORTH ARROW