

BALM BEACH Re-Development and Improvements

Presentation by:
Gregory J. Morton, P.Eng.

August 31, 2009

Agenda

1. PIC Comments - Positive

2. PIC Comments - Negative

3. Recommended Improvements

4. Construction Cost Estimate

PIC Comments - Positive

- Decorative street lighting
- Seating areas
- Storm outfall relocation
- Lookout & Gazebo construction
- Tree planting
- Additional parking
- Narrow road lanes and install crosswalks
- Patio area at storefronts

PIC Comments - Negative

- Cost or effect on taxes
- Beach maintenance needs to improve
- Existing grass along storm outfall and creek is tall and overgrown which attracts geese, and makes it hard to see children playing
- Too much signage on way into beach
- North beach is dangerous swimming area

Lighting

Good

Install 8 light standards with lighting. Basic in appearance.

Better

Install 8 light standards with lighting. More aesthetically pleasing lighting.

Best

Install 8 light standards with lighting. More aesthetically pleasing lighting. Add brackets for hanging baskets and/or banners.

Lighting

Good

Install 8 light standards with Lighting. Basic in appearance.

Better

Install 8 light standards with lighting. More aesthetically pleasing lighting.

Best

Install 8 light standards with lighting. More aesthetically pleasing lighting. Add brackets for hanging baskets and/or banners.

Road Lay-out

Good

Re-line the parking and roads, with paint, to narrow the lanes (7.40m) and create a smaller area to cross for pedestrians.

Better

Re-line the parking and roads, with paint, to narrow the lanes and reduce pedestrian crossing distance. Addition of garden areas at crossing points to also slow traffic.

Best

Re-line the parking and roads, with interlocking pavers, to narrow the lanes and reduce pedestrian crossing distance. Addition of garden areas at crossing points to also slow traffic.

Road Lay-out

Good

Re-line the parking and roads, with paint, to narrow the lanes (7.40m) and create a smaller area to cross for pedestrians.

Better

Re-line the parking and roads, with paint, to narrow the lanes and reduce pedestrian crossing distance. Addition of garden areas at crossing points to also slow traffic.

Best

Re-line the parking and roads, with interlocking paving stone, to narrow the lanes and reduce pedestrian crossing distance. Addition of garden areas at crossing points to also slow traffic.

Cross Walks

Good

Painted lines to distinguish where to cross
Informally

Better

Same lines but using an interlocking paver

Best

Interlocking crosswalks.

Cross Walks

Good

Painted lines to distinguish where to cross
Informally

Better

Same lines but using an interlocking paver

Best

Interlocking crosswalks.

Storm Outfall Relocation

Good

Clean up the random winding of the outfall and then plant appropriate aquatic plantings.

Better

Clean up the random winding of the outfall and then plant appropriate aquatic plantings. Add bridges and a natural stone stepping crossing to allow people to cross the waterway. Add natural rocks to help contain the creek's meandering.

Best

Relocate the entire outfall to the Creek and return the south beach area to one even flowing sand beach. Treat the stormwater before discharge to the creek.

Storm Outfall Relocation

Good

Clean up the random winding of the outfall and then plant appropriate aquatic plantings.

Better

Clean up the random winding of the outfall and then plant appropriate aquatic plantings. Add bridges and a natural stone stepping crossing to allow people to cross the waterway. Add natural rocks to help contain the creek's meandering.

Best

Relocate the entire outfall to the Creek and return the south beach area to one even flowing sand beach. Treat the stormwater before discharge to the creek.

Boardwalk

Good

Keep existing asphalt walkway with a gap to separate it from the new parking spots.

Better

Replace the existing asphalt walkway with a new asphalt walkway in a new location.

Best

Replace the existing asphalt walkway with a wooden or interlocking paver walkway in a new location.

Boardwalk

Good

Keep existing asphalt walkway with a gap to separate it from the new parking spots.

Better

Replace the existing asphalt walkway with a new asphalt walkway in a new location.

Best

Replace the existing asphalt walkway with a wooden or interlocking paver walkway in a new location.

Seating Gardens

Good

Build gardens and bins,
for recycling/garbage,
out of wood.

Better

Build gardens and bins,
for recycling/garbage,
out of concrete
decorative blocks.

Best

Build gardens and bins,
for recycling/garbage,
out of natural stone.

Seating Gardens

Good

Build gardens and bins,
for recycling/garbage,
out of wood.

Better

Build gardens and bins,
for recycling/garbage,
out of concrete
decorative blocks.

Best

Build gardens and bins,
for recycling/garbage,
out of natural stone.

Shade Sitting Area

Good

Place a few stones under the trees for sitting stones along with benches.

Better

Place a few stones under the trees for sitting stones along with benches and a bicycle rack.

Best

Construct a stone garden under the trees as sitting stones along with benches and a bicycle rack.

Shade Sitting Area

Good

Place a few stones under the trees for sitting stones along with benches.

Better

Place a few stones under the trees for sitting stones along with benches and a bicycle rack.

Best

Construct a stone garden under the trees as sitting stones along with benches and a bicycle rack.

Patio Sitting Area

Good

Construct a patio sitting area with natural stone placed in such a way as to separate parking from pedestrians.

Better

Construct a patio sitting area with natural stone placed in such a way as to separate parking from pedestrian. Add some garden areas and tree plantings to soften the hard surfaces.

Best

Construct a patio sitting area with Natural Stone placed in such a way as to separate Parking from Pedestrian by creating some raised Garden Areas and Tree Plantings zones to soften the Hard Surfaces; while also enveloping the user's within the safety of these areas.

Patio Sitting Area

Good

Construct a patio sitting area with natural stone placed in such a way as to separate parking from pedestrians.

Better

Construct a patio sitting area with natural stone placed in such a way as to separate parking from pedestrian. Add some garden areas and tree plantings to soften the hard surfaces.

Best

Construct a patio sitting area with Natural Stone placed in such a way as to separate Parking from Pedestrian by creating some raised Garden Areas and Tree Plantings zones to soften the Hard Surfaces; while also enveloping the user's within the safety of these areas.

Green Spaces

Good

Continue to plant up the existing wooden planters.

Better

Add more garden areas to the above planters.

Best

Construct natural stone gardens to replace the wooden planters.

Green Spaces

Good

Continue to plant up the existing wooden planters.

Better

Add more garden areas to the above planters.

Best

Construct natural stone gardens to replace the wooden planters.

Gazebo

Good

Construct a standard
Gazebo kit
12' x 20'

Better

Construct a custom
Gazebo
15' x 30'

Best

Relocate the
shower/washroom
facilities and construct
a custom Gazebo
18' x 32'

Gazebo

Good

Construct a standard
Gazebo kit
12' x 20'

Better

Construct a custom
Gazebo
15' x 30'

Best

Relocate the
shower/washroom
facilities and construct
a custom Gazebo
18' x 32'

Look-Out

Good

No added Look-out,
other than the proposed
Gazebo

Better

Construct a simple
limestone or granite
screening pathway out
to the point.

Best

Construct a pathway
(wooden/interlocking
brick/etc.) out to a
landing that is both a
Look-out and a seating
area.

Look-Out

Good

No added Look-out,
other than the proposed
Gazebo

Better

Construct a simple
limestone or granite
screening pathway out
to the point.

Best

Construct a pathway
(wooden/interlocking
brick/etc.) out to a
landing that is both a
Look-out and a seating
area.

Shower/Washroom Facilities

Good

New roof and new paint

Better

New roof and new paint with cosmetic structural elements added to update the structure's appearance.

Best

Demolish and reconstruct a new facility in a more user-friendly location

Shower/Washroom Facilities

Good

New roof and new paint

Better

New roof and new paint with cosmetic structural elements added to update the structure's appearance.

Best

Demolish and reconstruct a new facility in a more user-friendly location

Beach Entrance

Good

Construct a small sitting area with natural stone

Better

Construct a small sitting area with natural stone and add a bicycle rack and some gardens

Best

Construct a small sitting area with natural stone, gardens, trees, bicycle rack, and hide the storm maintenance holes visually.

Beach Entrance

Good

Construct a small sitting area with natural stone

Better

Construct a small sitting area with natural stone and add a bicycle rack and some gardens

Best

Construct a small sitting area with natural stone, gardens, trees, bicycle rack, and hide the storm maintenance holes visually.

Balm Beach Entrance Sign

Good

Plant some decorative gardens.

Better

Add some stone work.

Best

Add some structural weight to the frame.
(Natural Logs)

Balm Beach Entrance Sign

Good

Plant some decorative gardens.

Better

Add some stone work.

Best

Add some structural weight to the frame.
(Natural Logs)

Open Up the North Public Beach

Good

Move some rocks out of the way to allow pedestrian access and vehicle prevention methods.

Better

Move some rocks out of the way to allow pedestrian access and vehicle prevention methods. Add a boardwalk extension into the area.

Best

Move some rocks out of the way to allow pedestrian access and vehicle prevention methods. Add a boardwalk extension into the area along with lighting, Stone retaining walls and some wind obstruction plantings.

Opening Up the Public Beach

Good

Move some rocks out of the way to allow pedestrian access and vehicle prevention methods.

Better

Move some rocks out of the way to allow pedestrian access and vehicle prevention methods. Add a boardwalk extension into the area.

Best

Move some rocks out of the way to allow pedestrian access and vehicle prevention methods. Add a boardwalk extension into the area along with lighting, Stone retaining walls and some wind obstruction plantings.

Construction Cost Estimate

Storm Works \$118,722.64

Lighting \$90,431.25

Boardwalk \$212,625.00

YEAR 1 SUBTOTAL \$421,778.89

Road Works \$378,938.44

YEAR 2 SUBTOTAL \$378,938.44

Gazebo and Lookout \$100,406.25

Landscaping, Gardens, Sitting Areas \$484,640.63

Washroom Rehabilitation \$20,343.75

YEAR 3 SUBTOTAL \$605,390.63

TOTAL \$1,406,107.95

Requested Action

- Council approval
- Further phasing analysis
- Tender Year 1 Works
- Implementation

Thank You