

TO: GENERAL COMMITTEE

SUBJECT: SAM CANCELLA PARK GAZEBO REHABILITATION

WARD: WARD 2

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for R. Forward

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER *[Signature]*

RECOMMENDED MOTION

1. That staff be authorized to proceed with rehabilitation of the Sam Cancilla Park Gazebo as outlined in Option #2 contained within Staff Report FCT001-16. The Sam Cancilla Park Gazebo requires repairs to the wooden structure, and the addition of a new wheel chair accessible ramp and handrail constructed in compliance with AODA standards to provide barrier free accessibility to the Gazebo.

PURPOSE & BACKGROUND

Report Overview

2. The purpose of this staff report is to provide General Committee with a recommendation for the rehabilitation of the existing Sam Cancilla Park Gazebo (formerly known as Bayview Park).

Background and Analysis

3. As an amendment to the 2016 Capital Plan, repair of the Sam Cancilla Park Gazebo was put forth for discussion, with a capital budget of \$50,000. The request was carried, with the caveat of providing Council with a staff report detailing the nature of the repairs required, how much usage the gazebo receives by the public, and reviewing other options with respect to the future plans of the park.
4. City staff inquired with the various City of Barrie departments and staff to ascertain the amount of usage the gazebo receives. Information received indicates that the gazebo is used as a shelter by residents who utilize the city bus which stops adjacent to the gazebo, and by several homeless community members on a seasonal basis as a shelter. In turn, the 'Barrie Out of the Cold' program frequently attends the gazebo to provide meals to those experiencing homelessness. The gazebo is also used by various organized groups as a meeting point or starting point for walks, running, biking, along the City's waterfront trail system.
5. The basement of the gazebo is equipped with public washrooms which are original to the construction of the gazebo in 1935. Throughout the life span of the gazebo, the washrooms were not updated or maintained and have since become inoperable. For approximately 5-10 years the washrooms have been barricaded to prevent public access. The current condition of the washrooms is such that it is not feasible or financially viable to repair or replace.

6. The Sam Cancilla Park Gazebo has been a part of Barrie's waterfront since 1935. Being a wood structure now 81 years old, deterioration has caused the gazebo to reach a point of disrepair. A structural report on the wooden portion of the gazebo conducted by an independent Structural Engineer found, in brief, the following:
 - a) Two wood beams are severely rotted (north-most two wood beams along west side of structure);
 - b) The wood braces (specifically at the locations of beam deterioration noted above) were prodded and found to consist of loose dry material which is beginning to rot. Additionally, the nailed connections have become loose;
 - c) All wood posts are experiencing varying degrees of wood rot, which is especially prevalent at the base. In two cases, the rot has penetrated approximately half-way up the post from the bottom; and,
 - d) The existing perimeter guards do not comply with current building code requirements. The state of the current guards present a life safety concern to the general public who make use of the gazebo, and in addition, increases the liability exposure to the City of Barrie.
7. Included within the Structural Report were 3 minimum recommendations provided by the Structural Engineer, as follows:
 - a) Proceed with the replacement of all posts, provide guards, and remove benches
 - b) Replace the two rotted wood beams noted above; and
 - c) Replace the wood braces noted above
8. In addition to providing minimum recommendations, the Structural Report also included the following recommendation: "Alternatively, considering the extent of work required, we recommend that replacement of all wood beams, posts, and braces be considered (or replacement of the entire structure). This would minimize ongoing maintenance while increasing the service life of the structure."
9. The scope of the Structural Engineer's review was meant to assess the wood structure only and did not specifically address the condition of the concrete foundation. It should be noted that the concrete foundation structure supporting the wood gazebo above will require repairs within the next 5 years. This would involve several epoxy joint repairs, and repairs to address localized spalling of concrete blocks.
10. The present condition of the concrete foundation is not at risk of failure, however, the cost of these repairs should be considered by Council when reviewing the options within this report. Future repairs to the concrete foundation are estimated to be between \$10,000 to \$15,000.

ANALYSIS

Options

11. There are four possible options to rehabilitate the Sam Cancilla Park Gazebo, as follows:

Option #1 – Minimum Critical Structural Repairs and Safety Considerations

- Replace all existing wood posts
- Replace two (2) structural beams
- Replace knee bracing as necessary
- Remove existing perimeter benches
- Install new perimeter guards
- Picnic tables to be installed in place of benches
- Total project cost estimated at \$40,000

***note: Structural repairs included in this scope of work do not address the existing concrete foundation**

Option #2 – Minimum Critical Structural Repairs and AODA Accessibility Upgrades

- All components outlined in Option #1
- Construct a new AODA accessible ramp
- Total project cost estimated at \$50,000

***note: Structural repairs included in this scope of work do not address the existing concrete foundation**

Option #3 – Deconstruction and Regrading

- Terminate and make safe existing electrical and plumbing services
- All services to be capped in conformance with City of Barrie requirements.
- Demolish and dispose of wood framing members
- Demolish and dispose of concrete walls, foundation, and stairs adjacent to the gazebo
- Regrade, sod, and finish site to match existing slope
- Total project cost estimated at \$25,000

Option #4 – Deconstruction, Regrading, and Construction of New Gazebo

- All components outlined in Option #3
- Construct new gazebo on new foundation and slab
- Total project cost estimated at \$125,000

ENVIRONMENTAL MATTERS

12. Option #3 and #4 will require LSRCA approval.
13. Due to the close proximity of the gazebo to Kempenfelt Bay, additional measures will be required to ensure no construction debris enters the water.
14. Typical construction mitigation measures will be implemented with respect to noise, dust, sediment reduction measures, working next to water and adherence to the Occupational Health and Safety Act and its Regulations.

ALTERNATIVES

15. The following alternatives are available for consideration by General Committee:

Alternative #1

Select a different option: General Committee could select one of the other three options provided within this report in lieu of Option 2, the recommendation presented by staff.

Alternative #2

Do not repair: General Committee could choose to not proceed with the rehabilitation and allow the gazebo to remain shored and barricaded off until a park redesign.

This Alternative is not recommended as the City would incur a significant liability to public safety. The gazebo is currently barricaded off from the public as it stands in an extremely poor condition. In addition to a concern for public safety, the gazebo overlooks the Barrie North Shore Trail and sits beside Dunlop Street East. This location makes it especially visible to the public and reflects poorly on the image along the waterfront.

FINANCIAL

16. The capital cost of this project was presented to Council in a memorandum dated January 15, 2016. Option #2 of this report reflects the financial cost and recommendations made within the memorandum.
17. The project has an approved budget of \$50,000 to be funded from the tax capital reserve. The recommended motion does not require any additional funding or change in funding source.

LINKAGE TO THE BARRIE WATERFRONT & MARINA STRATEGIC PLAN

18. The current Waterfront / Marina Strategic Plan proposes the following improvements to the existing Bayview Park:
 - a) A seated amphitheatre with a bandshell / stage,
 - b) New open lawn areas,
 - c) A plaza/flex space for events,
 - d) A waterside boardwalk, and
 - e) Planting beds.
19. Although the Waterfront & Marina Strategic Plan is not specific as to the future of the Sam Cancilla Gazebo, the gazebo is identified on a conceptual plan presented within the Waterfront & Marina Strategic Plan, which would indicate that the Gazebo is to remain within the fabric of the park.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

20. The recommendation(s) included in this Staff Report support the following goals identified in the 2014-2018 City Council Strategic Plan:
 - Inclusive Community- Provide great public spaces; Support safe neighbourhoods.

APPENDIX 'A'



Photo #1: Front view of Sam Cancilla Park Gazebo



Photo #2: Rear view of Sam Cancilla Park Gazebo



Photo #3: East view of Sam Cancilla Park Gazebo



Photo #4: View of base of rotted post.