

Loudon Park Improvement Plan



Loudon Park Improvement Plan

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1. PARK IMPROVEMENT PLANNING PROCESS

1.1 Plan Purpose

Loudon Park and the Loudon Trail are popular recreational sites. The beach, swimming area and lake activities draw thousands of residents every year. Concerns about the increasing park use, conflicts of use, bylaw infractions, park accessibility and maintenance standards were expressed to the Nanaimo Parks, Recreation and Culture Department. The City of Nanaimo's Parks, Recreation and Culture Commission initiated a park improvement process to create and review interim and long-term park improvement options.

The purposes of the park improvement plan were to:

- Work with park user groups and residents to determine necessary and desired facility upgrades.
- Improve Loudon Park and the Loudon Trail system to meet the changing community needs by updating facilities for safety, accessibility and general appearance.
- Increase maintenance and design standards to create a friendlier park and trail environment for all.
- Work with the RCMP, Animal Control and Bylaw Enforcement to enforce park, trail and lake regulations.
- Include the implementation of a wheelchair accessible fishing float in the improvement process and public review.



Long Lake is a popular swimming destination in summer months.

2. Plan Development Process

The City of Nanaimo led the planning process for this park with input from park stakeholders (including neighbourhood residents, Rowing Club, Kayak and Canoe Club, model boaters and park users) and assistance from Archadia Landscape Architecture Ltd.



Paddling and rowing programs are popular and keep kids and families active.

The following section outlines the activities associated with the plan development process. All open houses were well advertised in the newspaper, in Loudon Park, on local radio and social media, as well as mail outs to residents of the Wellington/Loudon Park neighbourhood and throughout the rowing and paddling communities.

October 2005	Parks, Recreation and Culture Commission approved the concept of an accessible fishing float at Loudon Park but neighbourhood input was sought.
February 2006	Fishing float is put on hold due to neighbourhood concerns.
April 2006	Parks Committee reviews site issues and approves the park and trail improvement process and timeline.
May 2006	Parks Committee and staff meet with stakeholder groups (residents, Canoe & Kayak Club, Rowing Club, accessibility group, Mid-Island Marine Modelers) to discuss issues and ideas about park improvements and receive input on the draft improvement plan. Parks Committee and staff begin to create a draft improvement plan based on

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	stakeholder input.
May to June 2006	<p>Interim improvements to the park are explored by the Parks Department including:</p> <ul style="list-style-type: none"> • Exploring the implementation of park gating (proposed hours 6 am to 9 pm April 1 to September 30 and 6 am to 8 pm October 1 to March 31). • Reviewing traffic flows and drop-off areas at the entrance to the park. • Meeting with the Canoe and Kayak Club and Rowing Club to review guidelines for noise levels and hours of use. • Reviewing options for dealing with drainage to improve soil conditions and aesthetics. • Meeting with RCMP and Bylaw Services to review patrols and enforcement issues. <p>Brenda Grice of Archadia Landscape Architecture Ltd. was hired to develop site planning options.</p>
July 2006	A public open house was held on 2006-JUL-06 from 2 pm to 7 pm in the park's multi-purpose court. Three draft concepts were presented (A-C). Public input into the draft improvement plan was gathered through both a written survey and verbal comments.
September 2006	<p>The draft park plan was refined based on public input and a revised plan was presented to stakeholder groups again.</p> <p>The draft park plan was presented to the Parks Committee for consideration (2006-SEP-19 & 27).</p>
October 2006	<p>Second open house was held to present the draft park improvement plan to the public (2006-OCT-19). Three draft concepts were presented (A-C). Public comments were received and summarized.</p> <p>The Parks Committee reviewed the Improvement Plan on 2006-NOV-09 and determined that Concept C was most suitable for implementation. They recommended that the plan be received by the Parks, Recreation and Culture Commission. The draft plan was refined into a final improvement plan.</p>
November 2006	The Parks, Recreation and Culture Commission approved the improvement plan with Concept C as the preferred boathouse location on 2006-NOV-22.
Spring 2007 Plan Adopted	Several interim improvements identified in Section 4.0 were implemented including soft surface and hard surface trail improvements, tree removal and vegetation pruning, signage, circulation and parking controls, a new accessible fishing float, dock relocation and gate, and creation of a new temporary boat storage structure. In addition, a new parking lot as identified in Section 4.0 as a permanent improvement was also implemented.
October 2009 Review of Concept Plan Started	Initiated by the rowing and paddling clubs, a third open house was held in the new parking lot to present a fourth Concept, "D" (same location as existing washroom building as a location for the new boathouse). Public comments on the new location as well as Phase 1 improvements were welcomed as input.
January 2010	The Parks, Recreation and Culture Commission approved Concept D as the preferred location for the boathouse and new washroom building.
December 2011	Discussions begin again to find practical and affordable solutions to the design and construction of a multi-purpose boathouse facility and to address safety on the lake.

1.3 Parks, Recreation and Culture Master Plan

The City of Nanaimo’s Parks, Recreation and Culture Master Plan was updated in 2004. This process surveyed residents about their park satisfaction and desires. According to the plan’s survey results, the citizens of Nanaimo were more satisfied with the number of trails in the City than any other park space. (See Table 1 and Table 2 below) Waterfront parks ranked second.

Despite the high level of satisfaction with the City of Nanaimo’s trail system, the 2004 Parks, Recreation and Culture Master Plan also notes that waterfront parks and trails rank first and second on the list for additional facilities. Clearly, residents appreciate access to our waterfront and Nanaimo’s trail system and want to see it expanded further. Improving Loudon Park and the Loudon Trail is consistent with these findings.

TABLE 1 - Park Satisfaction

Public survey results from the Parks, Recreation and Culture Master Plan completed in 2004

Facility/Service	Rank	Satisfied	Neutral	Dissatisfied
Trails	1	70%	21%	9%
Waterfront	2	67%	21%	12%
Natural/Passive	3	60%	30%	10%
Sports Fields	3	60%	30%	10%
Neighbourhood Parks	4	54%	27%	20%
Sport Courts	5	48%	36%	16%
ESAs	5	48%	34%	18%
Playgrounds/Water Parks	5	48%	39%	13%
Off-Leash Areas for Dogs	6	40%	33%	27%
Art in Public Places	7	35%	42%	23%

TABLE 2 - Need for Additional Facilities

Public survey results from the Parks, Recreation and Culture Master Plan completed in 2004

Facility/Service	Percent
Waterfront Parks	43%
Trails/Pathways	39%
Arenas	33%
ESA protection	33%
Natural/passive	29%
Off-Leash Dog Areas	26%
Neighbourhood Parks	23%
Playgrounds/Water	16%
Sport Courts	16%
Swimming Pools	16%
Art in Public Places	16%
Community Centres	16%
Museums	14%

1.4 Public Input

The Loudon Park Improvement Plan was prepared with public involvement to obtain insight into the needs, desires, preferences and values of the general public and identified stakeholders.

Stakeholder Meetings

Community stakeholder groups had the opportunity to provide input through interviews and questionnaires prior to the preparation of this plan. The following summarizes the main issues and concerns expressed by each stakeholder group:

Stakeholder Group	Comments
Residents	<ul style="list-style-type: none"> -Concerns over fishing float implementation -Concerns over multiple park uses -Concerns of safe traffic flow and pedestrian access to park -Concerns of park control -Concerns about youth behaviour in park and along trail -Concerns about park impact on neighbourhood
Kayak and Canoe	-Concerns over multiple lake uses and safety on the lake

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Club	<ul style="list-style-type: none"> -Concerns over current dock facility -Concerns over security of boats and facilities -Consideration of long-term facilities and needs -Long-term intentions to be on Long Lake -Interest in concession at the park
Rowing Club	<ul style="list-style-type: none"> -Concerns over multiple lake uses -Concerns over current dock facility -Concerns over security of boats and facilities -Consideration of long-term facilities and needs -Long-term intentions to be on Long Lake
Accessibility Groups	<ul style="list-style-type: none"> -Concern over lack of park accessibility and universally accessible facilities -Desire to develop fishing float on Long Lake to be used by physically challenged individuals and the general public
Mid-Island Marine Modelers	<ul style="list-style-type: none"> -Have moved to the hotel site due to amenities -Their site is not permanent and they are interested in utilizing Loudon Park again -Motorized and non-motorized boats have different facility needs

First Public Open House

An open house was held on the evening of 2006-JUL-06 at the park's multi-purpose court. Background information, four park improvement concepts and a park visioning survey were provided to disseminate information and to obtain feedback from interested citizens.

Of the two hundred or so attendees, 61 people completed a survey in part or full. Survey highlights are summarized on the following page.

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1. What activities and how frequently do you currently use Loudon Park for (check all that apply)?

Activity	Daily	Weekly	Monthly	Yearly	Never
Swimming	13	13	4	11	2
Trail Walking	13	22	6	2	5
Dog Walking	6	10	0	1	25
Swimming	0	1	0	2	1
Hanging Out With Friends	13	8	7	0	6
Paddling or Rowing	15	15	3	4	7
Nature Appreciation	19	22	2	2	5
Fishing	0	1	8	10	21
Picnic	2	4	17	8	10
Playground	3	8	14	6	21
Multi-purpose Courts	3	7	4	1	15
Other (please specify)			1		1
Sailing					
Model Boats		2			
Sit on Beach		2			
Pick up glass & dog feces		1			
	1				

2. On a scale of 1-5, how would you prioritize the following? Please put a check mark in your chosen priority.

	Very High Priority 5	High Priority 4	Medium Priority 3	Low Priority 2	Very Low Priority 1
Grass & Wooded Area					
Increasing horticultural levels within the park	13	17	17	8	8
Irrigating the grass area	13	10	19	10	8
Installing a park entrance map	8	5	18	11	13
Beach Area					
Upgrading the beach with sand	14	13	17	8	6
Increasing universal access to the beach	3	15	19	3	6
Park Access					
Gating the parking lot at night	24	10	6	6	7
Formalizing connections to adjacent public spaces with parking (Apsley Road & Highways rest-stop)	7	14	15	6	10
Re-configuring the parking lot to facilitate access and minimize drive-through traffic	20	14	12	4	2
Minimizing overflow parking in adjacent neighbourhoods	28	9	19	4	2
Loudon Trail					
Upgrading trails with a natural mulch/gravel mix (similar to Westwood Lake surfacing)	20	12	12	5	8
Increasing vegetation brushing along trails to facilitate pedestrian access	16	10	13	7	10
Paving the Loudon Trail	3	2	4	10	30
Trails don't need to be paved, but accessibility should be considered and improved	2	15	7	5	10
Park Amenities					
Painting a mural on the washroom facilities to soften the building and improve park aesthetics	7	8	18	15	6
Upgrading the washroom with facilities for universal accessibility	14	11	25	2	4
Providing nature interpretation signage throughout the park and along the trail	12	9	15	16	10
Continuing to provide the multi-purpose court	17	7	16	8	9
Continuing to allow a temporary concession area	12	10	19	7	2
Upgrading the playground area with more equipment	8	8	13	18	1
Working with the community to construct a public universally accessible fishing float	11	11	10	10	13
Park Use and Surveillance					
Increasing night-time patrol and enforcement by RCMP and Bylaws	34	9	7	2	0
Monitoring hours of operation and noise considerations of the kayak, canoe and rowing clubs	20	7	6	12	14

3. How close to Loudon Park do you live? Gender? Age?

1-2 km	32
3-10 km	14
Over 10 km	2
Male	20
Female	23
Under 20 years	9
20-29 years	1
30-39 years	4
40-49 years	18
50-59 years	6
60+	10

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Second Public Open House

A second public open house was held 2006-OCT-19 for further plan input. Three draft concepts were presented (A-C). Public comments were received and summarized with overwhelming people appreciating all concepts but with the majority of support for Concept C.

Following the open house, the Parks Committee also reviewed the concepts and agreed that Concept C was most suitable for implementation. They recommended that the plan as presented in Concept C be received by the Parks, Recreation and Culture Commission. The draft plan was refined into a final improvement plan.

Third Public Open House

In 2008 and 2009, the Nanaimo Canoe and Kayak Club and Rowing Club had engaged an architect to look at possible building concepts. Through that process they identified an alternate site (Concept D) for the building from the original Improvement Plan which proposes the boathouse being built in the same location as the existing washroom building.

As a continuation of the Loudon Park Improvement Plan at Long Lake, a third public open house was held on 2009-OCT-06 in the new parking lot. Neighbouring residents as well as the general public were invited to attend. The purpose was to update the public on park improvements to date (interim improvements and the new parking lot) as well as showcase future plans for Loudon Park. At this open house a Concept D to erect the boathouse on the current Centennial washroom building site was presented. This proposal was very favourably received, and as a result the Improvement Plan has been amended to reflect this change. The feedback from the open house was supportive of the proposed concept and site for the building.

Therefore, the Nanaimo Canoe and Kayak Club and Rowing Club asked Commission to amend the Loudon Park Plan and accept Concept D instead of Concept C as the future boathouse location. This amendment was made in early 2010.



Public examining open house boards at Open House #3.

2 PARK ISSUES

A number of park issues were identified through the process. Issue summaries are presented below.

2.1 Access and Parking

Background:

- Existing public parking in Loudon Park is inadequate during peak times. Traffic sometimes spills out into the neighbourhood and is a safety and nuisance concern.

Assessment:

- Public parking at the parkland near Norwell & Apsley is under-utilized.
- Public parking at the Ministry of Highways rest stop (near the carved bear statue) is under-utilized.
- Current road and parking lot configurations facilitate cruise-through traffic (night and day).
- Concerns over pedestrian traffic safety with 2-way traffic flow.
- Speed bumps, no post barricades and unclear circulation routes limit universal accessibility.
- Drop-off areas and parking stalls are poorly defined.

2.2 Maintenance and Site Design

Background:

- Park amenities and maintenance standards are outdated and have not kept up with park use levels.

Assessment:

- Site amenities and circulation routes are unstructured. Garbage cans, trails and regulation signs clutter the park.
- The washroom building is not universally



Parking is disorganised and through circulation routes are often abused by kids cruising and speeding.



The trailhead and park entrance is not very welcoming and not universally accessible.



Parking is disorganised and through circulation routes are often abused by kids cruising and speeding. Residents are not happy with traffic flow—especially in the summer.

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accessible.

- Park gateway and overall park and trail maps are lacking.
- The site is unirrigated and grass is spotty.
- Drainage is poor in some locations of Loudon Park. Grass, soil and sand are washing away.
- Trail connections throughout the park are under-built and are not universally accessible.
- The water's edge is poorly defined. Beach upgrades could help to improve the swimming area.



Park grass, tree and picnic areas are in poor condition. Needles and thick canopies pose issues for sightlines and maintenance.

2.3 Multiple Park Uses

Background:

- Loudon Park and Long Lake are in close proximity to residences and are used by many people with different and sometimes competing recreational interests. Residents have complained about noise, traffic and parking associated with the park and lake at peak times.

Assessment:

- Motor boats and jet skis on the lake have caused major public concern; however, lake regulations are not established by the Municipality and City Council can only recommend changes in policy to higher levels of government. The RCMP have improved their marine team and are cooperative at working with us to help curb this problem.
- The Rowing Club and/or Canoe and Kayak Club begin some practices early in the morning generating some drop-off traffic and noise.



Paddling and water recreation programs are popular. But boat storage and transport is difficult.



Boat storage is in tennis /multiuse courts for rowing and paddling clubs.

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- Swimmers, fishers, boaters, jet skiers, walkers, model-boats and paddlers all enjoy the lake and Loudon Park.
- Youth and young adults sometimes congregate at the park after-hours (with and without alcohol).

2.4 Loudon Trail

Background:

- Over the years, maintenance of the Loudon Trail has not been consistent.

Assessment:

- The trail is overgrown and has a private rather than public feel.
- Viewpoints are obscured by vegetation and need thinning. Invasive vegetation is creeping in.
- Unauthorized private docks have been constructed on park property by neighbours.
- Some private residences are encroaching on park property.
- Stairs at the end of Apsley Road are unsafe and need to be removed and/or replaced. Stair connections E and W are in good shape.
- Universal access to the trail is limited. Access is primarily by stairs and at Loudon Park.
- Given the neighbourhood demographics, universal access should be considered.
- There are locations where trail surfacing and drainage needs to be addressed.

2.5 Park Control

Background:

- Lack of bylaw, RCMP enforcement and animal control was evident in the park and on the lake.
- With a history of inadequate enforcement, youth have felt comfortable in the park and, at times, general park users have not.



Loudon Park has not been well maintained. Some vegetation is blurring sightlines and grassy is spotty.



Loudon Park has not been well maintained. Some vegetation is blurring sightlines.



Overgrown Loudon Walkway is not up to City trail standards. Illegal docks and encroachment are also issues along the trail.

Assessment:

- Patrols and West guard Security has been increased over the summer of 2006. While incident numbers may be down, the patrol increase may not be sustainable.
- RCMP will continue to work on lake patrols

2.6 Fishing Float

Background:

- After seeing a man in a wheelchair casting over vegetation from the Loudon Trail, a Vancouver Island University Fisheries student was inspired to build a wheelchair accessible fishing float on Long Lake. As part of a community scholarship, he approached the Park, Recreation and Culture Commission for approval to construct a pier along the shore near 101 Street and Wellesley Avenue.
- The Parks, Recreation and Culture Commission approved this accessible fishing float concept in 2005-OCT-26 but put it on hold due to neighbourhood concerns on 2006-FEB-22.
- The project has the support of many community organizations and, to date, over \$9000 has been raised and an additional \$1600 has been committed to the project; however, neighbourhood concerns about the park have not diminished.



Initially proposed Accessible Fishing float location at 101st and Wellesley along the Loudon Walkway.

Assessment:

- On the pro side, the proposed site is appropriate for fishing with deep lake depths, fish habitat and fishing use is already accessible by trail. Funds are immediately available.
- On the con side, the proposed site is removed from the park amenities and surveillance, does not have defined parking and is a neighbourhood concern.

3. PARK IMPROVEMENT CONCEPT

3.1 Background

A range of interim and longer term concepts were developed for consideration (A-D). Each posed different solutions to the issues at Loudon Park. Concept C was the preferred option in 2006 and posed significant park improvements to be improvement over the short and long-term. In 2010, the Parks, Recreation and Culture Commission amended the Loudon Park Improvement Plan to focus on Concept D as a long-term vision for the park.

3.2 Access and Parking

The parking lot is developed at the park entrance on the existing tennis/multi-use courts. It is a one-way in and a one-way out site. The number of parking stalls is higher than current stall numbers, and accessible stalls are provided at the lot entrance. A hardened pathway network

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leads park users between amenities and down to the lake's edge. *(Both of the parking lots and trail improvements were completed in 2008)*

3.3 Site Uses and Facilities

The existing Centennial washroom building is demolished with construction of a new building to include accessible washroom and concession facilities. It would also accommodate the paddling clubs.

A new building location helps to optimize lake shore access for waterfront park uses.

While Concept C concentrated the new boathouse and paddling facilities on the west side of the park to maximize swimming areas and make passive park uses and the beach the central focus of the park, Concept D locates the new washroom facility and boathouse facility on the site of the existing Centennial building. *(End of Victoria Ave)*

Concept C showed a gated paddling dock relocated to the west side of the park near the proposed boathouse. The dock was moved to this location in 2008 and is accessible from the temporary storage; however Concept D shows it being relocated again directly in front of the new building. Conflicts between fishers, swimmers and the boats will have to be overcome if this relocation occurs.

The playground remains unchanged in its current location. There is an opportunity to improve the playground in the future.

3.4 Loudon Trail

The trail is enhanced with surfacing and drainage improvements to facilitate public access. *(Trail improvements were completed in 2008)*

3.5 Park Control

This concept assumes that RCMP, bylaw and animal control levels will be maintained. Private security company services could be used for patrols and gate closing and opening. It is hoped that this new design will function in such a way that youth behaviors in the park will change and long-term control levels can decrease. *(Security and RCMP patrols increased in 2007; however, the work must be ongoing and more work needs to be done to control safety on the water)*

3.6 Fishing Float

The accessible fishing float is developed along the east park shore. This location is in close proximity to park amenities and parking. This location also helps to enclose the swimming area and buffer and define the park's lake shore edge from boats and other lake activities. The float can be designed to facilitate access to the deeper waters just off the shore. *(The accessible fishing float was installed in 2008)*

3.7 Park Vegetation

The park's significant fir trees are maintained and enhanced as much as possible to enhance. However, construction and safety may require pruning and select removals.

The park atmosphere will be enhanced with new plantings as a buffer between the parking lot and residences on Victoria Avenue and Corunna Avenue. New plantings are intended as buffers but will not compromise site surveillance and sightlines. (*Plantings were completed in 2008*)

3.8 LOUDON PARK IMPROVEMENT PLAN

Concept D approved in Jan 2010



4. PLAN IMPLEMENTATION

This section outlines plan recommendations in order of priority for implementation. Implementation is dependent on Commission direction and available resources.

Interim Improvements

- Increase in the presence of park control, including bylaw services, animal control, RCMP and private security companies (began 2007)
- Drainage and facility maintenance upgrades. (completed 2008)
- Potential relocation (if feasible) of access door for Rowing Club in their existing building (completed 2008)
- Loudon Trail vegetation removal and upgrading of trail to park standards (completed 2007)
- Installation of directional signage between the highway rest-stop and Loudon Park with an overall Loudon Park and Trail system map (completed 2007)
- Hardening of main trail to beach to facilitate access for general park users, paddlers and physically challenged individuals. (completed 2008)
- Development of a fishing float in Loudon Park. Timing and location will depend on relocation of the existing paddling dock (completed 2008)
- In conjunction with the fishing float development, universal accessibility upgrades to park and float will be implemented. Some of these may be temporary until the parking lot is relocated and circulation is formalized. (completed 2008)
- Potential gate installation to limit vehicular park access after hours. Gate can be relocated to the new parking area when needed (completed 2008)
- Enhancement of park signage including a park entrance kiosk, information about Bill Loudon, and organization of signage throughout the park. New signs will clarify currently confusing park regulation signage. Signs can be relocated as park plan implementation moves ahead
- No parking (resident exempt areas) on adjacent streets. (completed 2008)
- Temporary boat storage in a fenced compound (completed 2008)



Dock in new location for rowers and paddlers.



New temporary boat storage adjacent to playground and beach. Tree canopies have been limbed up for increased sightlines.



New gate to control access outside of park hours.



New accessible trails leading to beach, docks, picnic facilities and the Loudon walkway.



Accessible parking in new parking lot with temporary boat storage and buffer plantings visible.



Accessible fishing float installed in deeper waters.

Long-Term Improvements

- Parking lot relocation and enhancement to improve parking, traffic flow, drop-off areas and pedestrian circulation routes (completed 2008)
- Development of new paddling facilities with new accessible washrooms and concession built-in
- Swimming beach improvements and expansion
- Development of new pathways to facilitate circulation and provide park structure
- Increased vegetative buffer between residents and park to screen some park facilities but not compromise sightlines and surveillance
- Re-organization of site furnishings and picnic facilities
- Development of encroachment agreements with all property owners with structures located on park property
- Consideration of recommending to higher levels of government that motor boats be prohibited on the lake
- If desired by the neighbourhood, local improvement to improve pedestrian safety and provide traffic calming to residential areas
- If desired by the local neighbourhood, playground improvements may be explored
- Work with RCMP and other bodies of government to ensure lake is safe for water sports and recreation



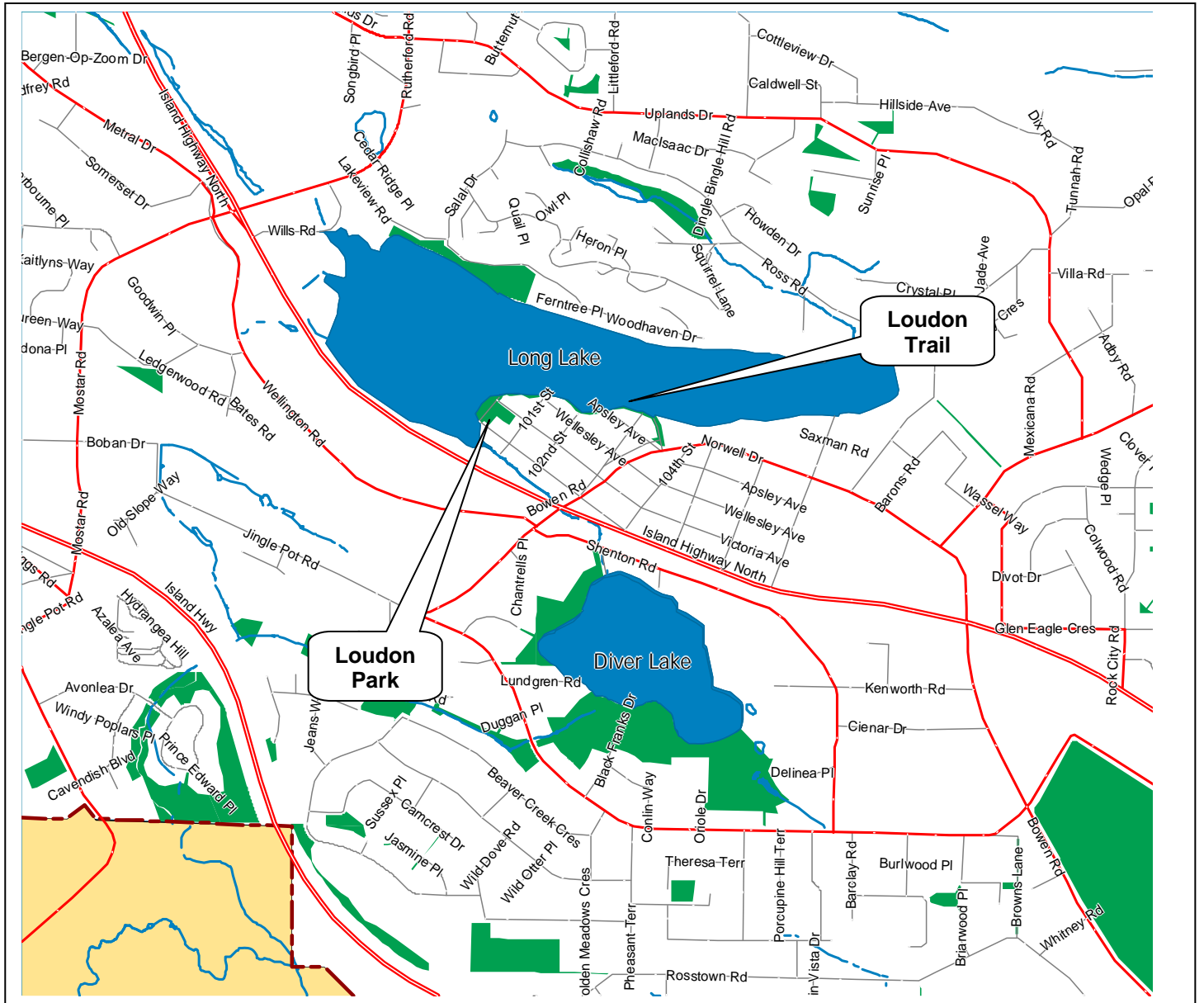
New parking lot and circulation routes to organise traffic flow.



Existing washroom building and park entrance improved with mural.

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MAP 1



Loudon Park Improvement Plan CONCEPT A

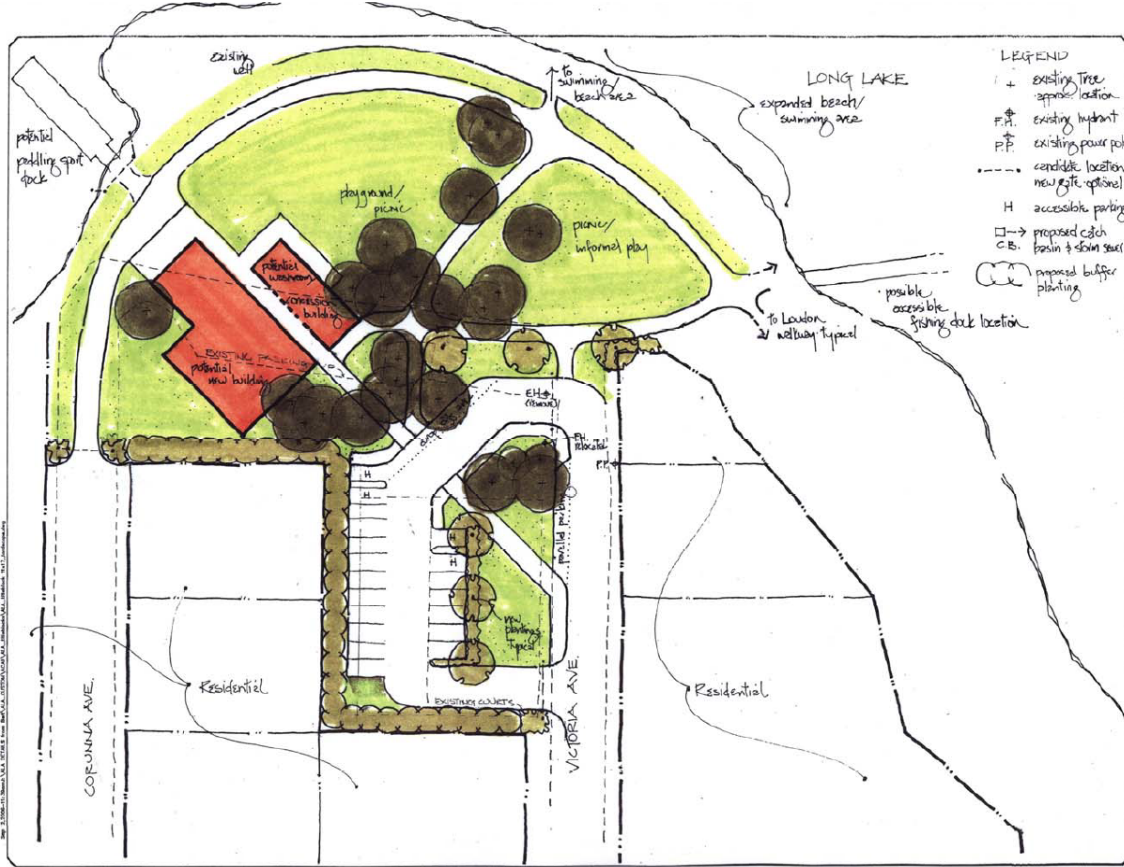


CONCEPT B



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CONCEPT C



CONCEPT D Amended & Approved Jan 2010



Appendix 1: Public Open House Survey Comments (2006-JUL-07)

Attendees

- About 150, primarily residents with some rowers, kayak and canoe club members, and other park users
- 50 surveys have been returned to date

Open Ended Question Comments

- The number one expressed concern was power boat activity on the lake (was a major concern for about a quarter of attendees). Boaters, rowers, residents, swimmers and fisherman all agreed that the current situation is dangerous. Power boaters do not all adhere to speed, sobriety, and spotter rules. Flow directions, timed use and enforcement were all possible solutions raised by attendees
- Second was increasing bylaw and RCMP enforcement especially at night in the park and on the lake. Dog rule enforcement was also a major issue
- The third most expressed concern was creating and maintain a family oriented park where teenagers do not drink, swear, etc. where the children and families go to play

Other points expressed

Park:

- Maintain safe swimming
- Fix the courts so we can use them
- Improving pedestrian and stroller access
- Re-establish lifeguards
- Lighting the parking lot
- Keeping the speed bumps to reduce speeds
- Inappropriate use of the existing dock by teenagers
- Buyer beware when you decide to buy beside a public park
- New washrooms
- Cleaner, more beautiful landscaping
- Interpretive signs that designate the inflow/outflow of lake and the importance of maintaining good water quality for the birds and the bees and recreational values
- Universal access at swimming beach
- Wintertime access playground
- No concession nor washrooms near my front door
- A concession stand would increase garbage
- Provide a clearer boundary between the playground and parking area as it's hard for parents to supervise with vehicles
- Children were crushed when the climbing toys were removed. Younger children cannot use the remaining monkey bars and units
- Please do not create one-way street or gate the park off
- No opposition to wheelchair dock
- An additional fishing pier will only attract a free-for-all party public dock, would cause much noise which would travel across the lake to more residents
- Give Model boaters facilities (they attract people to the park just like the Rowing club)
- Larger beach area field space
- Cater to mature adults because of their high use
- Gating the parking lot at night to control drug trafficking
- Priority to keep it clean and natural, so everyone can get enjoyment out of it
- Model boat storage building to accommodate rescue dinghy, marker buoys. Radio frequency control board chairs/seats, lifejackets

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- Turned into a family oriented public park with a paved parking lot
- Increased pedestrian traffic increases thefts off our property
- More frequent patrols to pick up garbage
- Parking lot/access to Loudon Walkway at Norwell: walking across dangerous as no sidewalks/crosswalks adjacent on Norwell
- Signs identifying increases security may help inhibit party-makers and their need for privacy at Norwell steps, front of Lakeside Gardens and docks between ends of Wellesley/Loudon Park
- A quieter place for all to enjoy
- A safe, accessible park for those of all levels of mobility; including wheelchairs and walkers
- Most frequented areas night-time at steps at Norwell, at front of Lakeside Gardens, docks northeast park
- Concern over two-way signs in residential areas (Corunna 4000 block)
- Concern over creating one-way traffic through park as traffic volumes may increase on Corunna and cause turnarounds in driveways
- No concerns over people parking on street in surrounding areas and using the park
- Concern over park gating

Lake and Aquatic Activities:

- Upgrading Rowing and Kayak and Canoe Club facilities
- I believe the rowing community help police what could otherwise be much worse
- Larger boat storage and club space (for Rowers and Model boaters)
- Create facilities for Model boaters
- Provincial Wakeboarding usage, used 3-4 days a week April to October
- The one thing that really bothers both me and my husband are those water ski-dos. They're extremely noisy and go way too fast. I feel sorry for the people who own homes down at the water's edge
- I am strongly in support of banning the ski-dos or whatever they're called on the lake. There's already enough noise and action/traffic with the motorboats and water skiers (which we don't mind so much)
- Rowing/Kayak Club is a positive and accessible option for many youth and adults in Nanaimo. They enhance the park, not detract
- Move Rowing Club to Westwood where there are no power boats
- Please, please introduce restrictions re max horsepower of motorized boats – limit times or entirely forbid use of jet skis. The noise level has increased dramatically over the last few years. Jet skis should not be on a lake of this size. Noisy and dangerous for paddlers, kayakers and swimmers. Not to mention homeowners. I can't even imagine what the tenants at the numerous retirement homes endure. The drone of jet skis and water ski boats on the weekends is unbearable. Help
- Facilities for operation of model boats – sail and power with secure storage for associated equipment.
- Model boat dock/float to be signed or marked as such and separate from fishing float. Minimum depth of water two (2) feet. Freeboard 6 in. maximum
- Page 61 Master Plan Parks & Rec advocates acquiring more land "Priority A" at Long Lake, Diver Lake, Brannen – consider fishing wharf at paved lake access at Berwick on the Lake (Ross Road) and purchase of adjoining property
- Consider denying access of non-resident power boats to Long Lake because of conflict safety of swimmers/canoe/kayakers/existing resident and aircraft cognizant and reactive to each other.
- Increased accessibility equals more motorized boats. Please do something about bylaws to restore some peace and quiet to Long Lake
- Cleaner, better maintenance, more landscaping i.e.; shrubs, bushes and flowers
- Jet skis and power boats should be limited in the hours of operation and numbers restricted
- To reduce the hours of operating jet skis and motor boats, the lake is too small for the amount of activities and the resulting noise
- Location of fishing dock (if at all) at park end; as otherwise becomes party spot after hours
- Consider cohesive effort from all regulatory bodies to limit access of high speed watercraft and enforce skiers without watchers – hazard to swimmers

Loudon Park Improvement Plan

Trail:

- Walkway all around the lake
- More lights at night for dog walkers
- Paving the Loudon Walkway Trail could allow the motorized use
- Add benches along the Loudon Walkway
- A pathway that goes from the Loudon side to the highway side
- Locating doggie-do bags and containers at Norwell access and park might encourage use. Note – one user of trail consistently picks up dog shit, places in plastic bag, and leaves bag on trail if person would simply kick stool off trail, at least it would compost
- Increase connectivity and signage from the park to Woodhaven Drive and E&N Trail

Other:

- Highly opposed to Plan C and D
- Option C looks best
- Option B looks best
- Would like more public input on designing the park (Dan's drawing)
- Drop the plan
- Leave it alone
- It's about time something was done

Appendix 2: Public Open House Survey Comments (2006-OCT-19)

Those explicitly in favour of Concept Plan A (1)

I like Option A because:

- Parking stays mostly where it is instead of across the street in front of our homes
- The washroom building is not a main feature of the street
- The tennis courts stay
- Traffic is divided between Victoria Avenue and Corunna Avenue

Those explicitly in favour of Concept Plan B (4)

- This is the only constructive option
- Allowing the new building to be developed to include facilities to have social functions for clubs; including washrooms/showers would make the park more attractive to all users
- Modern washroom facilities could also be developed adjacent
- I would encourage either Option B or C to provide a proper facility for Rowing Club
- I see plans B or C for Loudon Park being the most effective and desirable use of the park

Those explicitly in favour of Concept Plan C (24)

- Accommodates everyone involved
- Provides access to parking, access for wheelchairs, a boat house for Rowers and Kayak Clubs and better storage
- Makes Loudon Park more of a family area
- Has the best parking arrangement
- Safer unloading of children from vehicles
- The dock is an excellent location for fishing
- Provides rowing/kayaking/paddling clubs with direct access to the water and puts space between the clubs and neighbours so noise and night lighting don't bother the residents
- The area designated for the rowers/paddlers is less favoured by swimmers and sun bathers
- Moving the location for the clubs would allow the existing areas to be rehabilitated
- Having the dock and boathouse on the opposite side of the park would make the Rowing Club's early morning practices a lot less disruptive
- It is nice to see that the drive through has been eliminated so that more parking can be added
- Really liked the idea of a contained parking lot and a one-way entrance/exit
- I would encourage either Option B or C to provide a proper facility for Rowing Club
- I see plans B or C for Loudon Park being the most effective and desirable use of the park
- I am in support of C as it allows for better use of parks spaces, better parking, and leaves room for future expansion

Explicit Comments against an option

- Options A and B are not good because they move activity into residential areas
- I don't like Plan C

Other comments

Paddling facilities

- The Kayak Club building currently in place should become public washrooms
- The single wide trailer that is the Rowing Club should eventually be removed
- The Rowing/Kayak buildings should be built on the one tennis court. The other tennis court should remain and tennis parking should be where it is now with a better arrangement
- I would like to see the Canoe/Kayak Clubs building move locations
- Concept Plan B doesn't allow much storage space for paddling clubs
- Would like to see more lighting in the park and around the boat house
- Would like hot water and soap in the bathrooms and private showers for the NRC & NCKC
- A new boat house would be absolutely wonderful and very much appreciated by everyone at NRC
- In the boathouse NRC would like a clubhouse which contains a simple kitchen and bar area and an open area with couches/fireplace (like the Maple Bay Rowing Club) so that we can rent out the area for meetings and events
- Would like a weight and rowing machine room
- Would like designated warm up area for athletes
- Would like a separate storage area for coach boats that is secure and safe from vandalism
- Would like an indoor area for boat storage (this extends the life of rowing shells)
- Would like a gate on the NRC, NCKC deck so it is for club use only
- Would like to see easy access to long canoes/kayaks to walk out onto the dock
- More kids would benefit from the sport of rowing if there were facilities to accommodate them
- The use of the shallow area for the Kayak Club is not feasible because of the soft mud in the shallows which is potentially dangerous. A study of the drainage to the lake which would measure silting should be undertaken
- Concern with Plan C about how the launching of the rowing skulls and canoe/kayaks will be impacted by traffic from the boat launch. Signage would need to be posted with warnings re: launching (possible speed limits in the area)
- Like the facility being at the west end of the park
- Potential for official's tower/bleachers for spectators at races (could even be removable?) Could place on east side by current paddling dock
- Moving the dock to the highway side of the lake will lower the "problem" use of the dock
- Long Lake stands up to most other Provincial venues (for rowing) if it had the property facilities to house paddling groups
- Relocate Rowing Club closer to Wellington High School and partnering with them. There is public access to waterfront at the end of the lake and property could be purchased. It would allow surveillance of the whole lake for rowing safety

Parking and Circulation

- Look forward to the addition of parking spaces to eliminate some of the parking issues in the summer
- Would like to see additional parking along Corunna Avenue as well
- Would like access to still be available during special events/races for boat trailer parking
- I would like you to know that the new alternate therapy business beside the NRC has been using a lot of parking spaces which is something that might be an issue come summer time
- The problem with cars driving through the park would decrease with a drive-through area
- I believe one-way traffic will help with flows
- If people could walk to the park safely, less cars would drive. Currently, intersections near park are not safe

Fishing float

- There seems to be a need to regulate use of the dock somehow so that it's not abused – a gate or ???
- Yes to the wheelchair ramp fishing dock – put it anywhere you like.

Loudon Park Improvement Plan

- I am opposed to the addition of a wheelchair accessible fishing pier at the 101 Wellesley location. This is a very poor site for this feature. This location would place the dock directly adjacent to a densely populated area. The homes directly across from this location would be subjected to noise from “after hours” use as would adjacent properties. Parking at this location would likely preclude adjacent land owners access to their own driveways. There are much better locations available around the lake for this dock
- I do not agree with the proposed pier location at 101 Wellesley. I believe that keeping the existing pier and changing the use is the best option
- There is concern with the length of the dock interfering with other activities
- I like the idea of moving the fishing pier closer to the main part of the park on the condition that there are actually fish there
- The fishing float (universal access) should be in the main part of the park, not off the trail
- I would still encourage the City to use monies assembled for a fishing pier at Diver’s Lake

Concession

- Concession is a good idea

Beach

- Create a guard rail along the water front so the City can create a barrier built up from the beach. Then there can be a pathway and park benches

Trail and Connections to Rest-Stop

- About the boardwalk – create an arch so the person beside the river off the lake can get their boat out
- The future walkway link to the parking on the highway side would be nice
- Boardwalk to boat ramp provides expansion of the park
- Please look at connections to E&N/Mount Benson too

Safety, Security and Amenities

- Would like a payphone
- Lifeguards are a necessity
- Agree strongly about gaining support and enforcement from the RCMP
- I have appreciated the security guards patrolling the park this summer. It cut down on partying
- A park gate would be useful to keep out noise and garbage at night
- Need enforcement/control of motor boat traffic on the lake? The lake is too small for jet skis, large motor boats, etc.
- The more open area will be less appealing to those people wanting to drink and smoke pot in the park
- 50% of the trees need to be cut down so there is less drugs and alcohol use in the park
- The security this season has helped to reduce vandalism and could be expanded to include lifeguards to monitor safe usage of the lake. This would alleviate the need for a public phone for emergencies
- Gating of the park will provide better security during the hours that the park is closed

Tennis Court

- The tennis courts may be missed by some people
- A shame that the existing buildings and multi-purpose space are to be possibly moved and eliminated. Waste of money and loss of off-street location for biking, roller blading etc.

Motor Boats

- Would like to see storage on the water for motor boats
- You need to place a boat speed limit when taxiing out of the bay that is visible to the boaters

Playground

- Any plans to improve this?
- New equipment would be nice—especially to appeal to both tots and older kids
- Good to separate kid’s playground from cars. A barrier of some sort is necessary

Loudon Park Improvement Plan

Aesthetics

- The park is currently an eyesore and no expense should be spared!

Appendix 3: Public Open House Survey Comments (2009-OCT-06)

Number of Respondents – 31

Number of Respondents that like Boathouse – 31

Boathouse

- New boathouse looks awesome
- Boathouse looks like a great improvement and should suit the needs of our club better
- Location looks good
- Prefer to locate boathouse to site of existing washrooms
- The boathouse looks great
- I like the plan to expand the size of the boathouse while expanding the size of the useable park Space.
- Very excited for the new boathouse.
- I like boathouse concept.
- We support the new construction and feel that Nanaimo truly needs better sport facilities for our focused youth
- I am excited to see this development proceed for the benefit of all Nanaimo residents
- The proposed improvements are excellent for the Kayak, Canoe and Rower. It seems that it will be a top facility and moving the boats inside will give more green space to play or lounge
- The improvements sound really nice – great for improving kayaking and rowing in Nanaimo as well as improving the park overall for all recreational use
- I support the newest proposal for the boathouse and park as submitted by the Canoe/Kayak and Rowing clubs
- This plan will leave the smallest footprint as it uses the space that has already been developed
- This building is most reasonable for the athletes as they will be situated right on the water, and it makes the most sense, for the safe and organized flow of the entire park and beach area
- The appearance of this boathouse is the most aesthetically pleasing and will emphasize a west coast atmosphere
- I agree with and support the new boathouse plans proposed by the Rowing and Kayak Clubs. I believe it leaves a smaller ecological footprint on the park as well as maintaining tree preservation
- The building could be a user friendly facility if it is in the more central location as newly proposed by the Rowing Club
- The design is sympathetic to the overall park layout and would present a pleasing view on approach to the park
- The boathouse development will ensure the continued and sustained use of a wonderful natural facility that exists here
- Covered boat areas protect gear; meeting rooms a good idea
- I love the idea of having a covered boat area to protect the club investments
- The new facility would improve optics and add value to existing property
- The potential design looks like it would provide a benefit to the sports facility and the community
- I fully support the new boathouse project not only will it enhance the beauty of Loudon Park; it will provide an excellent meeting point from which our rowers and paddlers can train
- I think the new plans are much better than the original
- I like the aesthetics of the building; it is in keeping with the environment
- Great spot for leisure activities
- Looks good!
- Great plan
- Very good plan
- As a member of the National Rowing Team, it would be nice to have such a facility here in Nanaimo where I train and live; and train for London in 2012
- The new boathouse is a good idea because the current boathouse has really bad bathrooms and not much room for doing stuff and for the boats
- I really like the plans for the boathouse, it's a lot better than the boathouse right now
- Love all the storage and the front of the boathouse
- Great looking design that will enhance the park

Loudon Park Improvement Plan

- My concerns are that a large building structure on a park that was donated will ensure that members of the Wellington community have a voice and use of common space of any building that is in our neighbourhood

Washrooms/Change Rooms

- To actually have hot water in washrooms would be great; hopefully no hobos will come in and steal toilet paper
- Washrooms and/or change rooms would be very convenient
- Hopefully there will be some advances in the bathrooms, heated water and changing rooms would be greatly appreciated
- The new proposed building is aesthetically pleasing while still providing washrooms, close to the beach, for all users
- I think that the new boathouse should have showers and change rooms
- Maybe put some change rooms in
- Can't wait to see the washrooms. It's going to look really fresh, more stall (to change) and heat (so we can train in winter)

Water Safety

- The boat ramp access change will allow for less diversion around the swimming area, this can only be an excellent thing for adults and youth alike in Nanaimo
- I would like to see improvements to children and adult safety by having a lifeguard and security to protect the park users
- It will allow for safe access to the water by paddlers as they will have a water entry
- It will allow swimmer safety as boats do not have to cross in front of the swimming area to access training

Parking

- The one area that we see as a problem is the parking. Since the park improvements the parking for residents in the area has at times become nonexistent. On a daily basis we have people parking in driveways, blocking driveways, parking in front of fire hydrants, parking with the front of the car touching stop signs, and parking so close to your fence that you are unable to get out your gate and we are unable to park in front of our own home, in particular this is a challenge for us as we have no off-road parking and no lane access to our property. In many instances if we ask them politely to move they become very abusive. We have many elderly persons living in our neighbourhood, who feel trapped by this situation; ambulances are unable to park in front of their homes in the event of an emergency. The residents have tried to have resident only parking implemented, but when we asked we were denied. We are hopeful that you be able to assist us with this
- More parking is required. The grass out front isn't used, convert to parking

Misconduct

- As a neighbour I have seen an increase in under-age drinking and speeding through our streets
- I would like to have a conversation around how joint partner groups can help our community to be a safe place to live and play
- We have been very pleased over the last year to see the improvements and the security and RCMP keeping a vigil in the park and along the trail. We have noticed a great improvement with security in regards to partying kids and drug use

Appendix 4: Public Open House Presentation Materials (2009-OCT-06)



Appendix 4: Public Open House Presentation Materials (2009-OCT-06) Page 2



Appendix 5: Urban Soft Surface Trail Standards

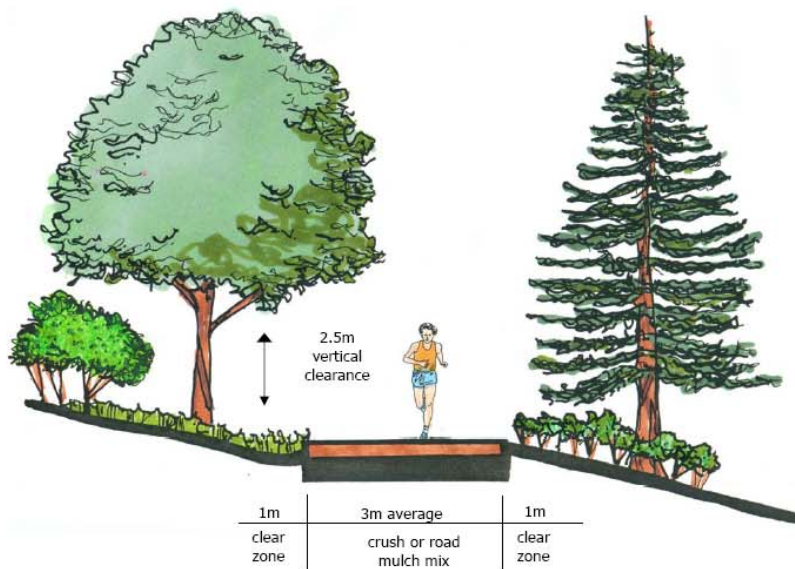
Urban Soft Surface Trail:

Level of use	Type of use/ accessibility	Surface	Width	Vegetation Clearance	Slope	Horizontal curves	Barriers	Drainage	Residential Buffer	Level of Maintenance	Location	Comments/ variations	Example
Moderate-high	<ul style="list-style-type: none"> Walking Jogging Cycling Stroller Universally accessible where possible Wildlife viewing/ bird-watching 	Crush and/or 50/50 hog fuel/road mulch for jogging routes	3m (very low use areas or pedestrian only areas may be 2m and high use may be 4m)	<ul style="list-style-type: none"> 1m preferred horizontal clearance on either side of trail 2.5 m minimum vertical clearance 	<ul style="list-style-type: none"> Optimum maximum 5% Maximum 30% Cross slope 2% Some stairs 	ensure adequate sightlines on corners	post and sleeve, cattle gates, or baffles at vehicle access points	shallow swale on uphill side and culverts at low points	2-5 m	Moderate - high	city level parks (mostly natural parks)	<ul style="list-style-type: none"> generally in a woodland or riparian setting amenities (doggy stations, signage, garbage, benches, washrooms, change-rooms, picnic facilities, etc) construction within ESA's must follow environmental standards in higher use areas, a general guideline of .5km between benches and rest areas 	Westwood Lake, Jack Point, Piper's Lagoon

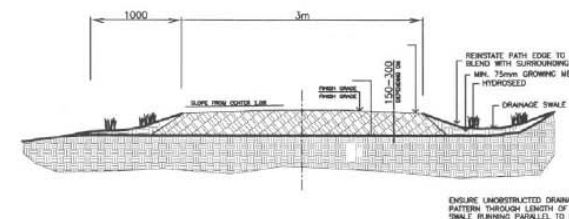


View along the Westwood Lake trail near the Resort on the Lake.

Trail Concept:



Construction Detail: Typical Trail



Construction Detail: Materials

