

## **AGENDA**

### **TOWN OF LAKE COWICHAN**

**Parks, Recreation and Culture Committee meeting to be held on  
Tuesday, April 5<sup>th</sup>, 2016 at 6:00 p.m.**



**Page #**

#### **1. CALL TO ORDER**

**INTRODUCTION OF LATE ITEMS** (if applicable)

#### **2. APPROVAL OF AGENDA**

#### **3. BUSINESS ARISING AND UNFINISHED BUSINESS**

(a) Centennial Park Upgrades – Update.

(b) Info Centre Lease.

(c) **Ongoing Items Still Being Addressed:**

(i) Riverfront Walkway and Trail Connection Opportunities:

- Telus;
- Lake Cowichan First Nation; and
- North Shore Road.

#### **4. DELEGATIONS AND REPRESENTATIONS**

(a) Tara Bushby- Re: Proposal- Saywell Park Water Park & Playground. **3**

(b) CVRD Arts and Culture- Trans Canada Trail Partner Arts Programme for 2017.

#### **5. CORRESPONDENCE**

(a) Pat Foster- Kaatza Historical Society re: bottled water. **13**

#### **6. REPORTS**

None.

#### **7. NEW BUSINESS**

None.

#### **8. NOTICES OF MOTION**

#### **9. PUBLIC RELATIONS ITEMS**

#### **10. MEDIA/PUBLIC QUESTION PERIOD**

#### **11. IN CAMERA**

(a) Section 92 of the *Community Charter* requires that before a meeting or part of a meeting is closed to the public, the council must state, by resolution, that the meeting is to be closed, and

(b) The basis on which the meeting is to be closed falls under the following:

s.90 (1) (c) – labour relations or other employee relations.

s.90 (1) (k) – negotiations concerning discussions relating to the provision of a municipal service.

#### **12. ADJOURNMENT**

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# PROPOSAL: SAYWELL PARK WATER PARK & PLAYGROUND

PREPARED FOR:

Mr. Joseph A. Fernandez  
and  
Mayor Ross Forrest

PREPARED BY:

Mrs. Tara Bushby  
and  
Ms. Jordyn Wear

March 24, 2016

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## Executive Summary

I am pleased to submit this proposal for the development of a water park and playground at Saywell Park. After consulting with members of the community, operators of similar water parks in other communities, and development companies specializing in the construction of this proposed type, I have put together a proposal detailing how this project would integrate into and benefit the continuously growing community of Lake Cowichan.

By researching the integration of water parks and playgrounds into communities that are infrastructurally, demographically, and geographically similar to Lake Cowichan, I have concluded that placing such a structure at Saywell Park would benefit the community both financially and interpersonally. Through my research, I have noted that:

- Water parks provide a focal point for the community that draws in not only residents, but also tourism
- Water parks can help to bolster town pride by providing a place for residents to gather and enjoy state-of-the-art facilities
- Water parks appeal to a variety of age demographics; while children are most likely to use the facilities, parents and grandparents also like that they have a place to bring their children and interact with both their family and their peers
- Water parks can be designed in order to limit water use and systems can be installed to collect and reuse whatever water may be expelled by the system

In this report I will detail why Saywell Park is the best location for the park, as well as noting several design options employed by other parks; I will also provide a general risk analysis and suggest the most cost-effective ways to complete and operate this project. Thank you for this opportunity to improve the infrastructure and community spirit in our town. I fully believe that this water park and playground will increase traffic to the downtown core of Lake Cowichan and directly benefit local business and the population as a whole.

## Why Saywell Park?

Saywell Park is the peak location for a water park and playground. It is a central location that is surrounded by businesses that would benefit from the implementation of such infrastructure. Saywell sits in the middle of a business, historic, and tourist district - the park itself, the restaurants and stores that surround it, river and tubing access, the tourist information center, public washrooms, the covered gathering area, and the museum all provide excellent incentive for residents and tourists to flock to the area. The addition of the water park and playground would increase traffic to these locations, and Saywell has the capacity to house both the park and the resulting increase in foot traffic. The idea is to provide families, both local and visiting, a reason to remain in the downtown core of Lake Cowichan, rather than going elsewhere for beach access or activities. While the lake and river are attractive features of our community, families with younger children need a place to go where they can adequately supervise their children while also ensuring they have access to amenities such as food, sun protection, and other warm-weather essentials.



Fig. 4 - A fountain and ground cover

The quote that I requested from Mr. Stanley will further detail the potential apparatus that they could provide for the park (see page 9).

### Similar Projects

Several communities across Vancouver Island have implemented water parks to great success. In most cases, the water flow is controlled by sensors or buttons and the park hours are reduced to peak hours only during particularly dry summers; this helps conserve water and operating costs. As you can see, several of these parks are themed to either reflect the individual communities or a popular children's theme.



Fig. 5 - Lewis Water Park, Courtenay, BC.



Fig. 6 - Water Spray Park, Cumberland, BC



Fig. 7 - Peter Pan Water Park, Oak Bay, BC



Fig. 8 - Transfer Beach, Ladysmith, BC

## Potential Concerns

### Environmental Impact

The park will actually encourage people to stay off the riparian zone of the river, which will improve the overall health of the river. It will also decrease the heavy flow of river traffic that lasts throughout the summer.

### Seasonal Operations

The water park will be shut down in the off-season for practical and cost-effective reasons. The playground will remain open and can be constructed with weather-resistant materials to maintain safety and appearance. The winter flooding of Saywell Park will not affect the water park in terms of safety and structural corrosion.

### Economic Impact

There are several ways to cut costs on a project such as this, such as restricting the use of water and operational times to certain months and peak hours during the day. The park would be durable and easy to maintain, which would lessen the cost of upkeep and limit the need for replacement of apparatus. The town could also partner with an institution or business to receive sponsorship for the park in exchange for naming rights; for example, Parksville partnered with the Lions to build and maintain the Lions Venture playground and water park. The Parksville Lions are involved in the park's day-to-day activities and perform a lot of the necessary maintenance work (page 11). Any costs generated by the construction and operation of this park facility will definitely be offset by the amount of business and public interest it will inject into the town.

### Water Consumption

I have attached correspondence between myself and individuals that are directly involved with the operation of water parks in other Island communities. I hope that this will at least begin to address any concerns about the consumption of water in regards to the park's operations (page 10-11)

## In Conclusion

I strongly believe that constructing a water park and all-season playground on the Saywell Park property will bring positive change to this community. It would not only act as a gathering place for community members to bring their entire families, but it would also be able to gain the interest of the tourists that pass through the community on their way to other facilities around Cowichan Lake and the Circle Route. Saywell Park is clean, level, equipped with facilities, and accessible. It is surrounded by some of Lake Cowichan's most prominent business and restaurants, and it adequately reflects the aesthetic and warm, friendly spirit of not only our town, but the Cowichan Valley as a whole. The park would be perfect for people of all ages to stop by and enjoy what our town has to offer, both in terms of infrastructure and community. The economic, environmental, and social benefits vastly outweigh any concerns that may arise about the location or the park and the potential operating costs.

Thank you for your consideration of my proposed project, and I hope to hear from you soon in regards to its integration into our community.

Kind regards,

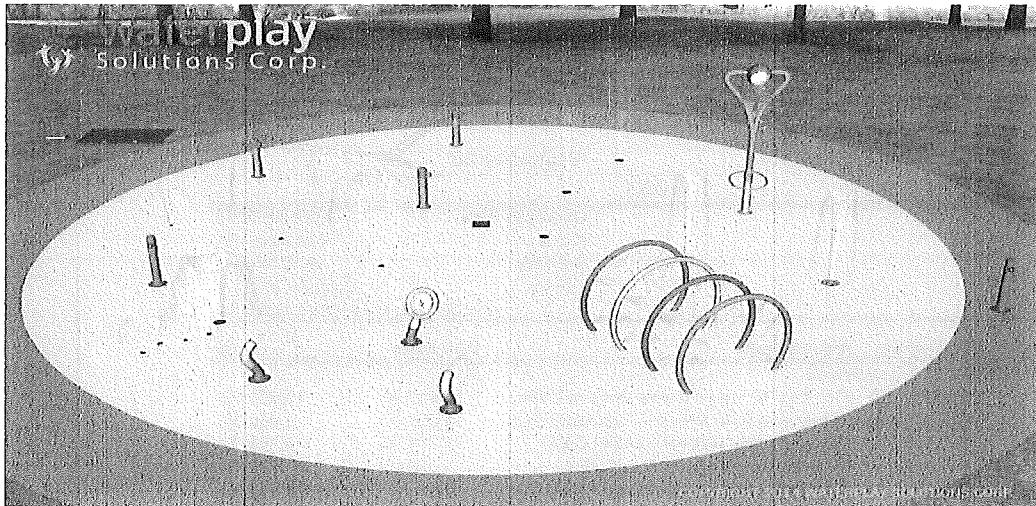
Tara Bushby

tara.bushby@gmail.com

**Complementary Quotation from Rec Tec Industries**

*(This Example Quote is Based on a 50 x 50 Park)*

Website to view products: <http://www.rectecindustries.com/>



**Scope of Work (See Quotation on Following Page)**

Original excavation by others to have an area 30cm below finished grade and extending 30cm beyond concrete splash pad compacted to Minimum 95% standard proctor density.

Scope of work offered

Provide temporary steel construction fencing Excavate for spray unit supply lines and footings.

Supply and install spray unit supply lines and footings, including bedding aggregates Install Water play spray components, activators, drains, and vault delivered to site by others.

Supply and install 100mm drain line from 2 drains and vault to 3m outside of splash pad Supply and install electrical bonding and low voltage requirements from splash pad to vault Supply and install 150mm compacted base gravel, steel concrete reinforcement, and 150mm thick natural concrete splash pad and over spray (280m<sup>2</sup>) Commission park

Not included

Water source supply to vault, including BFP and PRV Dedicated 115V GFI electrical supply to E10 controller in vault Sanitary sewer connection to 100mm drain line, including all engineering/health authority requirements Landscape repair and site drainage Engineering Design Health approval Inspections/testing Any other unforeseen requirement

It is assumed the vault will be installed within 3m of splash/over spray pad as is shown

Please call if you have any questions

Thank you

**Sheldon Stanley - Sales Consultant**

Here is the Coordinating Water Park Quotation From Rec Tec Industries:

## Cost Specifications

**FROM RECTEC INDUSTRIES INC.**  
 #14 - 7228 Progress Way Phone: (604) 940-0087  
 Delta, BC Fax: (604) 940-0182  
 V4G 1H2 Toll Free: 1-800-867-8141  
 Contact: Sheldon Stanley  
 Sales Consultant Prepared by: SS

**TO: FOR:**  
 Quotation Date: April 22, 2014  
 F.O.B: Kelowna, BC  
 Delivery: 8-10 Weeks  
 Terms: Valid for 30 days  
 (Net 30 days on Approved Accounts)

Quantity	Product No.	Description	Unit Price	Total
<i>Waterplay Solutions Components</i>				
1	C06-8G010-0	Cabinet, 10 Valve, Below Ground Utility	13,822.00	13,822.00
1	0002-1789-0	Waterwise E-10 (Portable, Standard Encl)	5,860.00	5,860.00
1	C02-28†	Spin Splasher (Wheel Handle) DEX	11,788.00	11,788.00
2	C02-126	Geyser (Med) Ground Spray DEX	1,035.00	2,070.00
3	C02-513	Splash Blaster (Straight Loop) DEX	3,449.00	10,347.00
2	C02-410	Wiggly Jr. DEX	4,203.00	8,406.00
1	C02-560	Magni-Eye Spray DEX	6,220.00	6,220.00
1	C02-31†	Ground Spray Fountain Mountain	610.00	610.00
1	C02-168	Action Plate	1,292.00	1,292.00
1	C02-165	Power Spray Post 2.0	2,940.00	2,940.00
1	C02-61†	Activator Power Post 2.0 DEX	2,686.00	2,686.00
1	DRA-00007	Drain	292.00	292.00
1	C02-183	Ground Spray Team Effect Mini	3,531.00	3,531.00
2	C02-100	Ground Spray Gusher	861.00	1,722.00
1	C02-059	Spray Loop Tunnel	13,838.00	13,838.00
2	C02-310	Ground Spray Confetti	610.00	1,220.00

\* 2% / month interest on overdue accounts  
 \*\* Limits of Liability: 35 Mil on

**Additional Notes:**  
 As per scope of work. Should you wish to proceed with this order, please sign where indicated below and return by fax, or advise your purchase order number. Thank you!

Subtotal - Equipment Only	\$86,644.00
Delivery	\$1,600.00
7% Provincial Sales Tax	\$8,066.08
Installation	\$91,200.00
5% Goods & Services Tax	\$8,972.20
<b>Total Quotation</b>	<b>\$194,481.28</b>

Signature to be used as Purchase Order

Date

## Water Consumption Consultations

Hi Kim,

*I am contacting you because I am doing a proposal for a water park in The Town of Lake Cowichan. My question to you is how you are dealing with the use of water during the summer season with water restrictions etc. Do you use much water with the park? Is it a high maintenance park? Any idea on the cost of running the park during the summer months?*

*I am doing my homework on this because I know that these will be a few of the first questions I will be asked and I would like to be prepared.*

*Thank you very much in advance for your help on this!*

Tara

Hi Tara,

*I have forwarded your email to the Parks Foreman, but I can answer a few questions. We keep the water park running from 10 am to 7 pm at night (approx). We have a button installed that starts the cycle of water at various structures, so when there are no kids in the park, the water does not run. The water park is metered, so Warren can probably get you figures on water use, but we do use a lot of water. We have the local Lions chapter as sponsors of the park, and they do the majority of maintenance. They usually do a full spring prep and re painting and service the equipment. I turn the water on in the spring and do the cross connection testing.*

*We have looked into collecting the runoff water from the park into underground cisterns, to use for nearby irrigation. It's not as easy to retro fit a system, but might be worth looking into if you are building a new system.*

*I hope that helps.*

*Kim Basara- City of Parksville -250-951-2486*

*Hello Tara,*

*Our water park is metered but I don't have a reading yet for this year. It was read the end of May and will be again at the end of June. At this time the cost of the water is absorbed into the water system and we are not billed for it. We feel that the benefit of having the water park open is something that outweighs the water loss. Our play park is one of our larger tourist attractions so we feel that it is a priority for us. We have plumbed our adjacent sport field so that it can use recycled water but at this point we have not put in the necessary storage tanks or the water connection to the field.*

*We do have a button that starts the waterpark only when pressed by someone in bare feet. This runs the water for five minutes and cuts down on the amount of water when the park is unattended.*

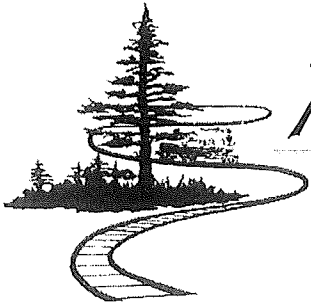
*We are very fortunate to have partnered with the Parksville Lions group. They are in the park every day and do a lot of the maintenance for us. We have in-house certified playground inspectors that check the playgrounds regularly as well.*

*I am sorry that I do not have more information for you. If you have further questions I may be able to do some investigating for you.*

*Regards,*

*Warren Payne*

*Parks Foreman*



# Kaatza Historical Society

March 30, 2016

Town of Lake Cowichan  
Attention: Mayor Ross Forrest  
Box 860  
Lake Cowichan, BC V0R 2G0

Dear Mayor Forrest:

This letter is in regards to your phone conversation with Sue Lindstrom and our request to have water pumped from the north shore water source so that we can bottle water from Cowichan Lake. The company we are involved with is Columbia Ice and they have offered us a very good rate so that we can sell each 500 ml bottle of water at a \$2.00 charge per bottle.

As you know the museum will soon start to build our annex to house the "IWA Provincial/National Collection." The funds already raised at this time will help us get to the lock up stage. Fundraising will continue to insulation, drywall, for electrics and shelving.

We plan to advertise the water with both the outline of Cowichan Lake and the Museum Logo on the front. I believe it will be a very positive campaign for the whole community. Should you have any questions or concerns please call me at 250 749-3730.

Sincerely,

A handwritten signature in cursive script, appearing to read "Pat Foster". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Pat Foster,  
President