Staff Report

Report To:	Economic Development, Recreation & Tourism Committee
Meeting Date:	September 7, 2021
Prepared By:	Phil Wood, Director of Operations
Report Number:	SR2021-161
Subject:	Reynolds Park Redevelopment

Recommendation

THAT staff report 2021-161 Reynolds Park Redevelopment be received;

AND THAT, following consultations, staff bring back a finalized park conceptual design drawings to the October 6th, 2021, Economic Development, Recreation and Tourism Committee meeting.

Background

The property legally identified as PLAN 67 BLK 10 LOT 50 LOT 51; LOT 52 RP 28R7358 PART 1, 19, 23 & 25 Water St. East is the site of the former Reynolds Coal Yards and Docks. This site is currently a vacant lot owned by the City of Brockville and zoned as open space.

The property is directly east of the Rowing Club on water street and represents a lot 230 ft in depth with 240 ft of river frontage. The property was acquired by the City of Brockville in 2002 with the direction of City Council to redevelop the land.

The property was used commercially as early as 1804 and operated between the 1880's until the mid 1970's as a coal and wood storage depot that including offices and storage buildings. The past commercial uses of the property as a coal storage yard have resulted in the ground beneath the property having residual contamination of material by-products and constituency of coal.

In 2002 the City completed a purchase-sale agreement for the Water Street Property from Travic Investments. The purchase-sale agreement between the City of Brockville and Mr. Price of Travic Investments included language detailing a mutual understanding that future development of the property would be in accordance with the following stipulations:

- *Long range waterfront planning for the City of Brockville focused on the establishment of a series of pedestrian linkages/pathways providing access to a citywide pathway system.*
- *Securing the property would provide a legacy for the City including the ability to continue with the pedestrian pathway, additional parking, park land, and a footbridge linking the property to Blockhouse Island*
- *Passive forms of development to reduce remediation costs associated with development…*
- *Phase I & II environmental site assessments being completed*
- *Construction of a seawall*

In 2008 the City of Brockville began a multi-phase assessment of the property whereby the property and soil was evaluated for negative environmental impact and suitability for future use.

The City contracted XCG Consultants Ltd. to complete the environmental risk assessment, and environmental testing of the property. The Risk Assessment and Risk Management Plan was presented to the City in February 2016.

Following the Risk Assessment and Risk Management Plan report, XCG worked with the Ministry of Environment, Conservation and Parks (MECP) on behalf of the City to obtain a Certificate of Property Use (CPU), reference number RA1093-10-01. The CPU was issued to the City by the MECP on October 20, 2020.

The CPU sets out requirements pertaining to Reynolds Park 19,23 & 25 Water St. East including the risk management measures to be implemented related to the contaminants on the property. The risk management measures are required to be in place prior to the land use as parkland.

Currently the property has a soft cap of soil and crushed stone installed and is being used as overflow parking spaces. During spring-summer of 2021 a concrete step water access point was constructed by the local SOS diving association chapter to provide access for SCUBA diving and swimming.

Analysis

Limitations for use of the property:

The Certificate of Property Use (CPU) issued to the City regarding the Reynolds Park property orders the City of Brockville to adhere to the stipulations of the CPU for future use and development. The CPU is attached to this report. Stipulations of the CPU include but are not limited to the following:

Section 4.7 *Any deep rooted plants that are planted within the area of the Shallow Soil Cap barrier shall be installed with a minimum*

thickness of 1.0 metre of clean planting medium around the root.

Section 5.1 *Refrain from using the Property for any of the following use(s): all property uses, except for mixed "parkland use" as defined in O. Reg 153/04.*

Section 5.2 *Refrain from constructing the following building(s): Any new building that is not slab-on-grade and which does not comply with Item 4.3 of the CPU.*

Conceptual proposal for revitalized park space:

City staff have worked with an architectural illustration contractor to develop a conceptual plan and initial design of the future park space in accordance with features and elements specified within the purchase-sales agreement (PSA) and by the certificate of property use (CPU). Drawings and sketches completed to date have been attached to the report for reference:

1. Concept Drawing - Park "Coming Soon" sign
2. Concept Drawing - Plan View
3. Concept Sketch - Perspective View

The following features are included in the initial proposal:

Feature:	Related document:
Grassed Park Space	CPU – Maintaining a barrier to site soils with hard or shallow soil cap
Continuation of the Brock Trail	PSA – Connective pathways
Boardwalk	PSA – Legacy parkland feature for residents
Open air pavilion	CPU – Section 5.2 Building on grade
Entrance drop-off area	Ease of access to residents. Accommodate family & SCUBA diving enthusiasts drop off
Addition of in park parking	PSA – Provide additional parking/Reduce congestion on Water St.
Modification of Water St. Parking	PSA – Provide additional parking/Reduce congestion on Water St.
New stairs into park from Bethune St.	Ease of access to residents. Provide access from Water St. Parking.

As a next step, staff would like to engage with the neighboring Brockville Rowing Club and Executive Condominium properties to share the concept

drawings and provide an opportunity for input.

This will also allow the community time to comment on the concepts before being finalized in October. Staff will post the concepts on the city website with a comment form.

Alternatives

To leave the park in its current state.

Financial Implications

Provided direction by Council is given to proceed, staff will develop capital budget business cases to bring forward in the 2021 capital budget exercise to propose elements of the Reynolds Park redevelopment. Reynolds Park projects planned to be brought to future capital budgets include:

- Project to asphalt the new Brock Trail Section and footpath.
- Project to asphalt the new entrance, drop off area, and in-park parking lot.
- Modification to Water St. to configure stall-parking and retaining wall reinforcement of north end of the Park.
- Access staircase from Bethune St.
- Waterfront boardwalk & Pavilion structural design
- Waterfront boardwalk & Pavilion construction.
- Supply of benches and picnic tables.

Staff will recommend options for implementation and will include other funding and partnership opportunities to achieve the most cost-effective solutions to move forward with the park redevelopment.

Policy Alignment

All capital projects related to the redevelopment of Reynolds Park will be in accordance with:

- Procurement Policy POL.F.20.139
- Budgetary Control Policy POL.F.20.181

Conclusion

The Reynolds Park property located at 19,23 & 25 Water St was a past commercial property that was purchased by the City of Brockville in 2002.

The property was contaminated with residual by-products and constituents of the Coal storage from the property’s past commercial usage.

The City of Brockville contracted XCG Consultants Ltd. to provide a Risk Assessment and Risk Management Plan which has been received by staff in.

The City of Brockville has been issues a Certificate of Property Use from the Ministry of Environment, Conservation and Parks, detailing the limitations of future development for the property.

City staff have contracted an Architectural Artist to provide preliminary design and conceptual drawings of the park.

Approved by:	Status:
Phil Wood, Director of Operations	Approved - 02 Sep 2021
Janette Loveys, City Manager	Approved - 02 Sep 2021

Attachments:

Concept Drawing - Park “Coming Soon” sign
Concept Drawing - Plan View
Concept Sketch - Perspective View