

Shanty Bay Wharf Future Directions

Public Meeting

July 18, 2024



Agenda

Introductions

Background

Future Directions – Possible Options

Next Steps

Questions



Background



The Department of Fisheries and Oceans (DFO) transferred the wharfs - Shanty Bay (1999), and Carthew Bay & Hawkestone (2009) to the Municipality for \$1.00.



Ministry also paid \$10,000 to the Township for surface concrete repairs on Shanty Bay Wharf, but there were no structural repairs completed.



Transferred responsibility of the Wharfs to the Township, yet came with no additional funding for maintenance and repairs.



These costs have since been born by the Municipality and are addressed through the Parks and Facilities annual operating budget

Background



Given the age of the Wharfs (both Shanty Bay & Hawkestone), and coupled with the impacts from severe weather events, concern with the visible deterioration of the structures.



Staff engaged Tatham Engineering in October 2021 to review wharfs and determine condition, as well as provide recommendations for repair/renewal and associated timelines.



Wharfs were visually & structurally examined (both above water and an investigative dive which included audio and video recording of the subsurface elements).



Engineering assessment determined that the Shanty Bay structure is in poor condition.

Background



Site constraints create challenges

- accessibility, significant slope (stairs & open drainage channel), low visibility (nuisance behaviours)



A monitoring plan is in place however there needs to be a plan to address the Shanty Bay Wharf in the next 5 years

Background - Parks and Recreation Master Plan

- Township recently completed a review of all recreation & leisure assets and services within the municipality
- Creates a road map to guide Council in their decision making for the next 10 years
- The plan addresses that a strategy is required to address the Township's two Wharfs
- In the plan, Shanty Bay Park is recommended for a parkland redevelopment to enhance the space for the community

Future Directions – Option 1

Renewal/Repair

- the existing structure could be encapsulated in perimeter sheet piling and stabilized by injecting voids with high slump grout.
- Additionally, the stairs and open drainage channel should be addressed at the same time
- Estimated costs:
 - Structure Repairs \$475,000 (\$ 2024)
 - Stairs/Drainage \$120,000
 - Estimated Total \$595,000
- If this option was to be considered a more detailed review should be undertaken to confirm current costs and project scope/phasing.
- Repair would extend lifecycle of the structure 50+yrs

Future Directions – Option 2

Replace

- Requires removal and disposal of the entire existing structure and complete a full reconstruction of a new pier.
- Similar to the renewal option, the stairs and open drainage channel would be addressed at the same time.
- Estimated costs:
 - Removal/Disposal \$200,000
 - Stairs/Drainage \$120,000
 - Reconstruction \$600,000
 - Estimated total \$920,000
- Lifespan – provides a marginal increase in expected lifecycle compared to Option 1

Future Directions – Option 3

Decommission/Alternative Public Use

- Removal and disposal of the existing structure
- Replace stairs, address drainage and repurpose use of waterfront access, which could include expanding the beach area, or installation of a seasonal dock.
- Estimated Costs:

• Removal/Disposal	\$200,000
• Stairs/Drainage	\$120,000
• <u>Repurpose waterfront</u>	<u>\$40,000</u>
Estimated total	\$360,000
- This option not ideal or recommended given the challenges with the site constraints, and already existing Shanty Bay boat launch

Future Directions – Option 4

Divest & Reinvest

- Consider selling the property and reinvesting the proceeds into further development of community spaces in Shanty Bay, such as the re-development of Shanty Bay Park.
- It anticipated that the property could garner upwards of \$800,000 (+/-) along with the cost avoidance associated with repair/replacement.

Future Directions - Considerations

- All options have considerations (pro's and con's)
- While the Shanty Bay Wharf serves the community of Shanty Bay proper and surrounding area, the benefit may not be utilized by the entire Township.
- Significant investment will be required for Options 1-3.
- Community engagement will be integral to the process and next steps.
- Report will be provided to Council early Fall 2024.

Next Steps

1. Please complete the online survey and share your thoughts.

Link: <https://rb.gy/5x300j>

QR Code:



2. Staff to review feedback

3. Report back to Council with “what we heard and recommended next steps”

Questions



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