



Sawpit Wharf Park Community Plan

Updated February 2025

Final Concept Report

Project Timeline

- **Project Initiated** **March 2024**
- **Background Review** **April 2024**
 - *MODL Planning & Policy Documents*
- **Site Visit & Walkthrough** **April 2024**
- **Community Engagement** **April 2024**
 - *Online engagement*
 - *Key stakeholder meetings*
 - *Public workshop*
- **Preliminary Concept Report** **September 2024**
- **Final Concept Report** **October 2024**



Public Workshop
April 23, 2024

Guiding Principles



Improve accessibility & inclusion

- *Improve pedestrian accessibility across the site*
- *Address challenges with parking & vehicle access*



Incorporate existing park features

- *Maintain & expand upon water access*
- *Improve challenges associated with accessing the water*



Expand on park amenities

- *Improve overall sense of arrival*
- *Provide a dedicated washroom building*
- *Introduce new programming elements*



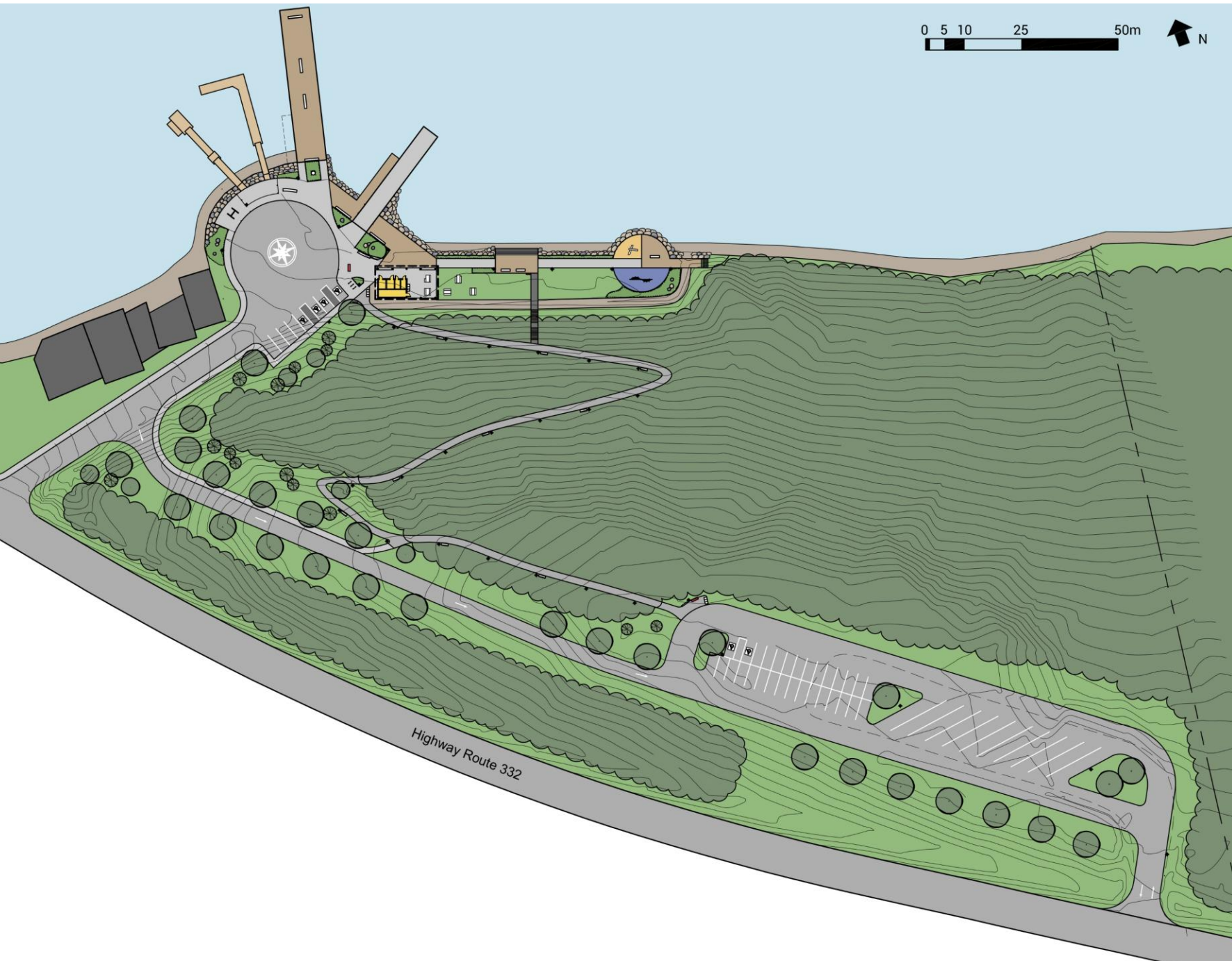
Protect & preserve existing vegetation

- *Ensure new development does not detract from the parklike setting*



Climate change adaptation

- *Consider sea level rise & storm surge events in the park planning*



Sawpit Wharf Park

Preliminary Concept Plan
Option 1



Sawpit Wharf Park

Preliminary Concept Plan
Option 2



Sawpit Wharf Park
Preliminary Concept Plan
Option 3 (SWP Advisory
Committee Feedback)



Sawpit Wharf Park

Preliminary Concept Plan
Option 3 (SWP Advisory
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Preferred Option with Council Direction to:

- Increase the green space buffer between the waterfront park & lower parking area
- Add the switchback trail to the upper parking area



Sawpit Wharf Park

Overall Concept Plan

Legend

- 1 New Gravel Connection to Upper Parking Area
- 2 Existing Vegetation to Remain
- 3 Asphalt Trail Connection (+/-8%)
- 4 Secondary Accessible Parking
- 5 Back Harbour Lookout
- 6 Expanded Gravel Trailer Parking Area

Sawpit Wharf Park

Concept Plan

Enlargement

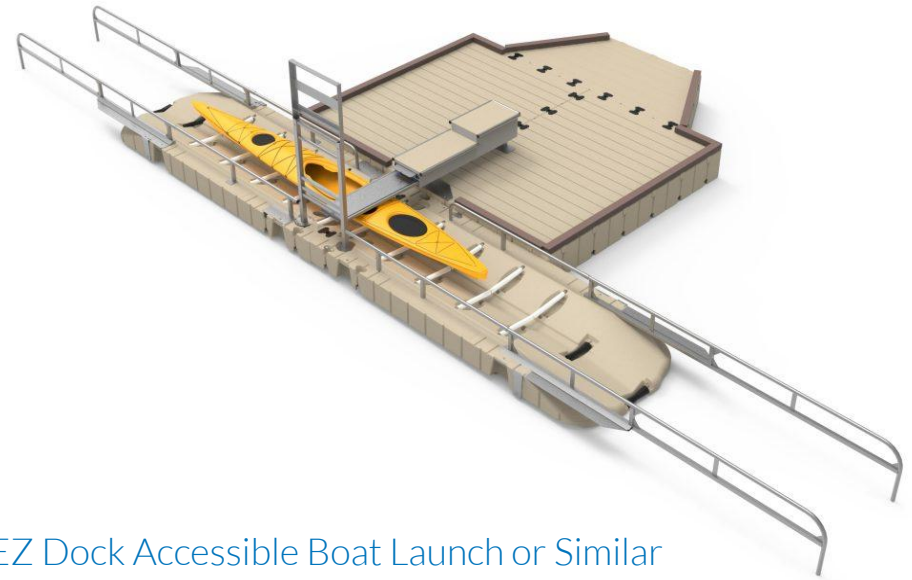
Legend

- 1** Accessible Boat Launch
- 2** Expanded Floating Wharf
- 3** Existing Wharf
- 4** Benches
- 5** Small Craft Lockup Area
- 6** Temporary Unloading Area
- 7** Asphalt Turnaround
- 8** Marginal Wharf
- 9** Reconfigured Boat Launch
- 10** Pedestrian Plaza
- 11** Accessible Washroom
- 12** Building & Canopy
- 12** Flexible Lawn Space
- 13** Steps Down to Beach
- 14** Waterfront Lookout
- 15** Signature Bird's Nest Swing
- 16** Asphalt Trail Connection (8%)
- 17** Parking Area (31 spaces)





Example Building with Integrated Canopy



EZ Dock Accessible Boat Launch or Similar



Example Waterfront Park



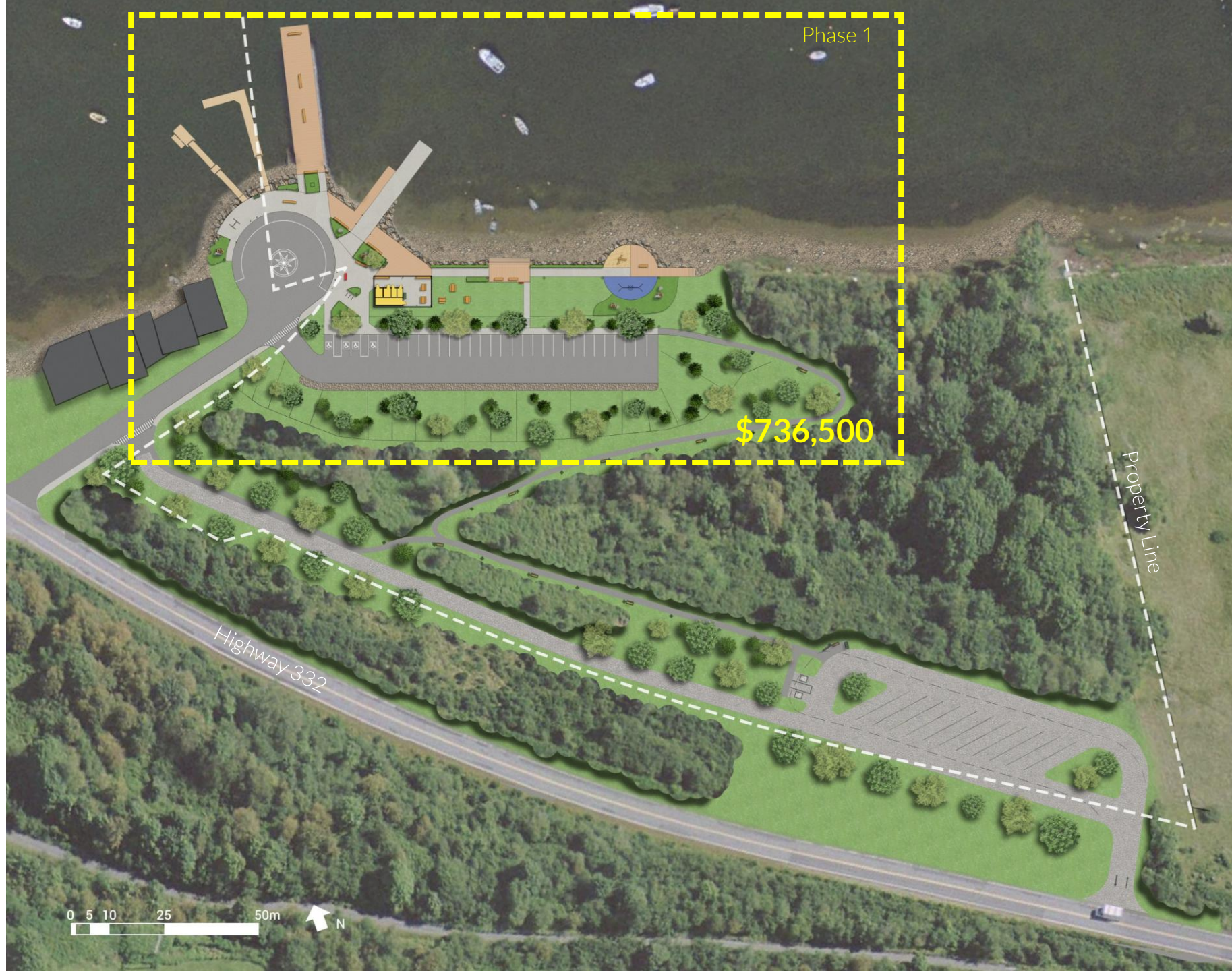
Implementation

Phase 1 – Site Preparation, Grading & Temporary Gravel Parking

Item	Quantity	Unit	Unit Rate	Cost	Comments
Site Preparation	1	l.s.	\$20,000	\$20,000	Includes clearing and grubbing
Earthwork	1	l.s.	\$250,000	\$250,000	Includes cut and fill operations, shaping
Building Servicing	1	l.s.	\$50,000	\$50,000	Provision for water and sewer connection
Gravel Parking Area	1250	m ²	\$15	\$18,750	Temporary parking surface
Armour Stone	400	m ³	\$150	\$60,000	To reinforce shoreline
Rock Swale Stormwater Drainage Feature	1	l.s.	\$62,000	\$62,000	
Marginal Wharf	1	l.s.	\$40,000	\$40,000	Includes timber crib
Boat Launch Reconfiguration	1	l.s.	\$30,000	\$30,000	Raising existing slipway
Stormwater Infrastructure	1	l.s.	\$16,000	\$16,000	Catch basins, manholes, piping
New Service Pole	1	l.s.	\$5,000	\$5,000	For electrical power to future building
Miscellaneous Electrical	1	l.s.	\$10,000	\$10,000	Receptacles, etc.
Solar Pole Lights	11	each	\$3,000	\$33,000	Mount on wood posts
Landscape Boulders	10	each	\$150	\$1,500	Features boulders for landscape areas
Parking/traffic signs	5	each	\$500	\$2,500	
Miscellaneous Landscape	1	l.s.	\$7,500	\$7,500	
Miscellaneous Improvements to Timber Wharf	1	l.s.	\$7,500	\$7,500	General repairs (decking, wheelguards, etc.)
Total				\$613,750	
General Requirements and Allowances (20%)				\$122,750	Mobilization, fees, overhead, profit, etc.
Total Construction Amount				\$736,500	GST not included

Costing Notes

- General Requirements include soft costs not associated with physical construction such as permitting, site trailers, miscellaneous utilities, administrative costs, etc.
- Costing is based on experience on similar projects and professional judgment only. Limited site information was available at the time of costing.
- Costing should be used for general guidance only and cannot be guaranteed as to accuracy.
- Costing does not include GST.
- A construction contingency has not been included but is recommended.
- Costs will likely change as more information becomes available. A refined cost estimate should be completed during design development when components are more clearly defined.
- Costs are provided for the year 2024 and should be escalated at a rate of 3-4% each year to account for inflation and market conditions.



Phase 1

\$736,500

Property Line

Highway 332

0 5 10 25 50m
N

Implementation

Phase 2 – Lower Parking Area, Park Building & Amenities

Item	Quantity	Unit	Unit Rate	Cost	Comments
Site Preparation	1	l.s.	\$5,000	\$5,000	Includes clearing, grubbing, and rough grading
Earthwork	1	l.s.	\$20,000	\$20,000	Excavation; Does not include rock removal if encountered
Building with Canopy	125	m²	\$3,200	\$400,000	All in cost including mechanical and electrical
Extend Floating Dock	1	l.s.	\$30,000	\$30,000	
Kayak/Canoe Launch	1	l.s.	\$75,000	\$75,000	Includes ramp, crib, accessible floating dock
Wood Decking	325	m²	\$300	\$97,500	Includes timber sleepers
Beach Access Stairs	1	l.s.	\$20,500	\$20,500	Includes handrails
Concrete Walkways	693	m²	\$220	\$152,460	Includes granular base materials
Concrete Sidewalk Connection to Highway	1	l.s.	\$45,000	\$45,000	Includes granular base materials
Concrete Curb and Gutter	174	m	\$130	\$22,620	Includes granular base materials
Concrete Stair Connection	1	l.s.	\$16,850	\$16,850	Includes handrails
Asphalt Access Road and Turnaround	1242	m²	\$135	\$167,670	Includes granular base materials
Asphalt Parking Lot Surface	1250	m²	\$90	\$112,500	Topping existing gravel parking lot
Traffic Paint	1	l.s.	\$2,500	\$2,500	Asphalt markings (lines, arrows, crosswalks, etc.)
Play Area Surfacing	35	m²	\$60	\$2,100	Pea gravel
Play Area Rubber	70	m²	\$400	\$28,000	Safety surfacing
Play Area Equipment	1	l.s.	\$8,000	\$8,000	Pre-manufactured play equipment
Info Kiosk	1	l.s.	\$4,000	\$4,000	
Bollards	28	each	\$350	\$9,800	Round or wood metal posts
Topsoil and Sod	1525	m²	\$28	\$42,700	150mm topsoil and nursery sod
Topsoil and Seed	2225	m²	\$15	\$33,375	150mm topsoil and hydroseed naturalization mix
Planting Areas	250	m²	\$150	\$37,500	Includes soil, mulch and plants
Trees - Large	21	each	\$1,100	\$23,100	Includes soil, mulch and staking
Trees - Small	40	each	\$300	\$12,000	Whips in naturalization areas
Bike Rack	1	each	\$1,800	\$1,800	
2.4m Benches	3	each	\$2,400	\$7,200	
Custom Benches	10	each	\$3,500	\$35,000	Heavy timber benches
Picnic Tables	5	each	\$3,000	\$15,000	
Garbage/Recycling Receptacles	3	each	\$3,500	\$10,500	
Directional Signs	1	each	\$600	\$600	
Canoe/Kayak Rack	1	each	\$1,500	\$1,500	
Total				\$1,439,775	
General Requirements and Allowances (20%)				\$287,955	Mobilization, fees, overhead, profit, etc.
Total Construction Amount				\$1,727,730	GST not included

Costing Notes

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Phase 2

\$1,727,730

Property line

Highway 332

0 5 10 25 50m N

Implementation

Phase 3 – Upper Parking Area

Item	Quantity	Unit	Unit Rate	Cost	Comments
Site Preparation	1	l.s.	\$15,000	\$15,000	Includes clearing, grubbing
Earthwork - Access Road and Expanding Parking Lot	1	l.s.	\$60,000	\$60,000	Excavation; Does not include rock removal if encountered
Gravel Parking Lot	2315	m²	\$15	\$34,725	Includes widening existing parking area
Gravel Access Drive	845	m²	\$35	\$29,575	One-way access
Asphalt Walkway from Access Road to Gravel Parking Lot	355	m²	\$135	\$47,925	Includes granular base materials
Stormwater Infrastructure	1	l.s.	\$10,000	\$10,000	Assumes surface runoff into swale
Topsoil and Sod - Upper Parking Lot & Along Access (1.5m Either Side)	500	m²	\$28	\$14,000	
Topsoil and Seed	2700	m²	\$15	\$40,500	
Trees - Large	20	each	\$1,100	\$22,000	Includes planting soil, mulch, and staking
Trees - Small	20	each	\$300	\$6,000	Naturalization areas
Parking/traffic signs- Upper Parking Lot	5	each	\$500	\$2,500	
Upper Parking Lot Lighting	4	each	\$8,500	\$34,000	
Directional Signs	1	each	\$600	\$600	
Total				\$316,825	
General Requirements and Allowances (20%)				\$63,365	Mobilization, fees, overhead, profit, etc.
Total Construction Amount				\$380,190	GST not included

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Phase 3

Property line

Highway 332

\$380,190

0 5 10 25 50m



Implementation

Phase 4 – Accessible Switchback Trail Connection

Item	Quantity	Unit	Unit Rate	Cost	Comments
Site Preparation	1	l.s.	\$6,500	\$6,500	
Earthwork	1	l.s.	\$50,000	\$50,000	Rough grading; Does not include rock removal if encountered
Accessible Asphalt Walkway	285	m ²	\$135	\$38,475	Includes granular base materials
Solar Pole Lights	21	each	\$2,500	\$52,500	
1.8m Benches	9	each	\$1,800	\$16,200	
Continuous Handrail	175	m	\$300	\$52,500	Wood posts and aluminum rail
Topsoil and Seed	1240	m ²	\$15	\$18,600	
Trees - Small	10	each	\$300	\$3,000	Naturalization areas
Total				\$237,775	
General Requirements and Allowances (20%)				\$47,555	Mobilization, fees, overhead, profit, etc.
Total Construction Amount				\$285,330	GST not included

Costing Notes

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Implementation

Phase 1 – Shoreline Enhancement	\$736,500
Phase 2 – Lower Parking Area	\$1,727,730
Phase 3 – Upper Parking Area	\$380,190
Phase 4 – Accessible Switchback Trail Connection	\$285,330
Total Implementation Costs	\$3,129,750



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