



**The Corporation of the Municipality of Wawa  
Staff Report**

**Office of Community Services and Tourism**

<b>Prepared For: Council</b>	<b>Report No.: AP 2017-11</b>
<b>Agenda Date: August 8, 2017</b>	<b>File No.: 9.30, 9.32, 9.45.3, 26.1.3</b>

**Subject**

This report concerns new developments of the Scenic High Falls Project.

**Summary of the Recommendation**

This report recommends the inclusion of the Scenic High Falls Project in the 2018 and 2019 Capital Budgets to complete the goals outlined in the Brief.

**Summary of the Issues**

Scenic High Falls Park is currently in a state of disrepair. As one of the Municipality's prime tourist attractions, as well as a favourite spot of residents, it is very important to keep the Park looking its best. As such, Staff have prepared a project to improve the Park as well as sourced funding and project partners.

**List of Stakeholders**

- Municipal Council
- Brookfield Power
- Rotary Club of Wawa
- Municipal Staff
- Ratepayers

**Respectfully Submitted By:**

**Prepared By:**

**Alex Patterson, Director,  
Community Services and Tourism**

## Purpose of Report

This report originates from an ongoing process to improve Scenic High Falls Park. Staff have been pursuing an agreement with Brookfield Power and the Rotary Club of Wawa since 2016. Recently, the Municipality received a contribution from Brookfield Power of \$50,000 over 5 years that will allow the Municipality to meet some of its funding goals as well as cultivate an important partnership with Brookfield Power. Attached to this report is the final draft of the project brief. Contained within are the details of the project, including a breakdown of costs as well as sources of revenue.

## Analysis

The major details of the Project can all be found in the project Brief, found in **Appendix A**. This project allows the Municipality, in partnership with Brookfield Power and the Rotary Club of Wawa, to improve one of Wawa's key tourist destinations. This benefits both the local economy as well as provides locals with an improved park to enjoy for generations to come. All of the proposed upgrades are done with the intention to keep the facility as beautiful and as low maintenance as possible. This includes key AODA compliant upgrades that are meant to last for 20+ years. This will also allow the Municipality to continue to maintain the park up to all applicable standards using the current capacity of the Department.

## Financial/Staffing Implications

A full financial breakdown of the project can be found within the Project Brief. Expenses for the project have been sourced in the same way as when preparing a Municipal Capital Budget.

The following is a breakdown of project partners and their financial contributions

Partner	Contribution
Municipality Of Wawa*	\$60,429.00
Rotary Club of Wawa	\$6,570.00
Brookfield Power	\$50,000.00

\*This includes labour costs of Municipal Staff, budgeted at \$11,500. This brings the Physical Capital cost to \$48,929 over 3 years. It is also important to note that the Rotary contribution is fundraising dependent.

For the Municipal Budget, this project will enter into the 2018 and 2019 years as a capital project. The 2017 portion of the project can be finished within the 2017 operating budget for the Park, as some improvements were planned for the 2017 year. Some portions of the project, such as the roof and washrooms, are subject to a competitive quote process that will be undertaken by Municipal Staff. The scope of the project is within existing Municipal capacity to undertake and has been designed to eliminate as many maintenance needs as possible with new infrastructure going forward.

### Policies Affecting Proposal

#### Municipal Business Plan

The Municipal Business Plan includes building tourism capacity as a key goal. This project will allow Wawa to expand its accessible tourism resources as well as create opportunity to attract and retain travellers of the region to the Town. It is very important to local tourism that the travelling market be capitalized upon to retain business in the area. The presentation of Wawa as a refreshed, well-kept community has many advantages, from attracting more business and professionals to the area to retaining individuals from the community. By pursuing partnerships within the Municipality, it also improves the visibility of a key business and club, thereby promoting Wawa as an excellent place to live, work and play.

### Comments from Relevant Departments/Community and Corporate Partners

#### Brookfield Power, VP of Operations, Jim Deluzio

“As operators of hydroelectric generating stations on the Magpie and Michipicoten rivers, Brookfield Renewable and its employees appreciate their beauty every day. Investing in the upgrade of the High Falls Scenic Park is a way for us to share this great resource with everyone in an exceptional setting. We are very proud to support the Municipality of Wawa and the Rotary Club in this important project.”

### Alternatives

#### Option 1 – Status Quo

This would see the Municipality of Wawa not accept funding from Brookfield Power and leave Scenic High Falls Park as-is. This would leave the Park in a poor state of repair and inaccessible under new AODA regulations. For these reasons, this option is **Not Recommended**.

**Option 2 – Accept Funding, Pursue Project**

This would have the Municipality of Wawa pursue the project as described in the Project Brief. As the Brief has already been developed in consultation with stakeholders, and has been successful in attracting funding and partnerships from both the Rotary Club and Brookfield Power, as well as for the other reasons described in this report, this option is **Recommended**.

**Conclusion**

The acceptance of this report as well as Council's decision to improve the park will enable the Municipality of Wawa to capitalize on funding and partnerships from Brookfield Power and the Rotary Club of Wawa. This project will improve the safety, accessibility and sustainability of Scenic High Falls Park for visitors and residents alike.

**Recommendation**

That the Municipality of Wawa gratefully accepts the funding provided by Brookfield Power,

And That the Municipality of Wawa will administer the Scenic High Falls Project, including budgeting for the completion of the Project between 2017 and 2019

And That the Municipality of Wawa will work with the Project Partners, Brookfield Power and the Rotary Club of Wawa, to develop interpretive and educational signage for the Site, as well as press releases informing the public about the Partnership and the Project.

**Attachments**

**Attachment A – Scenic High Falls Project Brief – Final Draft**

THE CORPORATION OF THE MUNICIPALITY OF WAWA

2017 - 2019  
Scenic High Falls  
Rotary/Brookfield  
Partnership

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FINAL DRAFT COPY

Alex Patterson, Director of Community Services and Tourism, Municipality of Wawa

8/2/2017

## 2017-2019 Municipal Project – Scenic High Falls Rotary / Brookfield Partnership

## Scenic High Falls Improvement Design Brief

Office of the Director of Community Services and Tourism

**1. Project Brief**

This project aims to revitalize the Scenic High Falls Park, correcting existing infrastructure deficits and providing modern, accessible features to the Park. The Park is in current need of repairs to many of its facilities, including the Pavilion, Pathway, viewing positions and washrooms. This Brief will explore solutions to improve the Park for future generations.

**2. Introduction**

Scenic High Falls Park was created as a way of preserving an Iconic Wawa Landmark when the Magpie River was dammed. The Park was created in partnership with many community groups, including Rotary and the Municipality as well as Brookfield Power (then Great Lakes Power). As the Park is one of the most visited Wawa landmarks, and a key tourism activity promoted by the Municipality, it is very important that the image of the Town be reflected in this Park. This asset must also come up to recent AODA standards as laid out by the Act. The opportunity to partner with Rotary and Brookfield to improve the park is one that the Municipality wishes to embrace. This design brief was created through consultation of Rotary members as well as staff of the Municipality of Wawa's Community Services and Tourism Department and will detail the proposed improvements as well as the logistics and timeline of such improvements. This project will use community resources and will be managed by Municipal Staff.

**3. Project Partners**

The project identifies key contributors to make the project a success. The following table is an overview of partners as well as their contributions. They include, but are not limited to:

Partner	Contribution
Municipality Of Wawa CST	Financial, Project Management, Staff Time
Rotary Club of Wawa	Financial, Volunteer time and coordination support
Brookfield Power	Financial, Staff Consulting, Interpretive Signage

**4. Current Conditions**

Currently many elements of the Park are in or close to being in a state of disrepair. Railings along the lookout are falling apart, stairs are rotting and the viewing area is fenced off and growing in where it is inaccessible to staff for maintenance. The trail itself does not meet modern standards. The pavilion is in need of a new roof and more accessible seating has been identified as a shortfall. The washrooms are in need of replacement as the vault is cracked. It is a very beautiful place that is in great need of investment to continue to be an excellent tourism resource to Wawa. Most of the park does not meet accessibility standards, with stairways and pathways at an inappropriate grade

or blocking access to limited mobility patrons. These can all be remedied with new constructions that support AODA code as well as contribute to the beautification of the area.

## **5. Project Description – Key Elements**

The Municipality and Rotary have identified some key improvements to be made to the park. These include, in order from the parking lot out towards the falls:

### **5.1. Washrooms**

Washrooms at Scenic high falls are a critical amenity for its' sustainable use. They prevent the inevitable mess that comes with having a well-advertised public space that lacks these. They are a regular maintenance item for CST staff and are included in the 2016 Municipal Capital Budget. Their installation has been deferred into 2017.

### **5.2. Parking Bollard Improvement**

Municipal staff have spent countless hours over the past few years maintaining the lawn of the Park as it is a favourite for donuts and other lawn damage. The installation of bollards this year has been successful; however vandalism in the form of removing bollards has meant that in 2017 the Municipality is looking to upgrade these by cementing them into the surrounding terrain to ensure their security.

### **5.3. Flagpole and Central Garden**

Currently the central garden has grown over and only the existing rock and plaque remain. Municipal staff do not have the capacity to maintain a garden, however a low maintenance option is suggested using shrubs and rock landscaping as an alternative to an annual bed. A flagpole was a much sought after option, and staff recommend a nautical style with Yardarm so Canadian, American, Municipal and Rotary flags can be flown at once in an appropriate manner.

### **5.4. Bench improvement**

As identified throughout the Municipality in the Age Friendly survey, it is important to have ample bench seating for Municipal Parks. This makes the Park more senior – friendly, as well as more conducive to longer visits and picnics. This will include an increase in picnic tables as well as benches for seating.

### **5.5. Pavilion Roof**

The current Pavilion is showing signs of wear and rot due to the age of the singled roof. Staff recommend a red metal roof to match the Tourist Information Center as a way to offer continuity and brand recognition in Wawa's tourism resources. This will save a great deal of maintenance on the pavilion and concrete pad if corrected immediately.

### **5.6. Railing Improvement**

The current railing is bare steel and broken in some places. This railing is both unsafe and unattractive. Staff propose its replacement with composite board. This is in keeping with the natural theme, as it looks like wood, however the maintenance cost is significantly lower and its lifetime is much better. This will improve the look of the park while also increasing the safety factor near the falls.

**5.7. High Viewing Platform**

The High Viewing Platform takes advantage of the natural rock outcropping at the start of the Voyageur Trail to offer patrons the opportunity to take pictures of the falls from a higher angle. This also allows for simple accessibility as a ramp access would be feasible here. This viewing platform offers a great end to the Voyageur trail between Scenic High and Silver falls, increasing its draw in the area. Composite board here will cut down on maintenance significantly, especially in the high moisture environment e below the Falls. This will also help keep the natural look of the area.

**5.8. Stairway and Low Viewing Platform**

The Stairway down to the current boardwalk and bridge is rotten and in need of replacement. The area below offers a unique opportunity to photograph the falls from a low angle as well as take in the spray on a high flow day. It is well enough removed that pillars and a slight elevation will be enough to keep it above water even in heavy spring floods. The platform and stairway will be recommended to be composite board for the low maintenance requirements in a high moisture environment. An optional ramp to the viewing platform is possible but will be more challenging in this environment.

**5.9. Interpretive Signage**

The Park has a great opportunity to educate visitors on the history as well as current use of the Magpie River, local power generation, and the community's appreciation for natural landmarks such as the falls. This also provides a unique opportunity for Brookfield Power to educate the public about the inner workings of dams and hydroelectric generation in the Wawa area. This signage also provides the Municipality with another point of interest in the Wawa Destination Network to help tell the story of Wawa and provide a unique learning opportunity for visitors.

These elements combined will transform the Park into an attractive, accessible space for local residents and Tourists alike.

**6. Expense Breakdown and Specifics**

Below you will find a table detailing the specifics of each element as well as a breakdown of costs as well as a breakdown of income from each partner detailing their contributions. This cost breakdown relies on quote backups and has been confirmed at a similar level to Municipal capital projects. Some items do require a competitive bid or quote process, which will be the responsibility of the Municipality to undertake in compliance with Municipal policy.



## Scenic High Falls 2017

## Costs breakdown

Labour based off of 8hr day @ 500\$/Day for crew

## Expenses

Key Element	Part	Quantity	Cost/Part	Total Part Cost
Washrooms	Clivus Multrum Composting Toilet	2	\$20,000.00	\$40,000.00
	Tandem Load Crusher Fine Equipment	2	\$400.00	\$800.00
	Equipment	1	\$10,000.00	\$10,000.00
	Labour	5	\$500.00	\$2,500.00
	<b>Total</b>			
Parking Bollard Improvement	Cement, Bags	10	\$10.00	\$100.00
	Cable, ft	100	\$4.00	\$400.00
	Marine Braided Rope, ft	200	\$2.00	\$400.00
	Labour	1	\$500.00	\$500.00
	<b>Total</b>			
Flagpole and Central Garden	Flagpole	1	\$5,000.00	\$5,000.00
	Hardware	1	\$200.00	\$200.00
	Flags	5	\$50.00	\$250.00
	Landscaping Rocks	150	\$1.00	\$150.00
	Shrubs	10	\$20.00	\$200.00
	Perennials	50	\$5.00	\$250.00
	Cement, bags	2	\$10.00	\$20.00
	Labour	1	\$500.00	\$500.00
	<b>Total</b>			
Bench Increase	Picnic Table Legs, ea	10	\$175.00	\$1,750.00
	2'x8', 16'	10	\$22.00	\$220.00
	Bench Legs, ea	6	\$100.00	\$600.00
	2'x8', 16'	6	\$22.00	\$132.00
	Chain, ft	50	\$1.50	\$75.00
	Hilti Bolts	50	\$0.50	\$25.00
	Labour	2	\$500.00	\$1,000.00
	<b>Total</b>			

Pavillion Roof	Metal Roof - Quoted	1	\$9,350.00	\$9,350.00
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Railing Improvement	Composite Board - 1"x6", 16`	18	\$72.00	\$1,296.00
	4"x4", treated, 16`	6	\$20.00	\$120.00
	Cement, bags	4	\$10.00	\$40.00
	Screws, bx 2000	4	\$80.00	\$320.00
	Labour	1	\$500.00	\$500.00
	<b>Total</b>			<b>\$2,276.00</b>

High Viewing Platform Includes ramp to platform	Composite Board - 1"x6", 16`	100	\$72.00	\$7,200.00
	4"x4", treated, 16`	30	\$20.00	\$600.00
	Cement, bags	10	\$10.00	\$100.00
	Tube, 8`	14	\$14.00	\$196.00
	Screws, bx 2000	2	\$80.00	\$160.00
	Hilti Bolts	50	\$0.50	\$25.00
	Labour - building	2	\$500.00	\$1,000.00
	Labour - brush clearing	1	\$500.00	\$500.00
	<b>Total</b>			<b>\$9,781.00</b>

Low Viewing Platform Includes stair to platform Excludes ramp to platform	Composite Board - 1"x6", 16`	90	\$72.00	\$6,480.00
	4"x4", treated, 16`	15	\$20.00	\$300.00
	Stair Stringer, 2"x12"x16'	3	\$50.00	\$150.00
	Cement, bags	20	\$10.00	\$200.00
	Tube, 8`	10	\$14.00	\$140.00
	Screws, bx 2000	2	\$80.00	\$160.00
	Hilti Bolts	50	\$0.50	\$25.00
	Labour - building	3	\$500.00	\$1,500.00
	Labour - brush clearing	1	\$500.00	\$500.00
	<b>Total</b>			<b>\$9,455.00</b>

Low Viewing Platform Ramp	Composite Board - 1"x6", 16`	185	\$72.00	\$13,320.00
Ramp Additional	4"x4", treated, 16`	60	\$20.00	\$1,200.00
	Cement, bags	15	\$10.00	\$150.00
	Tube, 8`	15	\$14.00	\$210.00
	Screws, bx 2000	2	\$80.00	\$160.00
	Hilti Bolts	50	\$0.50	\$25.00
	Labour - building	2	\$500.00	\$1,000.00
	Labour - brush clearing	2	\$500.00	\$1,000.00
	<b>Total</b>			<b>\$17,065.00</b>

Interpretive Signage	Signage Development	1	\$500.00	\$500.00
	Sign Fabrication	5	\$500.00	\$2,500.00
	Hardware and Installation	5	\$100.00	\$500.00
	Labour	1	\$500.00	\$500.00
	<b>Total</b>			<b>\$4,000.00</b>

Total Labour Cost	\$11,500.00
Total Materials Cost	\$105,499.00
Total Project Cost	\$116,999.00

Please note all costs are subject to final quoted status and applicable competitions. Labour is an estimated rate based upon use of Municipal staff.

## 7. Revenue

The following is a breakdown of project partners and their financial contributions

Partner	Contribution
Municipality Of Wawa*	\$60,429.00
Rotary Club of Wawa	\$6,570.00
Brookfield Power	\$50,000.00

\*This includes labour costs of Municipal Staff, budgeted at \$11,500. This brings the Physical Capital cost to 48,929 over 3 years. It is also important to note that the Rotary contribution is fundraising dependent.

## 8. Project Timeline

This project would be slated to run from Fall 2017 to Spring 2019 with a contingency for Summer 2019 as an end date. The project deliverables are suggested as follows:

- **Fall 2017**
  - Parking Bollard Improvement
  - Cut Off Existing Trail to mitigate Health and Safety concerns
  - Temporary Signage explaining improvements to come
- **Summer 2018**
  - Pavilion Roof
  - Railing Improvement
  - Washrooms
  - Prepare Platform Areas
- **Fall 2018**
  - Interpretive Signage
- **Spring 2019**
  - Flagpole and Central Garden
  - Bench Increase
  - Viewing Platforms

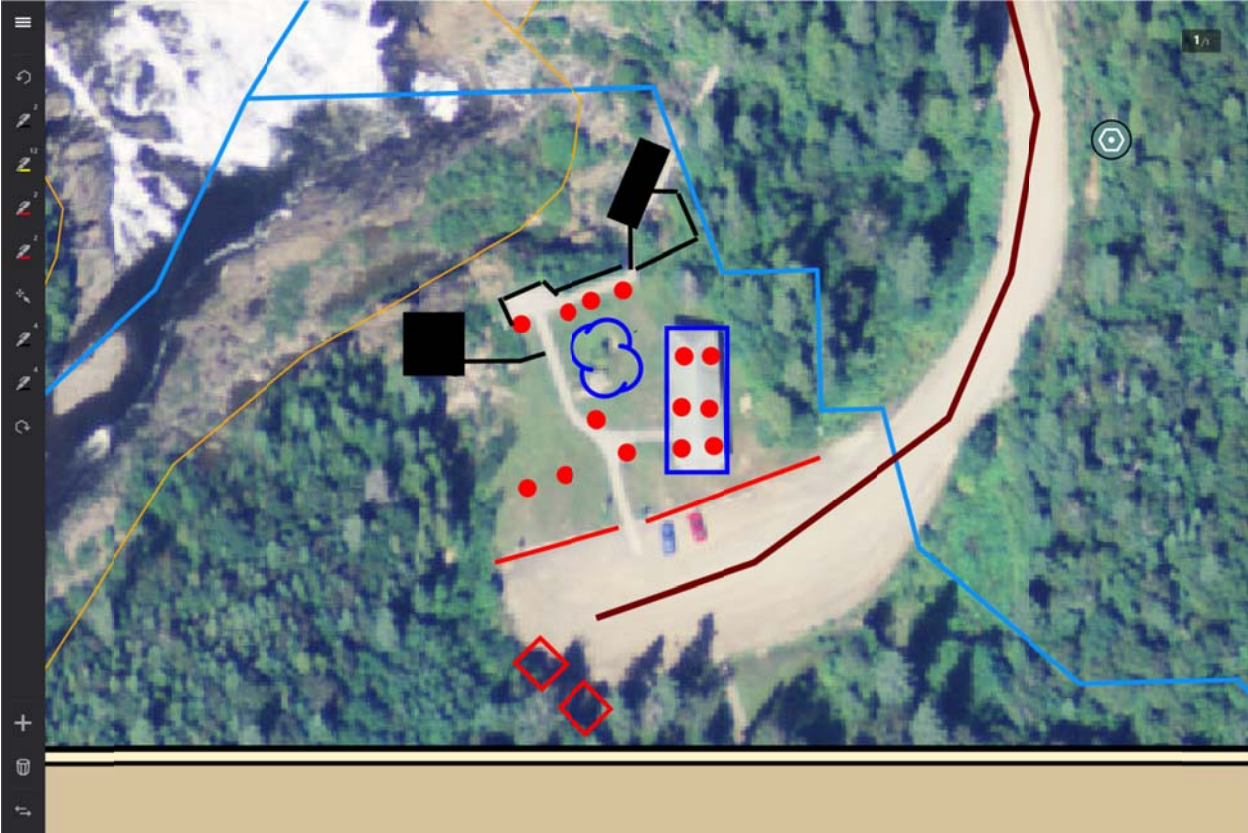
## 9. Summary and Next Steps

This project will allow Wawa to expand its accessible tourism resources as well as create opportunity to attract and retain travellers of the region to the Town. It is very important to local tourism that the travelling market be capitalized upon to retain business in the area. The presentation of Wawa as a refreshed, well-kept community has many advantages, from attracting more business and professionals to the area to retaining individuals from the community.

The next portion of this project is its' presentation in final draft form to Municipal Council, Brookfield and Rotary representatives to confirm the timeline of the Project. Once completed, this project will be a part of the Municipal Budget in 2018 and 2019 and will reflect the donations from Brookfield Power and Rotary in those Capital Budgets as an ongoing partnership project.

**Thank you very much for taking the time to review this design brief. Should you have any questions please contact Alex Patterson, Director of the Department of Community Services and Tourism for the Municipality of Wawa.**

Appendix 1: Site Map



**Appendix 2: Brookfield Letter of Funding**

**Brookfield**

Brookfield Renewable  
Great Lakes Power Limited  
105 Milk Drive, P.O. Box 320  
Wawa, Ontario P0S 1K0

Tel: 705.856.2632  
Fax: 705.856.1356  
www.brookfieldrenewable.com

Mr Ron Rody,  
Mayor of the Municipality of Wawa  
40 Broadway Avenue  
P.O. Box 500  
Wawa (ON) P0S 1K0

**Re: Scenic High Falls Park**

Dear Mr Rody,

Following up on your letter dated November 21<sup>st</sup>, 2016 and site visit on April 20<sup>th</sup>, I am happy to confirm that Brookfield Renewable will support the municipality and Rotary Club of Wawa on the Scenic High Falls Park upgrade project.

Our total donation will be 50 000\$, 20 000\$ of which could be issued in 2017 at the start of the project. Two subsequent payments of 15 000\$ will be issued upon presentation of progress reports in 2018 and in 2019. Our contribution also includes an offer to work with you and share the costs for interpretative signs on such themes as public safety around dams, hydroelectricity/the Harris generating station, and the Magpie River system amongst others.

Please contact Julie Chagnon (819.986.4620 or [julie.chagnon@brookfieldrenewable.com](mailto:julie.chagnon@brookfieldrenewable.com)) for further information and to also discuss any media opportunities.

Best regards,



Claude Samson, P.Eng  
Sr Manager, Operations

c.c.: Julie Chagnon  
Ralph Stefano