

Downtown Marina Management Plan

Section A – Project Overview

The City of Kelowna sought out a partner to design, build, operate, and maintain a public pier and marina along Kelowna's downtown waterfront. The City issued a Request for Proposals (RFP) outlining the requirements in October 2011.

After an extensive evaluation process Westcorp Properties Inc. (Westcorp) was selected as the successful proponent. Westcorp proposed to build a 68 slip public marina that would house itinerant daily, weekly and monthly moorage, boat gas fueling station, boat rentals as well as a publicly accessible walkway. A second marina would be built to accommodate up to 7 commercial passenger ships which are currently moored in downtown Kelowna.

The project is located at the West end of Bernard Avenue with an actual civic address of 222 Queensway (Commercial marina) and 210 Bernard Avenue (Public Marina) on Okanagan Lake.

The proposed construction schedule is flexible depending on approvals from Authorities Having Jurisdiction. The preferred schedule is to commence the in-water works in February for completion in May of 2013.

Section B – Project Description

Big Barge Dock Systems (BBDS) has been retained by Westcorp to build the project. The dock system will utilize steel floating pontoons which require little maintenance and minimize environmental impacts. The abutment to shore is anticipated to be on piles with a wood deck. Where the structure is in 20m or less of water, the structure will be secured by piles (although there is a possibility, through the detailed design stage that the entire structure might be held in place by anchors). Where the structure is in 20m or more of water, the structure will be held in place by anchors.

The public dock will include a small service building that will have access to potable water and will provide a fuel service location for public use. The public dock will also have another small service building that will be used for the operation of a boat rental service.

The commercial dock will include a larger service building that will provide storage and ticket services for the commercial vessels.

Prior to the installation of the new docks, the existing Commercial Passenger Ship Marina, the Fintry Queen Marina and the Fintry Queen will all be removed.

It is anticipated the construction will commence in February 2013 to be completed by the end of May 2013.

The public walkway portion of the pier will act as a breakwater for the boat slips and the new commercial passenger ship pier.

The proposed moorage rates are as follows:

Commercial Pier at 393 lineal feet:

\$49,420 annual revenue for the commercial boat slips (using current lease rates as the estimate for the first year of operation)

$\$25.15/\text{lin ft}/\text{mo} \times 5 \text{ months (mid May - mid Oct)} \times 393 \text{ lineal feet} = \$49,420$

Equates to \$125.75 per lineal foot per season.

Public Marina at 1,575 lineal feet:

\$55,125 annual revenue for the public moorage slip (estimated based on expected usage on an hourly and daily basis)

$\$7.00/\text{lin ft}/\text{mo} \times 5 \text{ months (mid May - mid Oct)} \times 1,575 \text{ lineal feet} = \$55,125$

Equates to \$35.00 per lineal foot per season.

Note: for the purposes of calculation of the moorage rates, the expected annual revenue has been spread over 5 months equally. While the marina may have a longer season in actuality, the limited used in April, September and October are accounted for by assuming a steady revenue stream for 5 months.

It is anticipated that the marina will commence operating in April and close in October with limited use in April, September and October. From November to April it is anticipated that the commercial marina will be closed. The public marina will remain open for public access as long as it is safe to do so. (During winter storms water will splash onto the surface of the dock and freeze making access during this time unsafe) There will be no commercial activity during this time. The dock will be free for public use.

The ancillary uses associated with this project will be boat charters on Transport Canada certified vessels, boat rentals, public short-term, medium-term and long-term moorage as well as a fuel dock.

There will be **1,575** lineal footage of public moorage, **325** lineal footage of rental boat moorage, **393** lineal feet of commercial passenger ship moorage.

The improvements will be abutting to Kerry Park in downtown Kelowna and extending west into Okanagan Lake.

Section C

I. Environmental

Please see attached Section 9 Notification which includes an environmental overview completed by EBA Engineering Consultants Ltd.

II. **Socio – Community**

- a. **Land Use** The existing land use and water use is zoned W-2 – Intensive Water Use. The purpose is to provide for a diverse and concentrated range of aquatic activities consistent with the upland use, maintaining foreshore public access, and minimizing impacts on fish, wildlife and vegetation communities. Upland from the proposed development is the downtown of Kelowna. The main street of Kelowna (Bernard Avenue) is being redeveloped over the next two years. It is hoped that the piers will attract people to the downtown area during the construction phase and encourage shopping.
- b. **Socio-Community Conditions** – This project will improve the existing community services. The previous marina operation was terminated as the City had a new vision for waterfront development that would be visually pleasing and more environmentally sensitive.
- c. **Public Health** – The fuel dock will encourage boaters to come to this location. The fuel dock is adjacent to the Kelowna Yacht Club and the Queensway Boat Launch and within 500m of the Water Street Boat Launch. Fuel spills are common when boaters use jerry cans to fill their fuel tanks on their boats. By having a fuel dock so close it will encourage boaters to fill up using the professional services of the attendants at the boat dock. The fuel dock is also adjacent to the free sewage pump out station. Staff at the fuel dock will inform the boating public about the free sewage pump out and hopefully reduce the amount of untreated effluent discharged into the lake.
- d. **First Nations** – While the project has been through a public open house, direct contact has not been made with any First Nations Bands in the Okanagan.