



1930 – 1945



5



1964



1973



1976

6

•The Bartholomew Report, 1930
The Report Called For:
 A policy of contiguous park & public open space along all lands fronting English Bay. It also recommended purchasing all properties along Point Grey Road for park purposes.

•Marginal Wharf Analysis Report, 1989
J. Agi & Associates, Engineers
The Analysis Focused On:
 The feasibility of, and remedial measures required for the Wharf's retention.





•Jericho Park Improvement Plan, 1989
Sharp & Diamond Landscape Architects & Planning
The Improvement Plan Called For:
 Public washrooms at the west end of the park; improved access along the waterfront pathway; additional picnic tables as well as improved natural areas, namely a constructed fen and pond. It also recommended retaining the Wharf.

•Marginal Wharf At Jericho Beach Condition Assessment Report, 2002
Levelton Engineering
The Report Focused On:
 A condition inspection and assessment of all timber structures at the Wharf, including decking, pile-caps and piles.


- The report concluded that the Wharf is at the end of its service life and requires demolition or significant repairs to ensure public safety.

•Report For Jericho Beach Wharf, 2005
Westmar Consultants Inc.
The Report Focused On:
 A condition inspection, assessment and load rating of all Wharf timber components, including decking, pile-caps, corbels and piles. It also undertook an estimate of residual service life; and provided recommendations and cost estimates for demolition and rehabilitation options.


- The report concluded that the Wharf is at the end of its useful service life and requires demolition or significant repairs to ensure public safety. Of particular concern is the poor condition of many of the timber piles that are no longer serviceable.
- Seismic upgrading of the facility is not economically feasible due to the nature of the timber structure and the underlying geotechnical conditions.


PILECAP NO. 19A
 EXHIBITING CROSSSECTIONAL LOSS AT END DUE TO FUNGAL DECAY AND MARINE BORER DAMAGE



PILECAP NO. 21A
 EXHIBITING DECAY AT END.

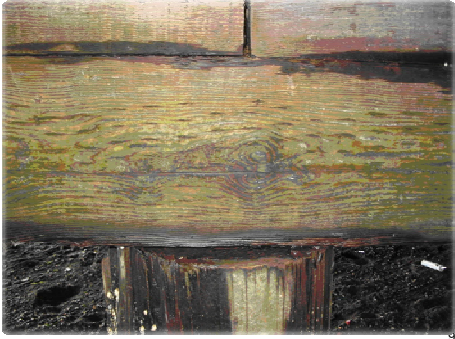


8




PILECAP NO. 29H
BULGING OVER MISALIGNED CORBEL.

PILE NO. 3F
EXHIBITING CROSSSECTIONAL LOSS DUE
TO FUNGAL DECAY IN PILE TOP

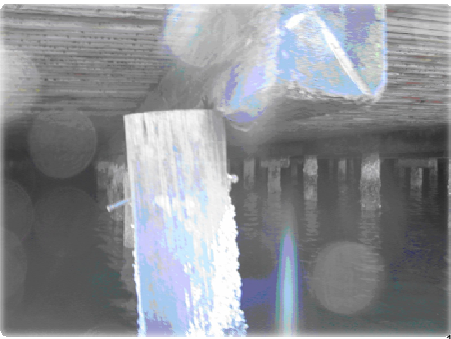


10

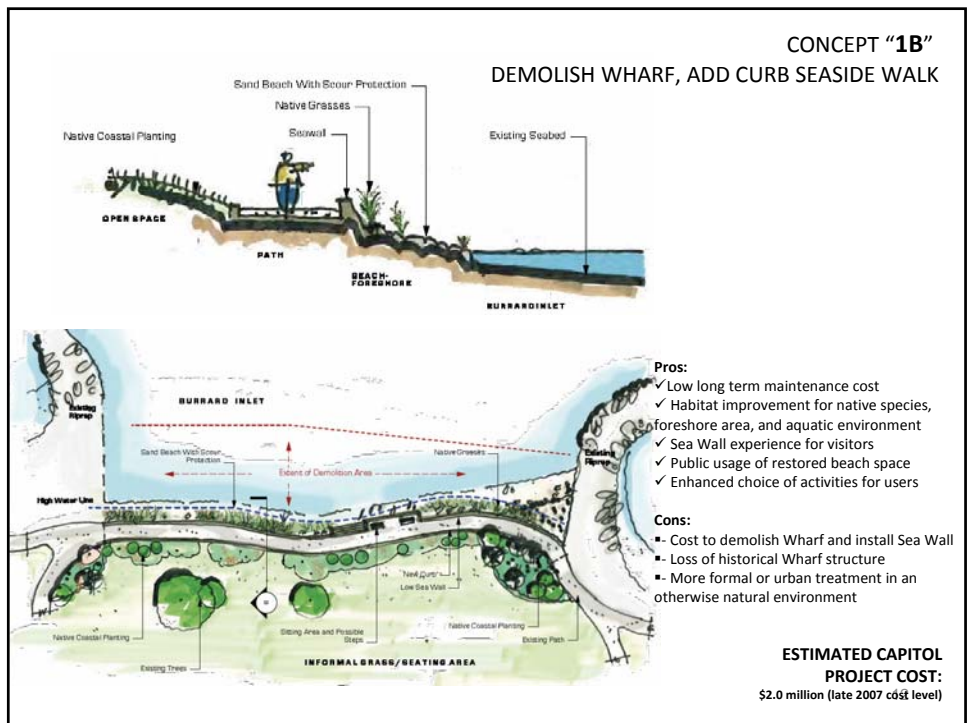
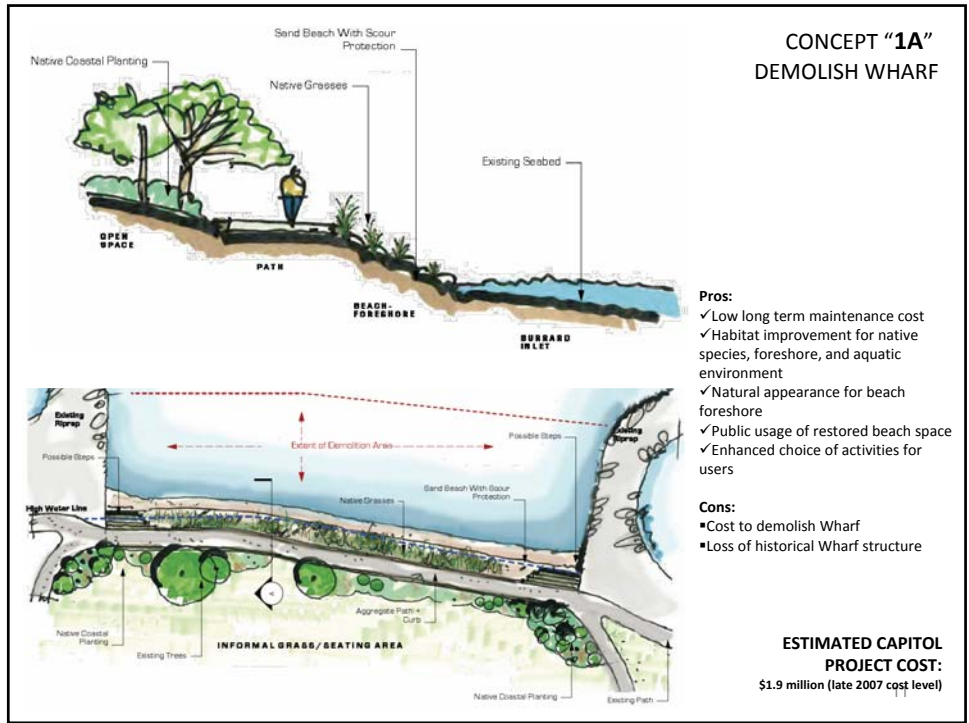


PILE NO. 16J
MISSING TOP 1.5m.

PILE NO. 18A
IS DISPLACED 300mm



10



CONCEPT "2"
RETENTION OF EAST SIDE OF WHARF

Pros:

- ✓ - Habitat improvement for native species, foreshore area and aquatic environment
- ✓ - Blend of natural appearance for beach foreshore and Wharf
- ✓ - Public usage of restored beach space
- ✓ - Enhanced functionality of space at a smaller scale for users
- ✓ - Retention of part of historical wharf structure

Cons:

- - Cost to demolish most of the Wharf
- - Cost to implement prioritized repairs of east portion of the Wharf (repairs will likely not meet current seismic standards)
- - Ongoing moderately costly (long term) inspection and maintenance program needed to ensure the retained portion of the Wharf will meet public safety requirements

ESTIMATED CAPITAL PROJECT COST:
 \$1.8 million (late 2007 cost level)

ESTIMATED MAINTENANCE COST:
 \$100,000-\$200,000 every 6 years (late 2007 cost level)

13

CONCEPT "3"
RETAIN AND REPAIR WHARF

Pros:

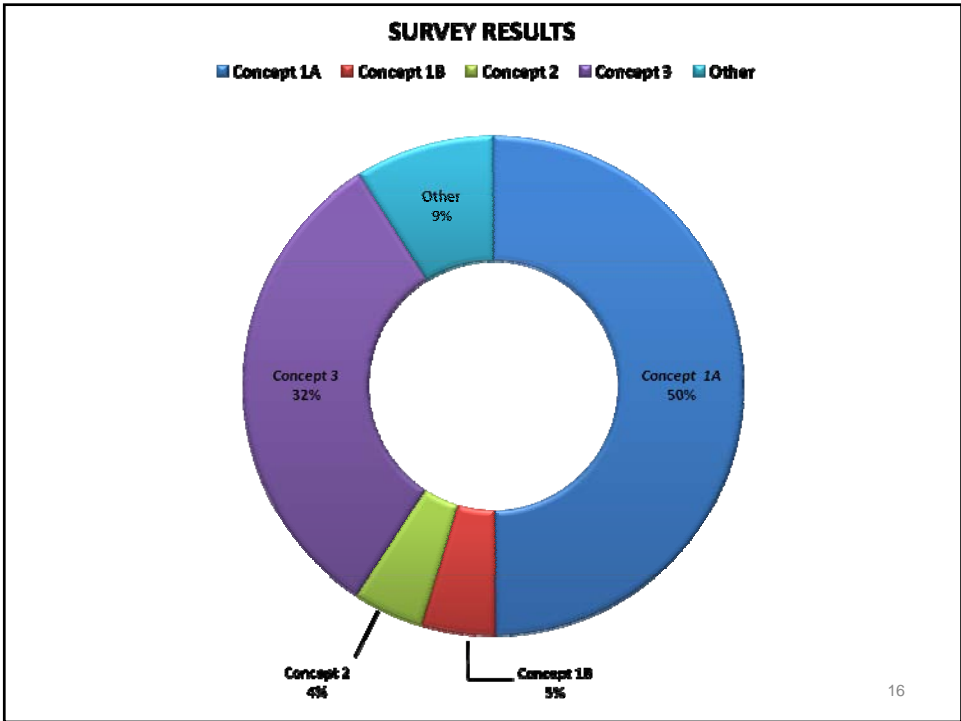
- ✓ - Extension of service life of historical Wharf

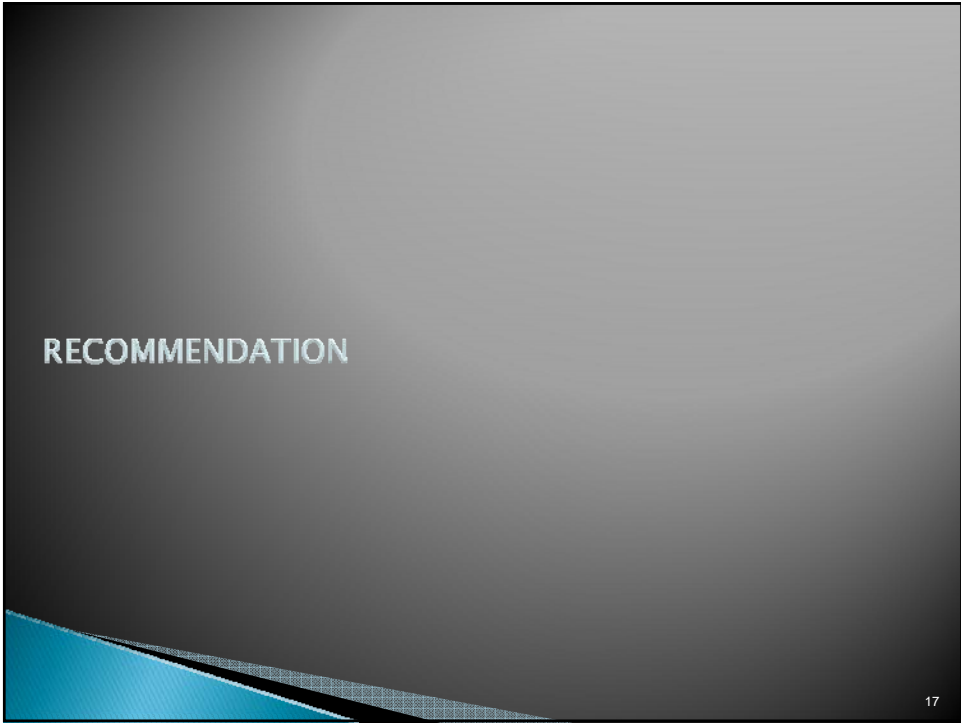
Cons:

- - Very high cost to implement prioritized repairs of Wharf to achieve relatively short service-life extension (repairs will not meet current seismic standards)
- - Public space and usage limited
- - Limited functionality and scale of space
- - No habitat improvement for native species, foreshore area, and aquatic environment
- - Ongoing very costly (long term) inspection and maintenance program needed to ensure the Wharf will meet public safety requirements

ESTIMATED CAPITAL PROJECT COST:
 \$1.1 million (late 2007 cost level)

ESTIMATED MAINTENANCE COST:
 \$500,000-\$1,000,000 every 6-10 years (late 2007 cost level)





17

**RECOMMENDED
OPTION '1C'**

Pros:

- ✓ Low long term maintenance cost
- ✓ Habitat improvement for native species, foreshore, and aquatic environment
- ✓ Natural appearance for beach foreshore
- ✓ Public usage of restored beach space
- ✓ Enhanced choice of activities for users
- ✓ Commemorative recognition of wharf and railings

Cons:

- Cost to demolish Wharf
- Loss of historical Wharf structure

**ESTIMATED CAPITAL
PROJECT COST:**
\$1.9 million (late 2007 cost level)

Jericho Marginal Wharf: Choices

- Concept 1- C
- Concept 3
- Another : Concept 2?, 2+?
- Close Wharf to Public