

Burrard Bridge Civic Marina



BURRARD CIVIC MARINA
Park Board Committee Meeting
Tuesday March 3, 2009

- Background
- September 29, 2008 Resolution Update
- Capital Plan
- Fuel Service Update

Vancouver Board of Parks and Recreation

Burrard Bridge Civic Marina



Features

**443 Water Moorage
Slips (21 ft to 38 ft)**

**150 Land Storage
Berths**

12 Rowing Compounds

72 Canoe/Kayak Racks



Class B Marina (No Liveaboard Facilities)

A Prime Location in the Heart of Downtown Vancouver

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Burrard Bridge Civic Marina



Marina Facts

- 1963** Marina Constructed
- 1983** Floats Upgraded from wood to concrete
- 1983** Marina Expanded by 91 slips when rail trestle was removed



Concrete floats now 26 years old. With maintenance they should last another 20 years.

Move toward larger berth sizes to accommodate demand.
Reconfigured slips

User Groups

- Rowing Clubs (False Creek Canoe Club)
- Cal 20 Fleet
- Disabled Paddlers
- Dragon Canoe Club
- Sailing Co-ops

Burrard Bridge Civic Marina



Services

- Free Parking
- Locker Storage
- Members Lounge
- Washer/Dryer
- Washrooms
- Dinghy Storage
- Security System



- Marina Work Area
- Launch Ramp
- Tide Grid
- Boat Trailer Rentals
- Dockside Crane

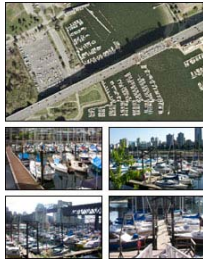
- Electric Power (15 Amp Service)
- Free Holding Tank Pump Out
- Free Garbage Disposal
- Recycling (marine paint, oil filters, oil, batteries, anti-freeze)

Burrard Bridge Civic Marina



2008 FINANCIAL STATEMENT

Revenues	\$1,527,100
Expenditures	<u>\$ 487,500</u>
Net margin:	\$1,039,600



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Other False Creek Marinas




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Burrard Bridge Civic Marina

Board Resolutions – September 29, 2008



WHEREAS the Burrard Civic Marina has demand for boat moorage and the Marine Trades Association has indicated an interest in helping the Vancouver Park Board, create a new vision for the Marina;

WHEREAS the Vancouver Park Board would like to improve and expand its services at Burrard Civic Marina and look at both dry land storage, retail and food and beverage operations;

THEREFORE BE IT RESOLVED that staff contact the Marine Trades Association to investigate their interest and potential involvement in a re-development of Burrard Civic Marina and long term vision for marine boating operations;

BE IT FURTHER RESOLVED that staff, in consultation with the Board, determines the best practices of other operators in North America for similar operations;

AND BE IT FURTHER RESOLVED that staff report back to the Vancouver Park Board by March 1, 2009.

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The text block contains five paragraphs of board resolutions. The first paragraph starts with 'WHEREAS' and discusses demand for boat moorage and the Marine Trades Association's interest. The second paragraph starts with 'WHEREAS' and discusses the Vancouver Park Board's interest in improving services like dry land storage, retail, and food/beverage. The third paragraph starts with 'THEREFORE BE IT RESOLVED' and instructs staff to contact the Marine Trades Association. The fourth paragraph starts with 'BE IT FURTHER RESOLVED' and instructs staff to determine best practices from other operators in North America. The fifth paragraph starts with 'AND BE IT FURTHER RESOLVED' and instructs staff to report back by March 1, 2009. The Vancouver Parks & Recreation logo is in the top right corner. The title 'Burrard Bridge Civic Marina' is at the top, and 'Board Resolutions – September 29, 2008' is centered below it. 'Vancouver Board of Parks and Recreation' is at the bottom of the text block.

Burrard Bridge Civic Marina



BC Marine Trades Association

- **The voice of the recreation marine industry in BC**
- **Promotes boating in BC**
- **Represents the Assoc, its members and the industry to all levels of government**
- **Seeks promotional and business opportunities for its members**
- **Facilitates professional development of its members**

Burrard Bridge Civic Marina



N.A. Best Practices Applied to Burrard Marina by BCMTA

1. **Compliment the community surroundings**
2. **Provide new opportunities for retail, marine businesses, restaurant and public access**
3. **Be inclusive for the enjoyment of residents, boaters, tourists and transient boaters**
4. **Respect the need for environmentally sustainable structures and practices**
5. **Provide ongoing revenue stream to the Park Board**
6. **Consider new access improvements to/from the marina**

Burrard Bridge Civic Marina



DRY STACK STORAGE

- Power boats under 40'
- 240 rack facility (based on 4 levels would take up 1 acre)
- Lower maintenance costs
- Improved security
- Eliminate trailers
- Many environmental benefits



Excellent return on investment

Provide new source of revenue to fund other marina improvements

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Best Practices

RETAIL AND FOOD SERVICE OPPORTUNITIES



Retail: Marine chandleries, clothing, gift shops

Food Services: Restaurant / snack bar or coffee house

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False Creek Fuel Barge



Burrard Bridge Civic Marina



False Creek Fuel Barge

- At this location since 1938 - Home Oil, then Imperial Oil (Esso)
- In 1991 Coast Guard station had major fire
- Esso given permission to place fuel tanks underground - safety and ease of delivery
- 2,000 resident craft in False Creek (800 are tenants of the Park Board) plus transient and commercial fleets
- Low volume business - 1.5 million litres (Coal Harbour Chevron 50 million litres) per annum

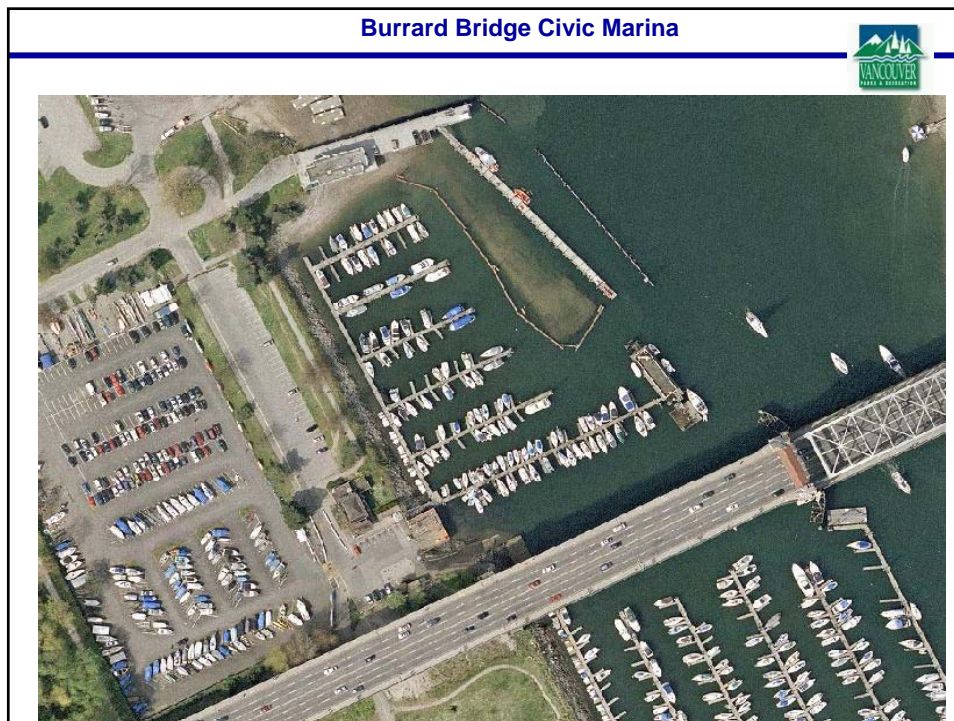
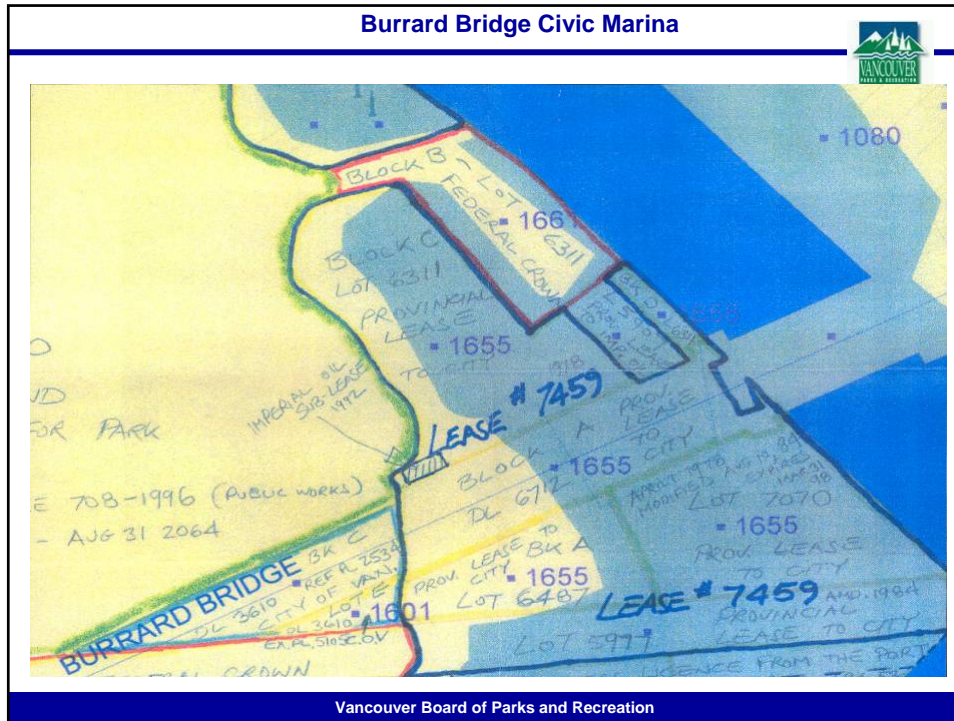
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Legal Agreements

1. Park Board sublease of Provincial waterlot lease to Esso expiring in 2016. Rent is \$11,000 min/annum.
2. Esso has Provincial waterlot lease for the fuel barge which is assignable, expires in 2016 but is renewable.
3. Esso has right-of-ways through the Provincial waterlot for the fuel lines.





Burrard Bridge Civic Marina



Transfer of Operator for the Fuel Barge
Actions to be taken before commencement

1. Esso must obtain environmental clearance on the groundwater, soils and soil vapor in the former underground tank nest.
2. Park Board can then release Esso from their sublease and sublet to the new operator who may then install their own tanks and pipeline to the barge.
3. Burrard Environmental Review Committee (BERC) has to approve the removal of the fuel pipes along the sea bed.
4. Esso has to finalize the sale of the fuel barge to the new operator who must then obtain assignment approval for the waterlot from the Province.

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Potential Future Capital Projects


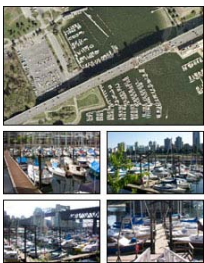
- Electrical Upgrades (Higher voltage)
- Shower Facilities
- Work Area
 - Environmental Improvements
 - Covered Work Space
 - Self Propelled Trailer
- Changes to West Side of Marina to Accommodate Larger Vessels
- East Side Reconfiguration to Allow Wider Vessels
- Extend Launch Ramp



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Burrard Bridge Civic Marina			
Class "A" Marinas	2009	Class "B" Marinas	2009
Coal Harbour (Burrard Inlet)	\$11.15	Pelican Bay (False Creek)	\$17.86
Heather Civic (False Creek)	\$11.18 /ft (Proposed)	Thunderbird (West Van)	\$12.14
Spruce Harbour (False Creek)	\$10.50/ft	Burrard Bridge (False Creek)	\$9.50 – \$10.85
		Mosquito Creek (N Van)	\$12.99
		False Creek Harbour Authority	\$7.64

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Burrard Bridge Civic Marina	
<p><u>Marina Revenues</u></p> <p>Annual Water Moorage \$1,042,700 Monthly Water Moorage \$ 219,700 Land Storage \$ 188,700 Power \$ 28,200 Work Area \$ 23,900 Miscellaneous \$ 23,900 TOTAL \$1,527,100</p>	<p><u>2008 FINANCIAL STATEMENT</u></p>  <p><u>Marina Expenditures</u></p> <p>Salaries \$ 194,000 Water Lot Lease \$ 144,600 Supplies/Services \$ 54,900 Utilities \$ 42,600 Security \$ 37,700 Upgrades \$ 13,700 TOTAL \$ 487,500</p>
	

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Burrard Bridge Civic Marina		
Moorage Rates 2009		
Side Moorage	(21 ft and under), per ft/mo	9.50
Side Moorage	(22 ft and over), per ft/mo	10.85
Transient Moorage	per ft/day, monthly	1.85
Land Storage (per boat) (per annum)	20 ft x 8 ft wide	1,001.00
	30 ft x 16 ft wide	1,498.00
	60 ft x 20 ft wide	3,000.00
	60 ft x 30 ft wide	4,259.00
Electricity	up to 250 watts	27.35
Tidal Grid	(per day for scraping and cleaning)	49.75
Canoe and Kayak Racks		310.50
Work Area	1 to 30 days	8.75
	over 30 days	10.65

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Burrard Bridge Civic Marina	
<p style="text-align: center;"><u>Wait Lists</u></p> <ul style="list-style-type: none"> • 21 foot slips are sold out for the summer months. • Approx 50% of smaller boat owners remove their boats for winter. • 22 ft boats - 1 year wait list • 38 ft boats - 3 year wait list • Land storage - Full Wait lists up to 3 years 	

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