
City of Kelowna

MEMORANDUM

DATE: February 8, 2001
FILE: 6740-50
TO: City Manager
FROM: Special Projects Planning Manager
RE: Update on the Pier Project

RECOMMENDATION

THAT City Council receive the report of February 8, 2001 regarding the Pier Project initiative for information;

AND THAT staff be directed to prepare a request for proposals dealing with short to medium term (approximately five year) business opportunities within the Kerry Park foreshore as outlined in the report from the Special Projects Planning Manager dated February 8, 2001.

BACKGROUND

Council, after receiving a progress report on the Pier Project at their meeting of November 6, 2000, directed staff to consult with the Town Centre Committee regarding future directions.

The Town Centre Committee discussed alternative strategies for the Pier Project at their meetings of December 13, 2000 and February 8, 2001. The Committee recommends that an interim strategy be pursued, keeping in mind the long term objectives as outlined in the Inner City Shorezone Plan. Staff concur that this approach will provide for a more orderly short term utilization of the area, without prejudicing a comprehensive redevelopment in future years.

INTERIM STRATEGY

The Town Centre Committee recommends that staff prepare a request for proposals (RFP) to lease portions of the City-owned water lot (D.L. 4004), and portions of water lots D.L. 5118, D.L. 5203, and D.L. 1527 currently owned by the Crown, and leased to the City. The City's lease of these water lots from BC Assets and Lands expires in 2006, 2006 and 2007 respectively. The term being proposed for the lease is five years with an option to buy out the lease after a specified time. The area of the proposed lease is shown on the attached plan. No upland areas are included.

It is proposed that the RFP be prepared and advertised as soon as possible, working within the City's standard procedures regarding business opportunities. Notice of the interim proposal should also be sent to the mailing list developed as a result of the Pier Open House for the information of the public.

Proposed uses to be included within the RFP consist of both commercial opportunities and city requirements as follows.

Commercial Opportunities

Marina
Boat rentals/sales
Marine Fuel sales
Convenience retail
Mobile vendors
Short term moorage
Limited overnight moorage

City requirements

Day use moorage (20 spaces min.)
Two tour boat spaces
Boat Pump out
Public washrooms
Pedestrian accessibility

The proposed uses are in conformity with the W2 Intensive Water Use Zone. It would certainly be desirable to have short term moorage opportunities available for this year, however it may be that the interim development would need to be phased in over two years.

SUMMARY

The interim use strategy will allow for a better utilization of civic assets, give the private sector some sense of timing on which to base business decisions, and establish a track record useful in the future marketing of the larger long term development opportunity.

Hazel Christy, M.B.A., M.C.I.P.
Special Projects Planning Manager

Proposed foreshore development to be located below the sea wall on portions of: D.L. 1527, D.L. 5203, D.L. 5118, D.L. 4004, Lot 1 Pl. 40519, and Lots 1 and 2, Pl. 2732

