
CITY OF KELOWNA

MEMORANDUM

Date: November 28, 2007
File No.: 6340-30
To: City Manager
From: Park Design & Construction Supervisor
Subject: Status Report on Re-use of Okanagan Lake Bridge Pontoons

RECOMMENDATION:

THAT City Council receive as information the report from the Parks Design and Construction Supervisor, dated November 28, 2007;

AND THAT funding the estimated capital cost of \$ 3.2 million to use two bridge pontoons as a public pier be considered as part of the 2008 capital budget;

AND THAT SNC-Lavalin is advised by of the City's intention regarding the use of the pontoons after City Council's deliberation of the 2008 Budget scheduled for December 13th, 2007.

BACKGROUND:

Staff has researched the possibility of re-using the pontoons from the existing Okanagan Lake Bridge for a public pier in the downtown. The pier would be used to meet the demand for public day moorage, provide leased slips for the private commercial boats that currently line the downtown shoreline and provide a public pedestrian amenity.

Since July, Recreation, Parks and Cultural Services staff have undertaken the following tasks:

- ☐ *Identified the preferred location for a pontoon-based public pier . . .*

The preferred location is off the end of Queensway Avenue. In addition to being the community's historic ferry landing it was identified as being the most disturbed area of open water in the downtown basin and the installation of a pier here would present a low environmental impact on fish and fish habitat.

- ☐ *Refined the capital cost estimate . . .*

The estimated cost is \$3.2 million. This is based on an engineering estimate of approximately \$900,000 to place and anchor two floating bridge pontoons in place at the end of Queensway and an additional \$2.3 million, subject to detailed design, to convert these pontoons into a facility suitable for public use.



☐ *Prepared an estimate of annual operating costs . . .*

EBA Engineering Consultants estimated the annual operations cost at \$51,400 to maintain the floating pontoon-based pier plus an additional reserve in the order of \$200,000 to cover off additional maintenance that would be necessary over a 20 year period. Depending upon the use of the pier additional costs would be necessary which could be offset in whole or in part with revenue.

☐ *Conducted partnership discussions with SNC-Lavalin . . .*

Staff met with SNC-Lavalin about a partnership arrangement that would see the bridge concessionaire finance more of the cost of re-using the pontoons for a public pier. Staff were advised by SNC-Lavalin that other than supply and delivery of pontoons to the downtown waterfront, no other financial assistance from the bridge concessionaire would be possible. Additional costs would be assumed by SNC-Lavalin since additional works will be necessary in order to salvage the pontoons for re-use as a pier.

In addition to the follow-up work noted above additional information is provided:

☐ *Downtown Redevelopment Opportunity . . .*

The Downtown Redevelopment Project currently underway is also proposing a public/private pier. Although funding for this proposed pier is unclear at this time, it does provide another opportunity to build a public pier.

☐ *Need to advise SNC-Lavalin of City's Intention . . .*

SNC-Lavalin have advised staff that the latest possible deadline for the City to commit to making use of the pontoons would be the end of January 2008, and no further extensions are possible. After that there will not be sufficient time to revise the bridge builder's existing disposal plans and obtain the inter-agency approvals required for disposal.

☐ *Timing of park development for the downtown waterfront . . .*

Additionally, based on direction received from the Environment and Solid Waste Manager pertaining to park development along the downtown waterfront (i.e. from the bridge north to the Water Street boat launch), Environment Canada will not approve any construction on or over the water or within 15m of the high water mark without a clear understanding of all possible development work along the downtown waterfront and its impacts on the environment. This means that the decision to develop a public pier needs to be finalized soon so that the concept plans underway for Stuart Park, the Downtown Redevelopment (i.e. Kerry Park and the Sails) and City Park can be completed and environmental assessment of those concepts can begin.

FINANCIAL/BUDGETARY CONSIDERATIONS:

If this project was funded entirely through the Parks Division's annual capital allocation consistent with the 10 Year Financing Plan the following outcomes will result: some land acquisition projects may be delayed or impacted; no major playground repairs in 2008; delayed upgrading of Rutland Cenotaph; no tree planting; delayed or lost park development partnerships; safety concerns delayed for a year; no new park development in 2008; potential delays to Stuart Park; and numerous other annual capital projects postponed for a year.

PERSONNEL IMPLICATIONS:

In addition to the financial and budgetary implications described above, funding of the project through the Parks Division's annual capital allotment would impact annual capital infrastructure work undertaken by parks staff during the shoulder seasons (e.g. tree planting, park partnerships, infrastructure repairs and repairs of playgrounds, furniture and sport field equipment), and as such would result in staff layoffs.

INTERNAL CIRCULATION TO:

Director of Recreation, Parks & Cultural Services
Director of Financial Services
Acting Director of Planning & Development Services
Community Development & Real Estate Manager
Parks Manager
Civic Properties Manager
Environment & Solid Waste Manager

Considerations that were not applicable to this report:

ALTERNATE RECOMMENDATIONS:

LEGAL/STATUTORY AUTHORITY:

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

EXISTING POLICY:

TECHNICAL REQUIREMENTS:


EXTERNAL AGENCY/PUBLIC COMMENTS:

Submitted by:



Andrew Gibbs, CSLA
Parks Design & Construction Supervisor

Approved for Inclusion:



cc: Director of Recreation, Parks & Cultural Services
Director of Financial Services
Acting Director of Planning & Development Services
Community Development & Real Estate Manager
Parks Manager
Civic Properties Manager
Environment & Solid Waste Manager