

Memo

Date: June 8, 2011
File: 0920-20
To: City Manager
From: Martin Johansen, Building Services Manager
Subject: Cook Road Boat Launch and Downtown Public Day Moorage



Recommendation:

THAT Council receives for information, the report from the Manager, Building Services, dated June 8, 2011, with respect to the condition of the Cook Road Boat launch and docking facility and the plan for improvements to both the Cook Road and Water Street boat launching and docking facilities.

Purpose:

To respond to Council's May 2, 2011, request for information on downtown public day moorage and any planned repairs to the Cook Road boat launching and docking facility.

Background:

Cook Road Boat Launching Facility

On January 10, 2011, a condition assessment was conducted on site to review the condition of the Cook Road boat launching facility. The condition was found to be poor with the overall conclusion that the docks and wharf system have reached the end of their service life. Repairs in 2011 will get us through the next year or two, however, considering that the dock infrastructure is past its service life a long-term plan, complete with a business case, will be developed and implemented soon.

The following repair work has being completed to date:

- Repairs to the wharf fence and replacement of deck boards as required.
- Currently the parks department is removing any sand build-up from the ramp area. After the spring runoff is over we will remove excessive sand buildup passed the end of the ramp.
- Signage is being installed to identify where the ramp ends. This should help with trailers going out beyond the end of the ramp and causing damage due to the drop off and/or getting snagged on the end of the ramp where rebar may get exposed.
- Staff will monitor throughout the season and make additional repairs as required.

Should the proposed redevelopment of the private boat storage area and waterfront lots adjacent to the City's launching facility (i.e. Aqua) proceed, it will likely result in a reconfiguration and development of a more substantive marine launching and docking facility. Applications to accommodate this possibility have been submitted jointly to the applicable ministries and staff are working with the affected parties. It is therefore important to align the development process with any capital redevelopment of the facility by the City.

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Water Street Boat Launching Facility and Day Moorage Expansion

The Water Street boat launching and docking facility is also in need of repair; however, it is in much better condition than the Cook Road facility. It is also an ideal location for expansion to accommodate necessary day moorage. Staff will be developing a budget and business case that would support a request for 2012 funding to design and construct an expanded facility. In addition, staff will be requesting the necessary tenure from the Province to accommodate the proposed works.

The Downtown Rotary Club of Kelowna had previously made an offer to provide the City a contribution towards this project. Given that the project is not proceeding in 2011 the club has been considering other alternatives for their donation, however, recent discussions with club representatives indicate that they would be open to reconsidering a donation to this project should it proceed in 2012.

Staff will continue to update Council as this initiative moves forward.

Financial/Budgetary Considerations:

A 2012 budget submission for the design and reconstruction of the water street boat launching and moorage facility is anticipated.

Legal/Statutory Procedural Requirements:

Approvals from the appropriate Provincial and Federal Ministries will be required.

Internal Circulation:

R. Cleveland, Director - Infrastructure Planning
B. Berry, Director - Design and Construction
S. Gambacort, Director - Land Use Management
D. Edstrom, Manager - Strategic Land Development

Considerations not applicable to this report:

Legal/Statutory Authority:

Existing Policy:

Personnel Implications:

External Agency/Public Comments:

Community & Media Relations Comments:

Alternate Recommendation:

Submitted by:



Martin Johansen, Manager
Building Services

Approved for inclusion:



Doug Gilchrist, Director, Real Estate & Building Services

R. Cleveland, Director - Infrastructure Planning
B. Berry, Director - Design and Construction
S. Gambacort, Director - Land Use Management
D. Edstrom, Manager - Strategic Land Development
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