

CoW Report CM-01-19
Recommendations to Council
LPMA presentation



Burlington

“Has the longest waterfront on Lake Ontario”

– Laurie Branch, Director of Parks, 1980

Vibrant Community

Burlington is a waterfront community.

Boating is part of being a vibrant waterfront community.

LaSalle is the centre of recreational boating in Burlington.

Recreational Boating is in the City’s Strategic Interest at LaSalle.

Executive Summary

1. The LaSalle Park Marina opened in 1981
2. It belongs to the City Of Burlington
3. It is a Public Marina, offering accommodation to any boater whose craft will fit the docks.
4. It is operated by a volunteer member organization at no cost to the city
5. The BSBC Sailing School and Able Sail are tenants of the Marina
6. Since 1981 LPMA has replaced two wave-breaks, and all the docks twice, A value added of **\$5.321 million** in 2018 funds.
7. In February 2018 the then city manager offered LPMA a replacement Wave break which would be paid for and maintained by the City.
8. In June 2018 Council approved the purchase up to \$4.0 million, with LPMA to expend \$500,000 for associated improvements to the Marina Infrastructure, and agree to continue operating LaSalle Marina on the city's behalf.
9. LaSalle Park Marina Association is also to reserve funding to pay for the expected replacement in about 2050.

Action

We urge you to act on the Staff recommendations to Issue the Request for Proposal for a replacement Wave Break

LPMA will reach agreement on terms by June 1 2019.

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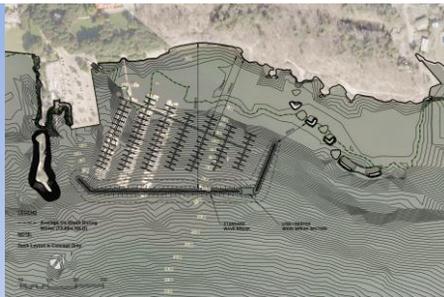
Support of Option A

Do the needful now – Release the RFP

- > Goal, an effective all season, all weather, floating Safe Harbour
- > Seek a long lifecycle Wavebreak system within Budget
- > Have the coastal engineer work with the selected builder
- > Consult LPMA throughout the process to ensure it meets need
- > Have an order placed for construction as soon as possible
- > Delivery critical this year

Deal with the housekeeping matters concurrently & later

- > LPMA for 39 years honour its commitments
- > LPMA have always kept to the Agreements
- > LPMA always act in good faith
- > **A new Agreement is certainly feasible before June 1, 2019**



Vision 2012 Rock Safe Harbour



Floating Safe Harbour

Option A – A reduced footprint, all floating

Requested – within Budget

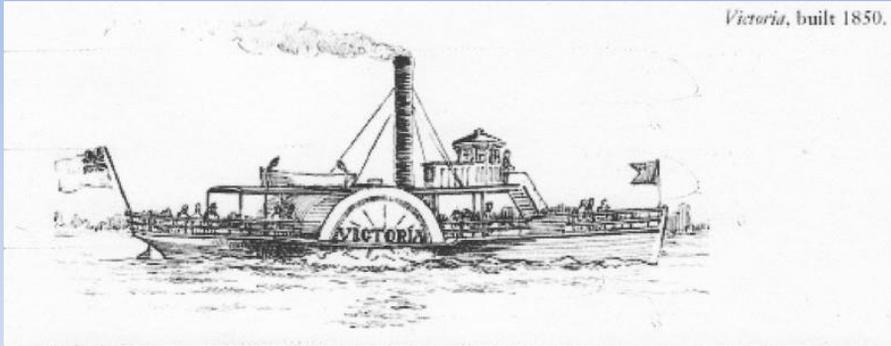
- **Goal: Reduce All Waves into Marina by 70% at 50 Knots sustained wind**
- **Goal: Designed to be effective in the 100 year Storm Event**
- **Goal: Designed longest life cycle possible 30 – 50 years**
- **Goal: To remain in place year round, with the docks in place year round**

The History Since 1850

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Port Flamboro / Browns Wharf

By Scott Forsyth ©



Captain John Walsh operated the steamboat ferry that ran between Hamilton and Oaklands Park & Pleasure Ground from Brown's Wharf.

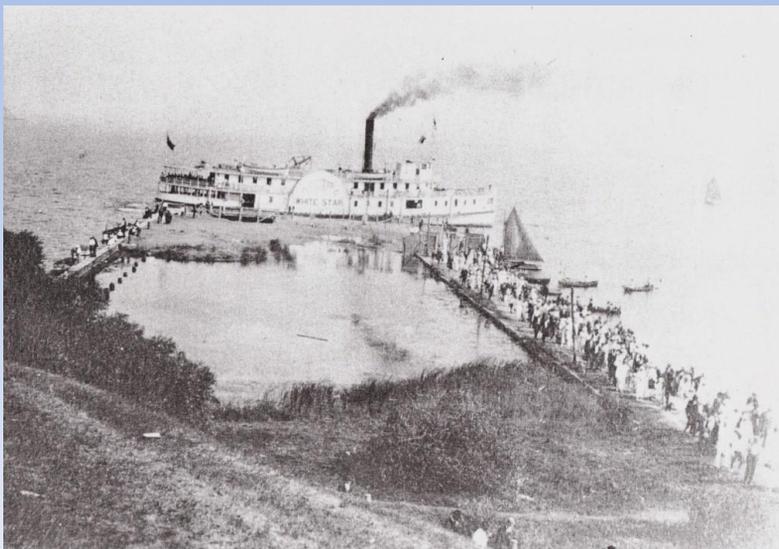
She was 25 horsepower, 50 ton steamer. She was owned by the Privat brothers who operated the Peninsula Hotel and they named it Victoria.

The History

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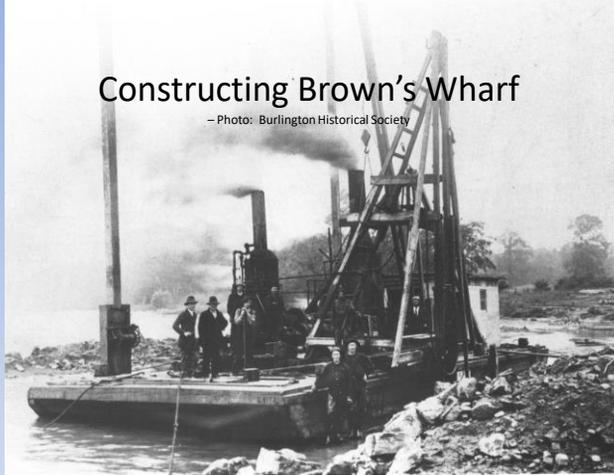
Port Flamboro / Brown's Wharf

By Scott Forsyth ©



Constructing Brown's Wharf

— Photo: Burlington Historical Society



Now known as LaSalle Pier.

LaSalle, the hub of marine activity for over a 169 years.
Burlington's gateway to the Harbour and Lake Ontario

The History

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Port Flamboro / Browns Wharf

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Purchased by Hamilton around 1913 for \$ 52,673.00

It was named Wabasso Park

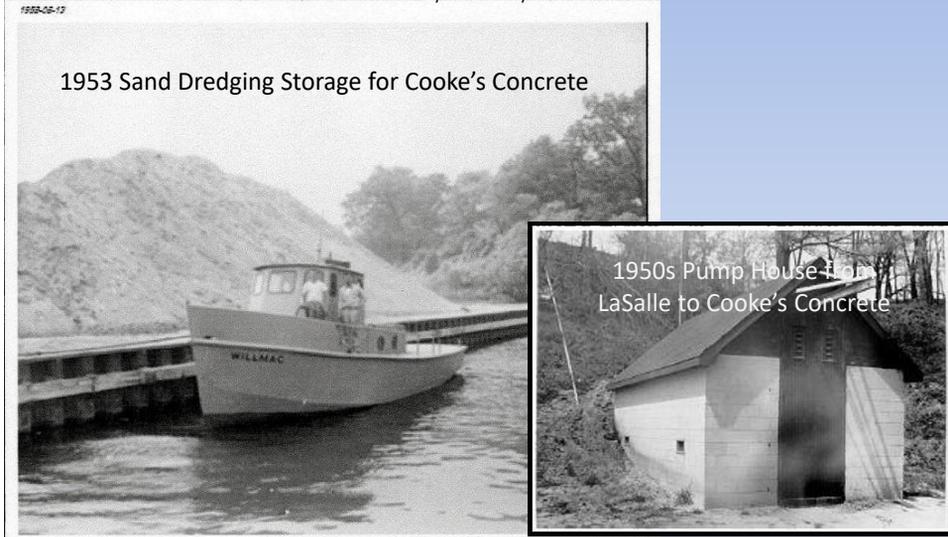
As a Park Inflation adjusted for 2019 is \$ 1,172,852.13

The History

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Port Flamboro / Browns Wharf / LaSalle Pier / HPA Pier 34

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Port Flamboro / Brown's Wharf

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LaSalle Park & Pier The Interregnum

The late 1960's and into the 70's

The dock quickly turned dormant and dilapidated throughout the late 1960's and into the 70's.

The Restoration – Burlington Leases the Park

Work began in 1976, shepherded by the Burlington Sailing & Boating Club and the City of Burlington to improve the dock.

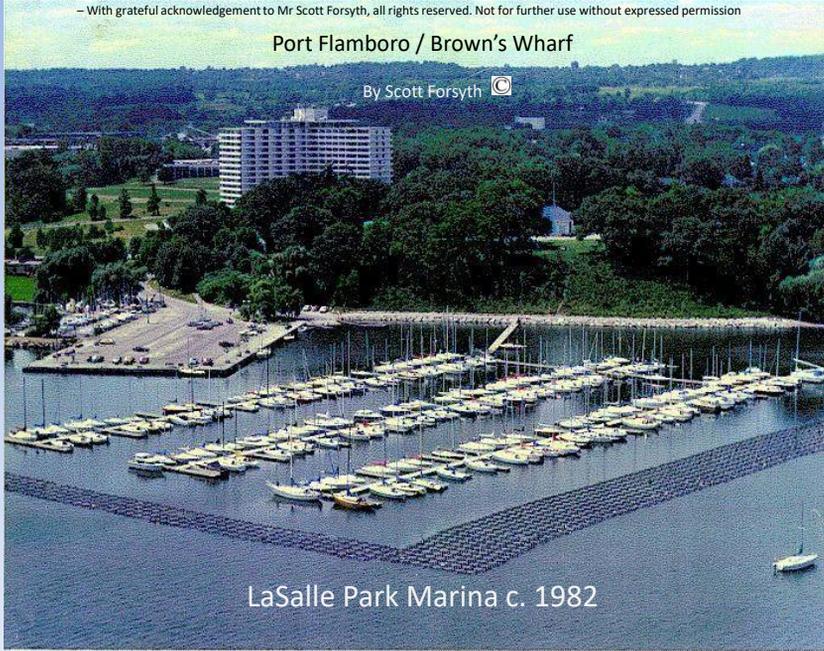
By 1981 area boaters and some Club members formed an Association, and with the leadership of Burlington Parks Director Laurie Branch, created the present day LaSalle Park Marina.

The History

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Port Flamboro / Brown's Wharf

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LaSalle Park Marina c. 1982



LaSalle Park Marina 2012

Operating at Capacity

Continuing a Maritime tradition of a 169 years.

Burlington's gateway to the Harbour and Lake Ontario



LaSalle Park Marina 2018

After 5 years of declining occupancy due to uncertainty and ongoing storm damage, the marina returned to near full capacity in 2018, reversing significantly the prior decline in attendance. The marina's revenue returned to and exceeded historical highs.

Reason: Return of confidence

The City announced the resolution of the Wavebreak matter in late spring 2018

Continuing a Maritime tradition of a 169 years.

Burlington's gateway to the Harbour and Lake Ontario



Environmentally Proactive LaSalle Park Marina 2015 – Present

Burlington's gateway to the Harbour & Lake Ontario

Is the first International Blue Flag Eco Certified Marina on Lake Ontario.

Toward a Safe Harbour

About LaSalle Park Marina

LaSalle Park Marina Association operates for the owner (the City of Burlington) an Open Public Marina offshore of LaSalle Park.

Affordability and accessibility are paramount within the economics of real world marina operations.

LaSalle Park Marina Association is an unpaid volunteer Not-For-Profit entity incorporated under the Corporations Act for the Province of Ontario.

LaSalle Park Marina Association built; paid for; and administrate the Marina, the City owns the Facility.

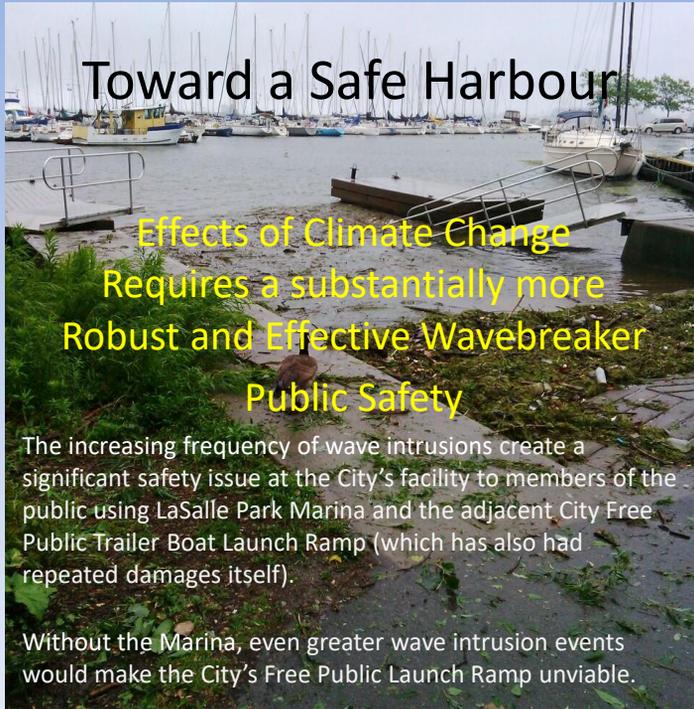
The Marina will continue as a hybrid of Members and Renters going forward.



Those entities are:

- City's LaSalle Park Marina itself;
- Burlington Sailing and Boating Club;
- BSBC's Open Public Sailing School;
- Iron Duke Sea Cadets on water summer program;
- Existence & viability of the City's Free Public Trailer Boat Launch Ramp; and
- Burlington Able Sail for the mobility challenged.

If the marina closed even temporarily, all would disappear.



Toward a Safe Harbour

**Effects of Climate Change
Requires a substantially more
Robust and Effective Wavebreaker
Public Safety**

The increasing frequency of wave intrusions create a significant safety issue at the City's facility to members of the public using LaSalle Park Marina and the adjacent City Free Public Trailer Boat Launch Ramp (which has also had repeated damages itself).

Without the Marina, even greater wave intrusion events would make the City's Free Public Launch Ramp unviable.

Our Demographic / Our Mission Our Mandate

Provide Affordable Accessible Boating Opportunity

Halton Boating Harbour Study Phase 1 Final Report - 2013

- ✓ 14.5% of Burlington (27,000) & Halton (72,000) Population boats
- ✓ Halton & Trenton's (2011) Studies both confirm 14.5%
- ✓ 2nd Largest demographic 27.5% of the boating group's household income is between \$40-79,000

Vibrant Community

- ✓ Burlington is a Waterfront Community
- ✓ Boating is integral to a vibrant waterfront community
- ✓ LaSalle is the centre of recreational boating in Burlington

Our Demographic / Our Mission
Our Mandate

Providing Affordable Accessible Boating

Associate Member's Rental Seasonal Rates 2019 (HST not included)

NEW

Unlimited Pump Out Access 24/7 INCLUDED FREE with your dockage

1) Full Seasonal Rental (May to October)

All new 30 foot docks

Up to 25 ft.	\$1,549
Up to 30 ft.	\$1,919
Up to 35 ft.	\$2,274
Up to 37.5 ft.	\$2,438

Overwidth - surcharge in excess of 12 ft. \$319

2) Summer Season Rental for Small Boats (June 1 to September 30)

All new 20 ft. docks

Small boats <20 ft.	\$1,128
Oversize - beam in excess of 8'	\$133
Personal Water Craft on Dock	\$708

3) Transient Rates

Transient per Day Rate	\$40
Transient per Day Rate for PWC	\$25



Toward a Safe Harbour

Here for the Long Term

Hamilton Port Authority lease commitments, inclusive of renewals, in effect to the year 2050

LaSalle Park Marina, Burlington's Open Public Marina, resides in the Port's Waterlots

Not fundamentally different than other City Facilities in principle, LPMA operates the marina for free

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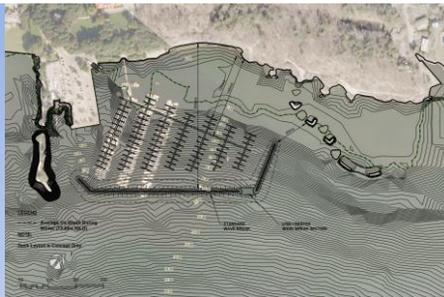
Summary: Support of Option A

Do the needful now – start the acquisition process immediately

- > Need an effective all season all weather floating Safe Harbour
- > Issue the RFP without further delay per requested criteria
- > Have the Team Report back on the selected suitable Wavebreak
- > Expedite timelines for the next Report to Council for Award of Contract
- > Commence build as soon as possible for 2019 delivery
- > Have the coastal engineer work with the selected builder
- > Consult LPMA throughout the process to ensure it meets need
- > Delivery is critical this year

Have Staff expedite the Agreement Meetings

- > LPMA have for 39 years honoured its commitments
- > LPMA have always kept to the Agreements
- > LPMA always act in good faith



Vision 2012 Rock Safe Harbour



Floating Safe Harbour

Option A – A reduced footprint, all floating

Requested – within Budget

- **Goal: Reduce All Waves into Marina by 70% at 50 Knots sustained wind**
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We support the findings of Grant Thornton LLP and CM-01-19

Thank you for your consideration.