

Community and Corporate Services Committee
**LaSalle Park Marina
Business Case Review:
Finance Department**

September 12, 2016
Perspective of the
Burlington Sailing and Boating Club



Burlington Sailing and Boating Club

Who am I?

- ▶ Douglas Bryant
- ▶ Commodore BS&BC
- ▶ Charter member LPMA
- ▶ Associate Prof Biochemistry at McMaster
 - (part time until 2008)
- ▶ Senior Scientist **Intrinsik** Environmental Sciences
 - (20 yr, ret 2015)
 - Human Health and Environmental Risk Assessment



Why BS&BC supports LPMA

- ▶ As Commodore of Burlington Sailing and Boating Club I want to speak in support of the LPMA Safe Harbour proposals.
- ▶ I have been a member of BS&BC since 1979
- ▶ BS&BC has a JVA with the COB
- ▶ BS&BC is a self help organization that has enjoyed the support of the Department of Recreation and the Burlington Community
- ▶ A primary interest of our members is a Safe Harbour



Key matters before Community and Corporate Services of Council today

- ▶ The community of members and marina (LPMA), as well as members of Burlington Sailing and Boating Club (BSBC) have expressed a desire to proceed with developing a final design for the proposed Wave Break.
- ▶ This facility is the property of the City of Burlington, paid for and operated by members of the local boating community.
- ▶ The general design features of this Wave Break have been documented, and approved by various stakeholders, and by the Ontario Ministry of Environment and Energy.



Key matters before Community and Corporate Services of Council today

- ▶ Federal regulation demands that a final design be assessed by Environment Canada to determine assessment of environmental compensation necessary because of loss of habitat.
- ▶ No construction process can begin until this habitat assessment is completed.

- ▶ NO FINAL DESIGN,
- ▶ NO CONSTRUCTION COST ESTIMATE,
- ▶ NO CONSTRUCTION



Key matters before Community and Corporate Services of Council today

- ▶ LPMA believes it has the funds available to proceed with this final design step. City staff have taken the position that funds deposited by LPMA, and which the City holds cannot be made available for this purpose.
- ▶ Identification of specific funding and development of an RFP (request for proposals) necessary to estimate construction cost cannot be made without a final design.
- ▶ There is no absolute requirement for commitment to construction until final funding is in place.



Since 1995, BS&BC has operated with adequate weather protection from the West

- ▶ The Club's Sail School activities and the Marina are currently protected by a rock spit.
- ▶ The Financial analysis for the proposed Wave Break suggests that substantial funds be set aside annually to assure sufficient funding will be available in the future to replace the Wave Break infrastructure.
- ▶ **This requirement is both spurious and laughable.**
- ▶ No similar fund was demanded at the time of construction (1995), or currently exists for the West Spit for the simple reason that there has been no deterioration in the last twenty-one years.



Since 1995, BS&BC has operated with adequate weather protection from the West

- ▶ There is little or no expectation that significant post construction remediation and repair of the proposed rock Wave Break will be required over the next fifty years.
- ▶ Since its inception, user fees, not the City of Burlington, have paid for repairs and capital equipment purchases for LPMA.
- ▶ LPMA has used its operating knowledge and experience to estimate future replacement costs and has shown that these will be met.



Barriers to reciprocal visits to and from other clubs on lake Ontario

- ▶ Reciprocal arrangements are critical for cruising and racing members of our Club.
- ▶ Reciprocal visits between Clubs have become increasingly difficult in recent years
- ▶ Other Clubs resist visiting LaSalle because many boats from other Clubs exceed the permissible size established for the Marina.
- ▶ Virtually all other marina facilities on Lake Ontario can offer the certainty of stable protection during any storm event.



Barriers to reciprocal visits to and from other clubs on lake Ontario

- ▶ Naturally members of BS&BC are concerned about the safety and protection of their property
- ▶ They are anxious to see this project move forward (initial consultations with the membership began over eight years ago)
- ▶ Importantly, from the point of view of BS&BC's Board of Directors, there is concern for the continued long-term existence of the Club.



Barriers to reciprocal visits to and from other clubs on lake Ontario

- ▶ All recreational organizations like ours are experiencing difficulty in recruiting membership.
- ▶ This is especially critical for our Club because it relies totally on volunteer support for all but the Sail School Program.
- ▶ We at BS&BC are faced with loss of membership not because our programs are unattractive, but because the facilities are deemed unsatisfactory by an increasing number of boat owners.
- ▶ Loss of confidence has been exemplified by their choice of other (usually more expensive) places to keep their boats.
- ▶ Exit interviews exhibit personal resistance to leave, but this is often overcome by concern for their property.



Final Comment

- ▶ As a member of the Club, and as a Charter member of LPMA, I urge you to allow the marina to proceed to the next phase of the project which is the development of a final design.
- ▶ Over the past thirty-five years, the Council and staff have provided support for both BS&BC and LPMA.
- ▶ But I remind you that direct cost to the City has been trivial over that period.
- ▶ The City under the JVAs owns both the Club's facilities and the Marina, but at virtually no cost or financial risk.
- ▶ This protracted period of low financial risk to the City of Burlington has resulted in development of a well run facility, supported wholly by the boating community.



Final Comment

- ▶ Both the Club members, and supporting members of LPMA have repeatedly expressed a desire to continue the wave break project at LaSalle.
- ▶ LPMA has been prudent in thinking about its future.
- ▶ LPMA has developed a plan which was presented to Council more than eight years ago.
- ▶ LPMA with the City has completed various studies, including an Environmental Assessment that clearly maps the future for a sustainable facility.
- ▶ LPMA has offered up a comprehensive financial plan that is aimed at the long-term operation of this City asset.



Final Comment

- ▶ All of this information has been widely available to Council and Staff through the City's own website and by means of multiple consultations.
- ▶ BS&BC urges both Council and Staff to implement the means for LPMA to access its own money. Allow LPMA can proceed past the apparent "Catch 22" that currently prohibits the use of this source of funds.
- ▶ The City is not suited to operate a marina or a boat club...That is the purpose of the JVAs.
- ▶ The City cannot afford to replace the massive voluntary support given by participating members from the boating community that keeps both facilities operating smoothly.



Final comments

- ▶ The City cannot afford to replace the massive voluntary support given participating members from the boating community that keeps both facilities operating smoothly.
- ▶ If LPMA fails to garner financial support for construction of the Wave Break the marina will continue to deteriorate.
- ▶ An empty marina means loss of the Club and the Club's Sail School
- ▶ The City will have risked little financially, but it will have lost a recreational asset and a jewel that is LaSalle.

Prevarication:

Shuffling or quibbling: a deviation from the plain path, or fair dealing.

- ▶ Not a term applicable to Members of Council...
- ▶ In my experience, Council have always been straight forward in support or opposition to initiatives of either Burlington Sailing and Boating Club, or LPMA.

