

## BRIEF IN SUPPORT OF A CIVIC MARINE PARK

The Board of Parks and Public Recreation has a long and successful record of providing recreational facilities for the public's convenience and enjoyment. It would therefore seem appropriate that the Board should expand the City's parks to include a marine park to keep abreast of the present recreational needs of this growing seaport city.

The Kitsilano site chosen is already well established as an area with public facilities related to the sea, including beaches, ocean bathing, boat launching ramps and the Maritime Museum. The further development of the proposed marine park on adjacent public lands and waterlots leased to the City from the Federal and Provincial Governments would both complement the existing facilities as well as provide a valuable recreational service for our citizens and visiting tourists. Plans include a spacious landscaped area and promenade above the marina basin where visitors may relax and have an unobstructed view of the waterfront. Provision has also been made for a boat rental facility, physically separate from the marina floats. In addition, future picnicking areas will be developed on adjoining lands, which were formerly part of the Kitsilano R.C.A.F. Station and are now on lease to the City.

The present and projected growth of Vancouver, as pointed out in the recent Larry Smith and Company survey, indicates that even larger numbers of people will soon be living adjacent to the downtown area. Many of these Vancouver people are quite naturally boat minded and increasing numbers are becoming boat owners and taking part in this type of water recreation. Our engineering consultant's investigations have shown that demand for convenient boat moorage already exceeds the supply. Favorably located commercial marinas were found to be filled within two years of opening. Many small boat owners are now either forced to store their boats in their yards, or accept inconvenient arrangements at temporary locations, such as False Creek Fishermen's Wharf. Although the Park Board's proposed marine park does not approach the size or cost of public marinas common to many major American seaport cities, it would none the less serve over 600 small boat owners of average income and would be a valued addition to Vancouver's recreational facilities.

The Park Board shares Council's concern regarding the financial success of the proposal to build and operate this unique self-liquidating water park. The purpose of this brief is therefore to present a revised method of financing the construction and to explain more fully how the Park Board proposes to operate the facilities under the management of its Income Operations branch. Key points in the Park Board's proposal are as follows:

1. Revise Rates - Our consultant's preliminary report was based on a rate structure identical to the National Harbours Board's charges for pleasure boats at False Creek Fishermen's Wharf.

In order to conform with commercial operations that offer accommodation similar to the Civic Marina we would propose to increase the moorage rates by 10 percent.

2. Construct As Winter Works Project - We request Council's approval to have our consultant draw up contract plans and specifications suitable for on site work to be undertaken and completed as a Winter Works Project in the period November 1, 1963 to April 30, 1964. Savings through Federal-Provincial grants of an estimated \$75,000 could be made in the \$366,00 project. This reduction would allow the Park Board to readily handle from Income Operations the three year repayment of a \$290,000 loan made from existing City Capital monies, as recommended by the Board of Administration. An average work force of 30 winter workers would be employed for the entire six month winter period. Peak employment could reach as high as 100 men. In view of the Federal Minister of Labour's recent forecast of increased unemployment this winter, such a project would be most timely.
3. Park Board Income Operations - The financially successful operation of the Park Board's revenue producing operations such as golf courses, restaurants, refreshment booths, etc. has enabled the Board to use these monies in providing many additional services and facilities, at no cost to the taxpayer. Income from these operations has also enabled the Park Board to budget in recent years for the building of structures such as the new Lost Lagoon Service Building, three new Spanish Banks service buildings and for renovation of many existing buildings. In addition, services such as band concerts and indoor swimming are provided. With this past record of performance, we consider our Income Operations branch ideally suited to handle the construction and operation of the marine park. In this way, the entire debt for the project would be repaid to the City from Income Operations monies over a three year period and all profits would then be available for public benefit.
4. Lease of Publicly-Owned Lands - Suitable sites are available for privately-owned marinas in False Creek, Coal Harbour, on the north Shore and on the Fraser River. A private operator on such a site would not be faced with writing off his entire capital costs within a relatively short lease period, as would be the case if he were located on leased public lands. On the Kitsilano site, for example, the waterlots to be leased for marina purposes are subject to review and adjustment at the discretion of the lessor, thirteen years after commencement of operation. Future five-year leases for this publicly-owned land will have to be renegotiated with the Provincial Government. We believe the Park Board, as the operator of this public installation, would be in a much more favorable position than anyone else to have these leases renegotiated.

5. Early Approval Required - It is necessary to have City Council's early decision on the above proposals if the \$75,000 saving under the Winter Works Incentive Program is to be realized. Our consultants have assured us that with an immediate start on final design, this beautiful marine park could be constructed and in operation by May 1, 1964. Vancouver would gain an attractive and useful addition to its waterfront facilities. Constructed and operated by the Board of Parks and Public Recreation, citizens may be well assured that this multi-purpose recreational facility will be maintained in their very best interests.

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