



SUBJECT: Update on Marina Operations

TO: Environment, Infrastructure & Community Services Cttee.

FROM: Recreation, Community and Culture

Report Number: RCC-09-22

Wards Affected: All

File Numbers: 945-02

Date to Committee: May 5, 2022

Date to Council: May 17, 2022

Recommendation:

Receive and file recreation, community and culture department report RCC-09-22 regarding an update on the LaSalle Park Maria operations.

PURPOSE:

Vision to Focus Alignment:

- Support sustainable infrastructure and a resilient environment
- Building more citizen engagement, community health and culture

Background and Discussion:

Recently, the LaSalle Park Marina Association (LPMA) advised staff that they received a non-renewal notice from their current insurer. The insurer indicated they are unable to offer renewal terms due to LPMA's claims history (two outstanding claims) and changing market conditions. LPMA's insurance has expired as at April 30, 2022 and based on their agreement with the City, they must have insurance in place to operate the Marina. LPMA's broker has contacted numerous insurers but to date has been unable to obtain insurance for LPMA for the upcoming boating season.

The Burlington Sailing and Boating Club (BS&BC) provides winter boat storage and provides the boat lift-in and lift-out services. Boats that are stored in the compound cannot be lifted in until the Marina is operational. BS&BC and LPMA are separate

entities but work cooperatively to provide a boating experience at the LaSalle Park Community Marina.

Both LPMA and BS&BC have advised their members that LPMA is unable to get insurance for the upcoming boating season and that the opening of the Marina will be delayed as they look for options.

Since the boat storage area takes up the parking spaces reserved for boat trailers, the public boat launch will remain closed for trailered boats until this situation is resolved. Canoes, kayaks, and other smaller portable items can still be launched.

Strategy/process

Staff are assessing a short-term option to open the Marina this summer which will allow staff and other stakeholders time to develop a long-term sustainable operating model for the Marina in the future. Short-term options are high level and general in nature as staff are in the process of refining them. Staff will provide members of Council with a verbal update at the Committee meeting on May 5, 2022.

Options Considered

1. LPMA Operates the Marina:

If LPMA's broker can secure insurance, the Marina will operate as usual. To date, the broker has not been able to secure coverage for the operation of the Marina.

2. BS&BC Operates the Marina:

Staff approached BS&BC about this option. BS&BC's current insurance provider did not offer extended coverage for the operation of the Marina.

3. Other Marina Operators:

Staff reached out to the Hamilton Oshawa Port Authority and Town of Oakville to see if they would consider taking over the operation of the Marina as part of their current marina operation. Staff have not heard back at this time.

4. City Operated:

Staff had initial discussions about taking over the operation of the Marina for this year and spoke to both LPMA and BS&BC to get an understanding of the operation. The City's insurer has confirmed that insurance for the Marina can be included in our coverage.

5. Marina Closed for Season:

If LPMA is unable to secure insurance or another viable option cannot be found, the Marina will not open this season.

Staff will provide a verbal update on these options at the Committee meeting on May 5, 2022.

Financial Matters:

Staff had a brief discussion with LPMA and BS&BC about the Marina operation but have not had an opportunity to review associated revenues and expenditures.

Total Financial Impact

N/A

Source of Funding

N/A

Other Resource Impacts

If the City assumes the operation of the Marina for this year, staff from various departments will be required to be part of the staff team that operationalizes the Marina. This will require a significant amount of staff time and may impact other priorities.

Climate Implications

The Marina has been impacted by the ever changing and more violent weather patterns in the Bay. The previous floating wave break was not able to maintain a calm harbour during these storms resulting in boat and dock damage. The City funded the construction and installation of the new floating wave break to mitigate wave action in the Marina because of the more frequent and intense storms. The new wave break has successfully mitigated the wave action in the harbour and supported the finger docks being able to remain in water year-round; no longer removed for the winter, stored on the pier and reinstalled each spring.

Engagement Matters:

Staff have met with LPMA and BS&BC on several occasions over the past few weeks to monitor this situation and discuss the interim options mentioned above. Both organizations have advised their members that the opening of the Marina will be delayed, and BS&BC has postponed the boat lift-in from May 5th to May 19th.

Staff will send out communication to the public about the opening of the boat launch following the Committee meeting on May 5th.

Conclusion:

Staff will continue to discuss this situation with LPMA and BS&BC and will provide a verbal update at the Committee meeting on May 5th.

Respectfully submitted,

Chris Glenn

Director of Recreation, Community and Culture

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Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.