



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee      **Date:** August 28, 2019

**From:** Todd Gross, Director, Parks Services      **File:** 06-2345-20-ILAN1/Vol 01

**Re:** **Fishing Activities, Boating, Safety, and Vehicle Parking at the Imperial Landing Dock**

### Staff Recommendation

That the staff report titled "Fishing Activities, Boating, Safety, and Vehicle Parking at the Imperial Landing Dock," dated August 28, 2019, from the Director, Parks Services, be received for information.

Todd Gross  
 Director, Parks Services  
 (604-247-4942)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Community Bylaws	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the Parks, Recreation and Cultural Services Committee meeting held on July 17, 2018, staff received the following referral:

*That staff review the fishing activities, boating safety and vehicle parking at the Imperial Landing Docks and report back.*

The purpose of this report is to respond to this referral.

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

*Enhance and protect the safety and well-being of Richmond.*

*1.2 Future-proof and maintain city infrastructure to keep the community safe.*

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

*An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.*

*4.2 Ensure infrastructure meets changing community needs, current trends and best practices.*

### Analysis

#### Background

The Imperial Landing Floating Dock is a modular 600 ft. long by 20 ft. wide steel and timber waterfront amenity that is accessible by boat from the Steveston Channel, and landside from the Imperial Landing Pier by way of two gangways. The floats were originally constructed and installed at Garry Point Park to host vessels of the inaugural Ships to Shore event held in June 2011. Due to public safety concerns related to the river currents and the risk of damage to the floats from the strong wake and wash at Garry Point Park, the floats were relocated to Imperial Landing in 2012 to serve as a public recreational amenity. Both the Imperial Landing Pier and Dock are publically accessible year-round.

A smaller 33 ft. long by 20 ft. wide floating dock is also accessible from the Imperial Landing Pier via a gated gangway.

#### Public Float Docks and Fishing Facilities

Imperial Landing is one of the few transient moorage facilities remaining in Southern British Columbia and Vancouver Island. In recent years, private marinas have reduced or eliminated transient dock space for visiting boaters in favor of long-term moorage arrangements.

Public fishing docks are also limited in number. The Nanaimo Port Authority operates a single float dock designated exclusively for fishing activities. Common operating practice is to designate piers as the primary fishing location in order to avoid conflict with boat traffic on docks.

Within the Steveston Channel, the Steveston Harbor Authority (SHA) does not permit fishing off its float docks. This is primarily due to safety concerns for boat owners and the public. No public or private marina surveyed allows fishing activities to take place where boat moorage is also offered. Float docks are typically designated exclusively for one type of use.

Current Program and Uses of the Imperial Landing Floating Dock

The existing program for the Imperial Landing Dock was approved by Council on March 12, 2012 (Attachment 1). The program is intended to meet multiple objectives and community needs, including transient boat moorage, fishing, recreation, non-motorized boat launching, hosting of maritime events, and public sightseeing access to the waterfront.

The program for the dock is summarized in Table 1 below.

Table 1 – Existing Program for the Imperial Landing Floating Dock

<b>Designated Use</b>	<b>Area</b>
Day moorage	550 ft. along the outside edge of the main float.
Non-motorized recreational boat launching (e.g., kayaks or canoes)	550 ft. along the inside edge of the main float.
Fishing and recreation	25 ft. at each end of the main float; and at the smaller 33 ft. by 20 ft. float.
Major events	Full 600 ft. main float and smaller 33 ft. float as required.

As Imperial Landing offers the largest and most easily accessible space to the waterfront, the floating dock has become a popular location for recreational fishing in Richmond. Depending on the season, there can be as many as 50 people at one time casting into the Steveston Channel from the dock. Common species caught in the channel vary during the year, but typically include common white fish such as pacific herring, shiner perch, and bull trout. All recreational fishing activities in this area require a British Columbia Tidal Fishing License, which is issued by Fisheries and Oceans Canada (DFO).

The Imperial Landing Dock is also a destination on the Pacific West Coast for recreational day/overnight boat moorage in the Steveston Channel. Moorage is available on a first come, first served basis for a maximum of three consecutive days within a 14 day period. The moorage rate is \$1.00/ft. per 24 hours and is payable at a parking meter located on the pier. Vessels under 10 ft. are charged a flat rate of \$10.00 per 24 hours. The dock is visited by over 200 vessels each year. Details on the Imperial Landing Transient Moorage Program can be found in Attachment 2.

The Imperial Landing Dock is also used to host maritime themed events, such as the Steveston Dragon Boat Festival, Ships to Shore, and the Richmond Maritime Festival.

### Conflicts between User Groups

As a result of the dock's popularity, conflicts between user groups occasionally arise. These conflicts are primarily between recreational fishing uses and transient boat moorage uses, and typically occur during the peak boating months of May to September.

Reported complaints include:

- challenges with boats being able to dock due to the large numbers of people fishing along the moorage designated areas of the dock;
- fishing lines getting caught in boat propellers;
- fishers boarding private boats to cast into the channel;
- fish hooks, garbage and fish refuse left on the dock,
- boaters not paying for moorage;
- boaters staying for lengths of time that exceed the maximum three-day limit; and
- smoking on the float.

### Public Consultation

Staff initiated a public consultation process to better understand the concerns by user groups, key stakeholders, and the public.

In Spring 2019, signage was installed on the pier to solicit feedback from the public on the following topics:

- Public access to the dock;
- Transient day moorage for boaters;
- Fishing activities;
- Dock safety; and
- Parking.

51 responses were received by the public over a 10-week period. The responses received were from a diverse range of dock users and local residents. Responses from boat operators highlighted the importance of Imperial Landing as a place for temporary moorage as public transient moorage facilities are scarce. Feedback received from those who actively fish off Imperial Landing indicated a desire for the City to continue to permit such activity at the dock, as fishing locations that provide easy access to the waterfront are sparse. Feedback received from local residents reflected a need to preserve public access for viewing the waterfront and for the City to implement measures to improve safety in the event that a person falls into the water.

In addition to soliciting feedback from the public, staff also met with key stakeholders, including the Steveston Harbour Authority, Oceans and Fisheries Canada (DFO), BoatingBC, Royal Canadian Marine Search and Rescue Station 10, and the Steveston 20/20 group.

All of the aforementioned stakeholders indicated strong support for retaining the transient boat moorage, highlighting the lack of public moorage facilities in the region. Levels of support for

fishing activities off of the dock, however, were mixed. DFO supports continued use of the Imperial Landing Dock for recreational fishing, emphasizing the importance of achieving multiple objectives with the facility. BoatingBC and the SHA are strong proponents of the dock being used for boating purposes only, expressing that the two uses (boating and fishing) are inherently conflicting in nature. The Steveston 20/20 group and Canadian Marine Search and Rescue were supportive of fishing activities occurring at the dock in conjunction with boating activities, as long as these fishing activities are done in a manner compliant with dock usage rules and Federal regulations.

### Actions Taken to Address Conflicts

The following measures were implemented this past summer to address the conflicts at the Imperial Landing Dock:

- Replacement of the Precise ParkLink parking meter with an Impark parking meter, which has been reformatted for moorage use. The Impark meter is more reliable, provides the ability for real-time wireless updates, and is consistent with the standard parking meters used by the City;
- Improved signage outlining the dock usage guidelines and designated fishing zones;
- Demarcation of designated fishing and boat moorage zones through pictographic markings on the dock and the bull rails; and
- Patrols by Parks and Bylaws staff to promote education and awareness of the dock usage rules and regulations.

Following the implementation of the abovementioned measures, there has been a noticeable decrease in the number of conflicts reported to the City. Staff will continue to monitor the use of the dock and intervene as necessary to promote compliance with dock usage regulations.

### Actions Taken to Improve Safety

While no major safety related incidents have been reported to the City, there are inherent safety risks associated with the dock's location on the Fraser River. To improve public safety at the Imperial Landing Dock, the following measures were implemented this past summer:

- In consultation with the SHA, four dock ladders and three life rings enclosed in all-weather housing were installed at strategic locations on the dock; and
- In consultation with Richmond Fire-Rescue, eight 10 lb ABC class fire extinguishers in all-weather housings were installed on the pier and dock in accordance with National Fire Protection Code 303.

Staff also worked with Transport Canada to renew the facility's status as an Occasional Use Marine Facility (OUMF). As part of this process, safety inspections of the dock and a review of operating procedures were conducted with Transport Canada officials. The OUMF designation permits Imperial Landing up to twelve interfaces per year with a foreign flagged commercial vessel. In recent years, this designation has enabled the visitation of "pocket cruise ships," such

as those operated by National Geographic, as well as foreign flagged tall ships vessels such as the Lady Washington, which visited Richmond as part of this year's Maritime Festival.

It is believed that the implementation of these features has improved public safety at the dock. Staff will continue to monitor safety concerns related to the floats and implement additional measures as necessary.

### Vehicle Parking

In response to the referral, staff examined parking in and around the Imperial Landing Pier and Dock. There are currently two free public lots in close proximity to Imperial Landing, offering a total of 35 parking stalls. In addition, free curbside parking with three-hour time limit is available along Bayview Street. Feedback from the public and dock users did not convey any concerns or conflicts with regard to vehicle parking in the area.

As the surrounding neighbourhood develops, there may be an increased demand on vehicle parking spaces. The City's Bylaws Department will continue to monitor and enforce parking regulations as needed to promote compliance with existing parking regulations.

### Next Steps

Staff are currently developing a *Wharves, Piers and Floating Docks Regulation Bylaw*, which will formalize the City's rules and regulations governing fishing and boating activities at public waterfront amenities. This bylaw, which is expected to be presented for Council's consideration in Spring 2020, will provide an additional instrument to help the City balance the diverse and changing recreational needs of the public, while protecting the Richmond waterfront and the Fraser River for future generations.

### **Financial Impact**

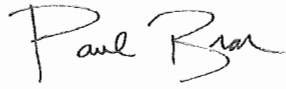
None.

### **Conclusion**

The Imperial Landing Floating Dock is a popular civic amenity permitting residents and tourists an opportunity to safely access Steveston's historic waterfront. Staff initiated a comprehensive public consultation process to better understand the dock usage issues, and through this process have implemented a number of measures to improve safety and reduce conflicts. Staff do not recommend any changes to the existing program at this time as it balances the needs of multiple user groups and achieves multiple community objectives. It is believed that the clearer demarcation of fishing zones and boating zones, and the efforts by staff to promote awareness of the dock usage guidelines, has effectively reduced the number of conflicts at this popular waterfront facility.

August 28, 2019

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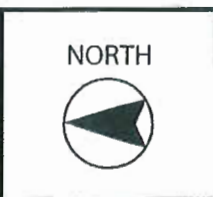
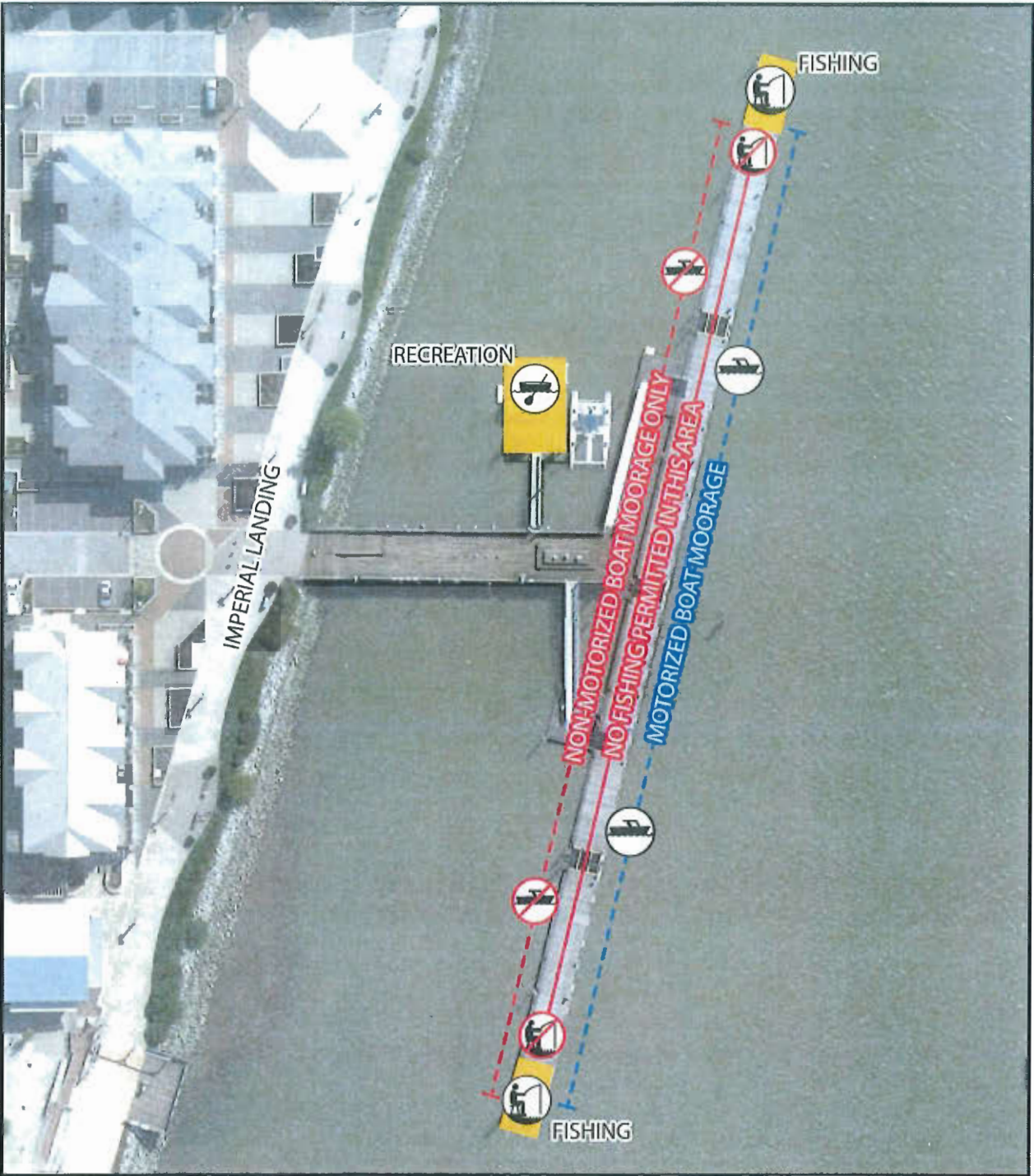


Paul Brar  
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- Att. 1: Existing Program for the Imperial Landing Dock  
2: Imperial Landing Transient Moorage Program



Existing Program  
Imperial Landing Docks

Original Date: 2019 Aug 28  
Revision Date: N/A





## Imperial Landing Transient Moorage Program

The City of Richmond offers a Transient Moorage Program at the Imperial Landing Floating Dock for recreational boaters to visit Steveston Village for a **maximum** of three days within a fourteen day period.

The dock is 600 ft. in length with an average draft 14 ft. 3 in. on the outside of the floats. Moorage is permitted along 550 ft. of the outside edge of the dock only in the designated areas. Moorage on the inside of the floats is strictly prohibited without prior approval from the City.

The east and west ends of the dock (25 ft. on each side) are designated as recreational fishing zones. Moorage is not permitted in these areas.

### Moorage Fees:

- Current moorage rate is \$1/ft. per 24 hours.
- Payment can be made at the moorage meter located on the pier. Your License (Bow) number is required for valid moorage.
- Vessels under 10 ft. in length are a flat rate of \$10 per 24 hours.

### Dock Rules:

- Use of the floats is at your own risk.
- Payment is required upon arrival.
- Moorage is available on a first come, first served basis
- Moorage is permitted on the channel side of the floats only.
- Power is located in power kiosks along the outside edge of the dock. Power is available in the form of two 50A, two 30A, and a single 120V/15A power receptacles.
- Water services are not provided.
- Dumping of black or gray water is strictly prohibited.
- The City of Richmond reserves the right to remove a vessel from the float at any time.
- The City of Richmond reserves the right to close the dock for maintenance or special events. Notice will be posted.

For more information, please contact the City of Richmond Parks Department at [parks@richmond.ca](mailto:parks@richmond.ca) or call 604-244-1208.