



# City of Richmond

## Report to Committee

TU PWOT - ADV. 18 2012

**To:** Public Works and Transportation Committee

**Date:** March 21, 2012

**From:** Dave Semple  
General Manager, Parks and Recreation

**File:** 01-0060-20--  
INBOX/Vol 01

**Re:** Moorage for Canadian Coast Guard Auxiliary Station 10

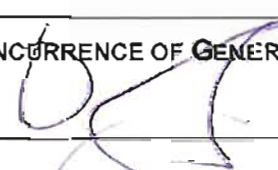
### Staff Recommendation

That:

1. Britannia Heritage Shipyard, as detailed in the report, "Moorage for Canadian Coast Guard Auxiliary Station 10," from the General Manager, Parks and Recreation, be approved as the location for the Canadian Coast Guard Auxiliary Pacific Region – Station 10 to moor its boathouse and operate its services; and
2. Staff be authorized to take all necessary steps to complete an agreement with the Canadian Coast Guard Auxiliary – Station 10 to moor its boathouse and operate its services at Britannia Heritage Shipyards, as outlined in the report, "Moorage for Canadian Coast Guard Auxiliary – Station 10," from the General Manager, Parks and Recreation including authorizing the Chief Administrative Officer and the General Manager, Parks and Recreation to negotiate and execute all documentation required to effect the transaction.

  
Dave Semple  
General Manager, Parks and Recreation  
(604-233-3350)

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Arts, Culture and Heritage	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

## **Staff Report**

### **Origin**

At the February 14<sup>th</sup> 2012 meeting of the Community Safety Committee of Council, staff received the following referral:

- (i) the staff report entitled “Canadian Coast Guard Auxiliary (Station 10) Proposed Boathouse Location” be referred back to staff; and
- (ii) after further consultation with the Scotch Pond Heritage Cooperative, staff bring further information forward to the Community Safety Committee meeting, tentatively scheduled to take place on Wednesday, April 10, 2012.

The original report dated January 20<sup>th</sup> 2012 proposed that Scotch Pond be approved as a location for the Canadian Coast Guard Auxiliary to moor its boathouse and provide a base for its operations. It outlined the benefit provided to the community by the Coast Guard Auxiliary and the issues associated with its current situation in which its boathouse is tied up in Steveston Harbour and inaccessible, its vessel is moored in the Harbour at significant expense and its equipment is stored in a locked land-side trailer creating negative impacts on response time.

The report also identified concerns of the Scotch Pond Heritage Cooperative and proposed that these concerns be addressed through a process of developing a revised operating agreement with that group and a separate agreement with the Canadian Coast Guard Auxiliary – Station 10.

### **Analysis**

Since the February 14<sup>th</sup> meeting, staff met twice with the Scotch Pond Heritage Cooperative (SPHC). On the first occasion, the SPHC executive reiterated its willingness to work with the City to come to an appropriate agreement regarding the Coast Guard Auxiliary and its proposed operations at Scotch Pond. At that meeting, the executive also indicated it would bring the matter to its AGM on March 15<sup>th</sup>. Staff attended the March 15<sup>th</sup> AGM where the group discussed the issue. Many members were very opposed to the idea of the Coast Guard Auxiliary at Scotch Pond citing concerns about security, access, costs, environmental impacts and past behaviour of the group in its previous tenancy at Scotch Pond. The group asked that the City provide a written request should it wish to moor the Coast Guard Auxiliary at the site and indicated that it was outside the mandate of the SPHC to host other groups at Scotch Pond.

Given the response from the SPHC, staff have again reviewed location options. The Steveston Harbour Authority (SHA) was consulted during this review and has indicated that at this time it is not supporting boathouses in the harbour.

The table on the following page describes three potential city-owned sites. Scotch Pond is owned by the City; the waterlots at Imperial Landing and Britannia Heritage Shipyards are leased from Port MetroVancouver and the lease agreements allow the City to provide moorage.

Table 1: Review of Potential Locations for Coast Guard Auxiliary Boathouse

Criteria	Potential Location		
	Scotch Pond Map: Attachment 1	Imperial Landing Map: Attachment 2	Britannia Heritage Shipyard Map: Attachment 3
Strategic Location; position of boathouse relative to call locations	Dredging at the entrance of the pond may be required to improve ability to respond.	This location provides quick access to most call locations.	This location provides quick access to most call locations.
Strategic Location; fit of boathouse with surroundings	Scotch Pond is a working site. The Coast Guard Auxiliary serves the active fishers in the Cooperative.	The current boathouse may obstruct views and does not fit the look of the Imperial Landing site.	The Phoenix Net Loft is situated adjacent to Britannia Heritage Shipyards – a tourist destination. The boathouse does not contribute to the heritage vision for the site.
Personnel Travel Time; travel time required for crew to reach boathouse from Steveston Hwy and No. 2 Road	7 minutes and 30 seconds	5 minutes and 15 seconds	5 minutes and 00 seconds
Moorage Infrastructure; moorage infrastructure can support boathouse without additional infrastructure	A connection between the float and boathouse will need to be constructed; new piles may be necessary if the current float cannot support the boathouse.	No additional infrastructure required.	No additional infrastructure required.
Security; security of boathouse against intruders, break-ins, etc	Equal at all three sites.	Equal at all three sites.	Equal at all three sites.
Security; security of the site if access left unattended	Potential for security issues and damage to the site and boats owned by the Scotch Pond Heritage Cooperative members.	No issues beyond what currently exists.	Potential for security issues and damage to the site and boats; public may access the site at times when it is not open to the public.
Public Visibility; public can see and recognize the presence and services of the Coast Guard	The public would be able to see the boathouse from Garry Point Park.	The Coast Guard Auxiliary would be highly visible in this proposed location.	The proposed location would not be visible from the land-side.
Neighbours; compatibility, potential for complaint or conflict	Scotch Pond Heritage Cooperative members have expressed concerns.	New neighbours are imminent with Onni development on the land-side.	Neighbours are already adjacent to the site.
Parking; at least three spots within close proximity	Available in Scotch Pond Heritage Cooperative lot.	Can be accommodated in Department of Fisheries and Oceans parking.	Available at south end of Railway Ave.
Services; existing water and hydro services available	Services currently exist; arrangements would need to be made to meter the services separately from the SPHC.	No services are currently available. Services are planned in conjunction with adjacent Onni development.	Services currently exist on site. Some infrastructure would be required to bring them to the boathouse.
Costs	Up to \$20K for the connection and driving piles; environmental approvals will also be required.	None.	None. Any costs for additional services to be paid by the Coast Guard Auxiliary..

Given this review, staff are recommending that the City enter an agreement with the Canadian Coast Guard Auxiliary Station 10 to moor its boathouse and operate its service from the proposed Britannia Heritage Shipyard site. The boathouse is proposed to be situated immediately behind the Phoenix Net Loft, minimizing the visual impact of the structure from the land-side and the agreement with the group will identify penalties for leaving the site in an unsecured manner.

Given the Coast Guard Auxiliary's ongoing service to the community, its role in community safety and its status as a volunteer, non-profit society, it is recommended that only a nominal fee such as \$1 be collected from the group for its moorage. Behaviour of Coast Guard Auxiliary members has been an issue when the boathouse was previously moored at Scotch Pond prior to 2006. The Agreement will include a clause that there will be zero tolerance for inappropriate actions on site. Should these actions occur, the Agreement will be terminated immediately.

Additional proposed agreement terms are outlined in attachment 4.

### **Financial Impact**

There is no financial impact to entering into an agreement with the Canadian Coast Guard Auxiliary – Station 10 for moorage of its boathouse at the Phoenix Net Loft.

### **Conclusion**

The approval of Phoenix Net Loft as the location for the Canadian Coast Guard Auxiliary – Station 10 will provide the group with an improved location for its boathouse and vessel and it will provide the City with an improved maritime rescue function for its residents and visitors.



Serena Lusk  
Manager, Parks Programs  
(604-233-3344)







**CNCL - 422**







Proposed Agreement Terms between City of Richmond and Canadian Coast Guard  
Auxiliary – Station 10 for moorage of its boathouse and operation of its services at  
Britannia Heritage Shipyards

Term	3 years with an option for a 3-year renewal.
Commencement Date:	To be determined, but before June 1 <sup>st</sup> 2012
Licensee	Canadian Coast Guard Auxiliary – Station 10
Permitted Use	The licensee is permitted to moor its boathouse at the site for the purposes of storing a vessel, operating search & rescue training and performing search and rescue missions.
Standard of Behaviour	The licensee is expected to act in manner consistent with that of those in the public eye. Unruly or inappropriate behaviour will result in immediate termination of the agreement.
Reporting	A monthly incident report must be submitted to the City's Community Safety Division.
Liaison	The licensee will liaise with the site supervisor at Britannia Heritage Shipyards on a regular basis and is responsible for responding to the site supervisor in a timely manner.  A written quarterly update and meeting is required with the City.
Policies	All City policies apply to the operation of the Boathouse.
Insurance	\$5 million general liability listing the City of Richmond and its employees as an additional insured is required to be provided by the licensee.
Services	No services are to be provided.
Parking	Parking is permitted in a nearby designated location.
Waste	Waste, recycling and composting is the cost and responsibility of the licensee.
Termination	Either party may, without cause, terminate this agreement on 30 days' notice
Representation	The licensee must not act as the City's representative in any matter and particularly with the media
Partnership	No partnership is implied.
Recognition	The City must be recognized as a supporter in all marketing materials and communications related to the Canadian Coast Guard Auxiliary – Station 10.