



November 28, 2018

MEMO TO : Park Board Commissioners

FROM : Malcolm Bromley
General Manager, Vancouver Board of Parks and Recreation

SUBJECT : **Alder Bay Replacement Dock Design**

Dear Commissioners,

Park Development has presented a well-received conceptual replacement dock design for [Alder Bay](#) to Canada Mortgage and Housing Corporation (CMHC) Granville Island, the False Creek Community Association (FCCA), stakeholders and residents. Support for the new dock design allows the Park Board to move forward with hiring a marine structural engineer to prepare tender-ready drawings and specifications for a universally accessible dock to meet the recreational needs of non-motorized boaters. This memo is provided to you to share information and inform you of the next steps in the project.

Background

Owing to the City's extensive waterfront and mild climate, non-motorized boating is an important facet of Vancouver life. A wide range of paddling and rowing sports are regularly practiced in several areas of the city, including in False Creek which offers a sheltered body of water in the center of the city. Alder Bay is a relatively small and secluded body of calm water located on the south-side of False Creek, tucked between the south-east shore of Granville Island, Sutcliffe Park and the Seaside Greenway.

A popular and well-used launch for non-motorized boating enthusiasts, competitors and beginners, the Alder Bay dock was built over 35 years ago by CMHC as part of the Granville Island development and is leased to the Vancouver Park Board. The Park Board currently operates and maintains the [aged wooden structure](#) and it is an integral component of the neighbouring False Creek Community Centre. CMHC has indicated they will not be replacing the facility and agrees that the Park Board will be the owner going forward.

In partnership with the FCCA, Operations and Recreation staff identified a new dock is needed in Alder Bay to safely and effectively support the current program requirements. It is anticipated that the False Creek Community Centre will continue to oversee equipment storage and house the administrative, changing, washroom, meeting, and socializing requirements of the boating programs.

In 2017, Park Development hired a team of professionals with expertise in marine structural engineering, recreational planning and landscape architecture to facilitate stakeholder engagement and develop a concept plan to replace the dock in Alder Bay. Due to the age and condition of the dock, the design work needed to proceed concurrent with [OnWater](#), the City-wide non-motorized watercraft strategy. OnWater includes a comprehensive assessment of existing facilities and their water use to rationalize future planning relating to non-motorized boating.



Engagement

Partners

Park Development and Recreation staff met with the FCCA Executive to develop a project scope of work and review the terms of reference for procuring the noted consulting services. The FCCA Executive, staff and the consultant team met at key stages in the design process with CMHC to discuss the [Granville Island 2040 Plan](#) and the development application process for replacing the Alder Bay dock. CMHC and the FCCA are fully supportive of the universally accessible replacement dock design.

Stakeholders

Staff coordinated multiple focused engagement opportunities with stakeholders including the False Creek Racing Canoe Club, False Creek Rowing Club, MS Off-Balance Dragon Boat Team, Youth Flatwater Team, and other user groups with an interest in the replacement dock design. During the workshops, the users provided a summary of challenges they face when using the existing dock, developed a vision and [design objectives](#), and provided input into preliminary design options for the dock.

Public

A broader public engagement component was undertaken to gather feedback, including a well-attended open house style information meeting held outside the False Creek Community Centre. Over 60 members of the public attended the summer event and 332 online questionnaires were completed. Over three-quarters of the questionnaire respondents indicated support for the proposed dock design, with 30% noting they plan to use the dock more often once it is updated.

The dock design is widely supported and meets the needs of the project partners, recreation and operations staff, stakeholders and the public for a safe, accessible, functional, durable, expandable and environmentally-sensitive new launch.

To maximize its long-term benefits, the proposed [dock](#) is 55% larger and designed to accommodate a wide-range of programs, non-motorized boat types, and user groups, ensuring skill development opportunities for paddlers of all ages and abilities including para and able-bodied, beginners, recreation enthusiasts, and long-term athletes.

The estimated cost to replace the dock is currently between \$2 and \$3 million. During the detail design stage, the cost estimate will be refined and possible funding sources considered, including the 2019 Capital Plan and the False Creek Community Association's capital improvement budget.

The supported [concept plan](#) for the new dock is linked to this memo for reference.

Next Steps

A structural marine engineer will be hired in 2019 to produce tender-ready detailed design drawings and specifications, meeting industry best management practices and marine safety standards. Provincial and Federal approvals for works within the marine environment will be secured as well as a building permit from CMHC Granville Island.



Park Development will continue to engage with Operations, Recreation, FCCA and CMHC Granville Island at key project milestones. Possible funding sources will be considered with all parties and needed funding will be secured prior to tendering.

Regards,

A handwritten signature in black ink, appearing to read "Malcolm Bromley".

Malcolm Bromley
General Manager - Vancouver Board of Parks and Recreation

DB/TM/DH

Copy to: PB Senior Leadership Team
PB Communications